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I, JESSE A. ESTY, of Mendon, Worcester County, Massachusetts, being married, for consideration paid, grant to RAYMOND F. BIRMINGHAM and MARY E. BIRMINGHAM, husband and wife, as tenants by the entirety, both of said Mendon, ----- with QUITCLAIM COVENANTS -----

a certain tract of land together with the buildings thereon, situated on the easterly side of North Avenue, a Worcester County Highway, in the northerly part of said Mendon, and being more particularly bounded and described as follows:-

Beginning at the southwesterly corner of the granted premises at a point in the easterly line of said North Avenue and at the end of a stone wall, said point being the northwesterly corner of land now or formerly of Norman Harry Handley et ux.;

THENCE N. $34^{\circ} 30'$ E., 146.10 feet, and bounding on said Handley land, to a drill hole in the wall;

THENCE S. $33^{\circ} 39'$ E., still by said Handley land, 198.70 feet to a stone bound;

THENCE S. $29^{\circ} 22'$ E., and bounding on land now or formerly of one Swanson, 224.50 feet to a drill hole in a stone at land now or formerly of Marcus Morton Goodnow;

THENCE N. $58^{\circ} 31'$ E., 33.8 feet to a stake by abutment wall;

THENCE S. $78^{\circ} 12'$ E., 37.46 feet to a stake by the end of a wall;

THENCE S. $37^{\circ} 45'$ E., with the center line of a stone wall 56.22 feet to a point in the wall; said last three courses bounding on said land now or formerly of said Goodnow;

THENCE still on last mentioned course, and bounding on land now or formerly of one Goss, 110.65 feet to a drill hole in corner of walls;

THENCE N. $38 \frac{4}{5}^{\circ}$ E., 19 rods 2 links;

THENCE N. 38° E., 37 rods 10 links;

THENCE N. $38 \frac{1}{2}^{\circ}$ E., 50 rods 15 links;

THENCE N. 42° E., 27 rods 2 links to center of Muddy Brook, said last four courses bounding on land formerly of Oliver B. Everett;

THENCE with center of said Brook, S. $20 \frac{5}{12}^{\circ}$ E., 6 rods 6 links;

THENCE S. $55 \frac{1}{2}^{\circ}$ E., 4 rods 14 links;

THENCE S. 22° E., 3 rods 14 links;

THENCE still continuing with center of said Brook, S. 70° E., 6 rods;

THENCE S. $\frac{1}{2}^{\circ}$ W., 3 rods;

THENCE leaving said Brook, S. 48° E., 2 rods 8 links to stake and stones at land formerly of heirs of Lyman Burnham;

THENCE N. $38 \frac{3}{4}^{\circ}$ E., $43 \frac{1}{2}$ rods to a heap of stones on a ledge;

THENCE N. $47 \frac{1}{2}^{\circ}$ E., $81 \frac{1}{2}$ rods to stake and stones at westerly side of old Eight Rod Road, so-called;

THENCE by westerly side of said Road, N. $28 \frac{3}{4}^{\circ}$ W., 20 rods to stake and stones;

THENCE by westerly side of said Road, N. $60 \frac{1}{6}^{\circ}$ W., 13 rods 20 links to stake and stones at land formerly of Joseph G. Davenport;

THENCE by land formerly of said Joseph G. Davenport, S. $63 \frac{5}{6}^{\circ}$ W., 11 rods 5 links to stake and stones;

THENCE S. $64 \frac{1}{2}^{\circ}$ W., 6 rods to stake and stones;

THENCE S. $68 \frac{1}{6}^{\circ}$ W., 11 rods 15 links to stake and stones;

THENCE S. $68 \frac{1}{6}^{\circ}$ W., 23 rods 10 links to stake and stones;

THENCE S. $66 \frac{3}{4}^{\circ}$ W., 12 rods 5 links to stake and stones;

THENCE S. $62 \frac{1}{2}^{\circ}$ W., 9 rods 21 links to stake and stones;