

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell and convey unto the said Henry Roy & Desire Roy three parcels of land, situated in the Westerly part of Mendon in said County and described as follows Parcel I being part of those premises conveyed in a deed of Caleb Mowry to Samuel Bills dated March 11, 1814, recorded with Worcester District Registry of Deeds Book 144* Page 635. Meaning to convey all under said conveyance except 12 acres & the buildings thereon conveyed by Rupert T. Bates to Edward P. Merrigan by deed dated March 21, 1896 & recorded with said Worcester Registry of Deeds said parcel containing 33 acres 72 rods more or less; for further description see deed of said Caleb Mowry to Samuel Bills. Parcel II being those premises conveyed by Luke Aldrich to ^{said} Samuel Bills by deed dated April 1, 1818 and recorded in said Registry of Deeds Book 228 Page 405, containing 6 acres & 51 rods more or less. Parcel III being those premises conveyed by Ebenezer N. Hayward to Davis Bills by deed dated Jan. 27, 1842 and recorded with said Registry Book 363 Page 533 & containing 15 acres & 19 rods more or less. Meaning to convey all of those premises conveyed to Rupert T. Bates by Susan E. Rawson by deed dated Aug. 19, 1893 & recorded in said Registry Book 1418 Page 410 reserving the part conveyed to Edward P. Merrigan by the said Rupert T. Bates.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Henry Roy & Desire Roy and their heirs and assigns to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the grantees and their 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 grantees and their heirs and assigns forever against the lawful claims and demands of

*Should be 194.