

# Know all men by these presents

that we, Clark Cook and Albert F. Swan, both of Milford, in the County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations, paid by Frances Lyons of said Milford,

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said

Frances Lyons, all our right, title and interest in and unto a certain farm containing by estimation 55 acres, more or less, situated in the easterly part of said MENDON, on both sides of the road leading from Mendon to Bellingham, and known as the Swan Place, consisting of three parcels separated from each other by said road and by Swan Dale Cemetery, on one parcel of which stands a large house and other buildings, and on another lately stood a shoddy mill known as Swan's Mill. It being all the premises this day conveyed to said Frances Lyons by Hannah A. Cook and Mary E. Fletcher, by deed of even date herewith, to be recorded with this instrument, this deed being executed by said Swan to discharge any colorable or other title in him to a fractional interest in said premises by descent from his parents or either of them, or otherwise, and by said Cook to discharge any title derived by sale to him on execution, conveyed by a deed recorded with Worcester District Deeds, Book 682, Page 29, or however otherwise obtained or held.

To have and to hold 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 do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by us

and that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us but against none other.

And for the consideration aforesaid I, Anna M. Swan, wife of the said Albert F. Swan, do hereby release unto the said grantee and her heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises.

In witness whereof we, the said Clark Cook, being unmarried and Albert F. Swan and Anna M. Swan,

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

J. P. Robertson .

Edward H. Wiswall.

Clark Cook (seal)

Albert F. Swan (seal)

Anna M. Swan (seal)

Commonwealth of Massachusetts.

Worcester ss.  
the above-named Clark Cook  
foregoing instrument to be his

July 8"

1902

Then personally appeared  
and acknowledged the

Edward H. Wiswall,

Notary Public.

Received July 11, 1902 at 8 h. 30 m. A. M. Entered and Examined.

Attest:

*Lettie M. Hubbard, Asst. Register.*

Cook et al.

to

Lyons