

Know all men by these presents

Lyons

that I, Frances N. Lyons of Boston, in the County of Suffolk and Commonwealth of Massachusetts, a single woman,

to

in consideration of One Dollar and other valuable considerations to me paid by William F. Irons of Mendon in the County of Worcester and said Commonwealth,

Irons

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said William F. Irons a certain farm situated in the easterly part -[^] MENDON on both sides of the road leading from Mendon to Bellingham, and known as the Swan Farm, consisting of three parcels of land with all buildings thereon. Meaning and intending hereby to convey the same and all the same premises (three parcels of land) as are particularly described in a deed from Hannah A. Cook et al. to me dated July 1, 1902, and recorded with Worcester District Deeds, Book 1722, Page 197, to which further reference may be had.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said William F. Irons 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 except the taxes assessed for the current year of 1910.

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 except against said taxes

In witness whereof

I

the said Frances N. Lyons

hereunto set my hand and seal this twelveth day of May in the year one thousand nine hundred and ten.
Signed, sealed and delivered in presence of

Joseph H. Doyle

Frances N. Lyons. (seal)

Commonwealth of Massachusetts.

Worcester ss. May 12, 1910.

the above-named Frances N. Lyons

foregoing instrument to be

her

free act and deed, before me,

Joseph H. Doyle

Then personally appeared
and acknowledged the

Justice of the Peace.

Received May 13, 1910, at 8 h. 30 m. A. M. Entered and examined.