

Know all men by these presents

that I, John R. Andrews of Uxbridge, in the County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations,
paid by Lucy A. Mathewson of said Uxbridge,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

Lucy A. Mathewson, a certain tract of land with the buildings situate in the southwesterly part of MENDON, in said County, containing one hundred square rods, more or less and bounded and described as follows:-- Beginning at a stone set in the ground at the end of the old barn-yard wall, it being on the town way leading by the old Mendon Alms House, and being the northwest corner of the lot; thence southerly on said town way one hundred fifty-four feet to stone set in the ground; thence easterly one hundred twenty-five feet to a stone set in the ground; thence southerly thirty feet to stone set in the ground; thence easterly eighty-four feet to stone set in the ground; thence northerly one hundred forty-five feet to a stone set in the ground; thence westerly one hundred fifty-three feet to stone in the ground, at the southeast corner of barn-yard; thence on old barn-yard wall forty-five feet to the place of beginning. Meaning to hereby to convey all and singular the same premises conveyed to me from Sophronia E. Greene by deed dated Aug. 1, 1903 and recorded in Worcester District Registry of Deeds, libro 1756, folio 478.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Lucy A. Mathewson 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 and her heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Ella V. Andrews, wife of the John H. Andrews, 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 and all rights by statutes and all other rights therein.

In witness whereof we, the said John R. Andrews and Ella V. Andrews

hereunto set our hand and seal this twentieth day of February in the year one thousand nine hundred and five.

Signed and sealed in presence of

John R. Andrews (seal)

Ella V. Andrews (seal)

Commonwealth of Massachusetts.

Worcester ss. February 20,

1905 Then personally appeared
and acknowledged the

the above-named John R. Andrews
foregoing instrument to be his free act and deed, before me--

Frans P. Brady Notary Public.

Received Feb. 24, 1905 at 4 h. 7 m. P. M. Entered and examined.

Attest:

Lettie M. Hubbard, Deed Register.