

of Massachusetts, in consideration of twenty seven hundred dollars paid by Carlton A. Staples of Providence in the County of Providence and State of Rhode Island, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Carlton A. Staples, his heirs and assigns a certain farm with the buildings situated thereon, being in the Southernly part of Mendon, and on both sides of the road leading from Mendon village by the house of James M. Staples to Blackstone, and containing eighty acres, be the same more or less, and bounded and described as follows: Northernly on land of Mary & Olive Hayward, Albert A. Thayer and Nathaniel A. Inman; Easterly on land of said Inman; Southernly on land of James M. Staples and the Johnson Legge land, so called; Westerly on said Legge land, and Lemus B. Staples' land. It being the farm that Jason Staples late of said Mendon, deceased, died seized and possessed of.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Carlton A. Staples and his heirs and assigns, in their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, with the exception of a certain mortgage of one thousand dollars held by Austin Wood, that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I Adeline S. Wood, wife of the said grantor, do hereby release unto the said grantee and my heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said William P. Wood and Adeline S. Wood hereunto set our hands and seals this first day of October in the year one thousand eight hundred and seventy five.

Signed, sealed and delivered } William P. Wood, (seal)
 in presence of } Adeline S. Wood, (seal)
 Samuel H. Taft }
 Joseph H. Wood } Commonwealth of Massachusetts,
 Worcester, ss. Oct. 4th 1875. Then
 personally appeared the above-named William P. Wood, and