



2015 00006311

Bk: 53297 Pg: 28

Page: 1 of 2 01/23/2015 11:38 AM WD

QUITCLAIM DEED

I, Mary P. Porter, surviving tenant by the entirety, of 35 North Avenue, Mendon, Massachusetts, for consideration paid in the amount of Ten (\$10.00) Dollars, grant to Luke Porter, Trustee of the Porter Irrevocable Real Estate Trust, under a declaration of Trust dated January 17, 2015, certificate of said Trust recorded simultaneously herewith, with Quitclaim Covenants,

The land in Mendon being a portion of the premises described in deed of Claud S. Shaunessy and Fannie Shaunessy to Allie Werber, dated July 15, 1925 and recorded in Worcester District Registry of Deeds, Book 2376, Page 189, bounded and described in said deed as follows:

The land, with the building thereon, located on the northerly side of North Avenue in said Mendon, being a portion of the premises conveyed by and described in deed of Lora E. Williams to said Claud S. Shaunessy, dated October 4, 1911, and recorded with Worcester District Deeds, Book 1973, Page 583, and bounded and described in said deed as follows, to wit:

A certain parcel of land situated on the northerly side of North Avenue in said Mendon, being bounded and described follows, to wit: Beginning at a stake on said North Avenue and at other land of grantor; thence N. 64° 45' E. 520 feet to a stake at a stone wall; thence N. 29° 45' W. 300 feet by said stone wall to a corner in the wall; thence by said stone wall N. 45° 30' E. 215 feet to a stake; thence by said stone wall N. 55° 30' E. 170 feet to a stake in the wall; thence N. 61° 30' W. 62 feet to a stake; thence N. 46° W. 75 feet to a stake; thence N. 29° 15' W. 490 feet to a stake and wire fence, all of said courses bounding on grantor's other land; thence by said wire fence and land of the Milford and Uxbridge Street Railway Company 800 feet to a stake at said North Avenue, thence by said North Avenue 603 feet to the point of beginning. Meaning and intending to convey a part of the premises described in quitclaim deed from Ray Wood to Barney J. Porter dated September 25<sup>th</sup>, 1908, recorded with Worcester District Deeds, libro 1889, folio 51.

Excepting out deed dated November 7, 1938 and recorded in Worcester Registry of Deeds, Book 2733, Page 100.

Excepting out deed dated August 24, 1967 and recorded in Worcester Registry of Deeds, Book 4798, Page 537.

Property Address: 35 North Avenue, Mendon, MA

Said lot is shown as parcel "A" on a plan entitled "Sale of Parcel "A" belonging to Barney J. Porter Mendon, Mass Scale 1" = 60' Grochowski Associates Plan 845".

Said granted premises shall be restricted as follows:

1. The grantees their heirs and assigns agree that the said premises shall not be used as a commercial lot.
2. The grantees their heirs and assigns agree that no dwelling shall be constructed on the said premises that at a cost less than \$20,000.

For title reference see deed recorded at Worcester Registry of Deeds, Book 6989, Page 299.

Witness my hand and seal this 17<sup>th</sup> day of January, 2015.

*Mary P. Porter*  
 \_\_\_\_\_  
 Mary P. Porter

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 17, 2015

On this 17<sup>th</sup> day of January, 2015, before me the undersigned notary public personally appeared the above named Mary P. Porter, and she proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name appears on the preceding or attached document and she acknowledged to me that she signed it voluntarily for its stated purpose.

*Michael Francis Cuddy*  
 \_\_\_\_\_  
 Michael Francis Cuddy, Notary Public  
 My commission expires: 11/12/15

**MICHAEL FRANCIS CUDDY  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES  
 NOVEMBER 12, 2015**