

said road at land of one William McViedy formerly of Gilbert Cook; thence northwesterly about 55 $\frac{2}{10}$ rods with said McViedy land to a corner at land of Austin A. Taft; thence westerly about 56 $\frac{1}{2}$ rods to stake and stones on the east side of a cart path; thence southerly about 40 $\frac{6}{10}$ rods to a corner at a wall, the last two lines bounding on said Taft's land; thence westerly about forty-one (41) rods with wall to a corner, bounding on land of Almira F. Fletcher; thence in a variable line, southwesterly with course of fence and wall, by said Fletcher's land and land formerly of Daniel Thurber to said road to Bellingham; easterly about 54 rods to westerly abutment of bridge over Muddy Brook; thence still easterly about 40 $\frac{6}{10}$ rods with said road to point of beginning. Said farm contains by estimation fifty-five acres, more or less. It being the premises long known as the Swan farm, and the same as was conveyed to grantors by deed of Stephen Wilcox dated April 30, A. D. 1902, and recorded with Worcester District Deeds, Book 1715, Page 574.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging to the said Frances Lyons and her heirs and assigns to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and her heirs and assigns that we are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; except taxes for the year 1902, which grantee is to pay; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid we; Orrin C. Cook, husband of Hannah A. Cook and Loren L. Fletcher, husband of Mary E. Fletcher do hereby release unto the said grantee and her heirs and assigns all right of or to an estate by the CURTESY in the granted premises and any and all other right and interest therein.

I N W I T N E S S S W H E R E O F we the said Hannah A. Cook and Orrin C. Cook, and Mary E. Fletcher and Loren L. Fletcher hereunto set our hands and seals this first day of July in the year one thousand nine hundred and two.

Signed and sealed in presence of

G.B. Williams to (H.A.C.
(and
(O.C.C.

Hannah A. Cook (seal)

Orrin C. Cook (seal)

Mary E. Fletcher (seal)

Loren L. Fletcher (seal)

Commonwealth of Massachusetts.