

1802/137

Know all men by these presents

that I, George F. Allen of Mendon, in the County of Worcester and Commonwealth of Massachusetts,

Allen

in consideration of One Dollare

paid by Orrin C. Cook of Milford, in said County of Worcester and Commonwealth of Massachusetts,

to

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

Cook

Orrin C. Cook, a certain tract of wood and sprout land containing thirty three acres, more or less, situated on the northerly side of the road leading from the Wheelock Bullard place to Mendon and bounded as follows: Beginning at a stake and stones at the southeasterly corner of the premises at said town road and at land formerly of Lavina T. Pickering and thence running northerly by land formerly of said Lavina T. Pickering to a stake and stones beside a stone wall and former pasture land; thence westerly by said Lavina T. Pickering land as the wall now stands eight rods & twelve links; thence northerly as the wall now stands about forty-two rods & fifteen links to land formerly of John Howe; thence westerly as the wall now stands and on land formerly of said John Howe to a stake and stones at the end of a wall and at land of John R. Hayward, now or formerly; thence southerly to a stake & stones at the westerly end of a dam; thence southerly to stake and stones at said town road, and thence running easterly with said town road to the point of beginning. And meaning hereby to convey all and the same premises conveyed to me by deed of Amariah A. Taft dated June 20th, 1887 and recorded with Worcester District Deeds Book 1245, Page 237.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Orrin C. Cook

his 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 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Waity W. Allen, wife of said George F. Allen, 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 and all other rights and interests therein.

In witness whereof we the said George F. Allen and

Waity W. wife of said George F.

hereunto set our hands and seals this sixteenth day of December in the year one thousand nine hundred and four.

Signed and sealed in presence of

F. N. Thayer to G.F.A.

George F. Allen (seal)

-----A to W.W.A.

Waty W. Allen (seal)

Commonwealth of Massachusetts.

Worcester ss. December 26th, 1904
the above-named George F. Allen
foregoing instrument to be his free act and deed, before me—

Then personally appeared
and acknowledged the

Francis N. Thayer,

Justice of the Peace.

Received Mar. 18, 1905 at 8 h. 30 m. A. M. Entered and examined.

Attest:

William M. Hubbard, Deak Register.