

Worcester ss. October 1st 1895. Then personally appeared the above-named Thomas F. Larkin and acknowledged the foregoing instrument to be his free act and deed.

Before me, Samuel H. Longley, Justice of the Peace.

At Oct 3rd 1895 at 8^o A.M. in the City of Worcester By Lizzie A. Barker Asst. Reg^r.

Lord Elizabeth S.
to
Nancy M. Woods

Know all men by these presents that I, Elizabeth S. Lord, of Mendon, County of Worcester, Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Nancy M. Woods, of said Mendon, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Nancy M. Woods, a certain tract or parcel of land with buildings thereon, situated in the Town of said Mendon aforesaid, near Mendon Village on the easterly side of the Dam & Swamp Road, so called, containing twelve acres, more or less, and bounded as follows, viz: Beginning at the southwesterly corner of the premises at land of a family J. R. Taft; thence easterly on land of said Taft 30 rods, more or less, to land of Albert W. Gaskill; thence northerly on said Gaskill's land 20 rods, more or less, to a corner; thence westerly on land of Gilbert Gaskill and land now a family of Lucy Darling to said road; thence southerly on said road 20 rods, more or less, to the place of beginning: being the same premises as to me by deed from Elizabeth R. Goddell, dated Nov. 12th 1892, recorded in Worcester District Deeds, Libro 1395, Folio 386.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Nancy M. Woods and her heirs and assigns, to their own use and behoof forever. And I hereby, for myself and my heirs, executors and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, 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 grantee