

Know all men by these presents

Bates

that I, Joseph Bates, of Mendon, in the County of Worcester and Commonwealth of Massachusetts,
in consideration of One Hundred Dollars;
paid by Henry Bates, of said Mendon,

to

Bates

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Henry Bates, his heirs and assigns a certain parcel of land with the dwelling house situated thereon, containing forty square rods, more or less, and being in the easterly part of said MENDON, and on the southerly side of the road leading from the South Milford Store to Medway, and bounded as follows, to wit: Beginning at a stake on the south side of said road; thence S. 1° E. seven rods one link; thence N. 85° E. seven rods one link to John Jennison land, the two first lines being on grantors land; thence on said Jennison's land N. 25° W. seven rods two links to said road; thence on said road N. 89 1/2° W. four rods two and one-half links to the point of beginning. Meaning and intending to convey a right to the well, the grantee, his heirs and assigns to be to one-half of the expense in keeping the same in repair.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Henry Bates and his heirs and assigns, to 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

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, Maria Bates, wife of grantor, do hereby release unto the said grantee, and his heirs and assigns all right of or to both DOWER, and HOMESTEAD in the granted premises.

In witness whereof we, the said Joseph Bates and Maria Bates,
hereunto set our hands and seals this twenty-fourth day of June in the year one thousand eight hundred and seventy-six.

Signed, sealed and delivered in presence of
Samuel N. Taft
Amanda F. Cox

} Joseph Bates (seal)
Maria Bates (seal)

Commonwealth of Massachusetts.

Worcester ss. June 24th, 1876. Then personally appeared the above-named Joseph Bates and acknowledged the foregoing instrument to be his free act and deed, before me—

Samuel N. Taft, Justice of the Peace.
Received Aug. 26, 1904 at 8 h. 30 m. A. M. Entered and examined.

Attest:

Arthur M. Hubbard, Esq. Register.