

# Know all men by these presents

Irons that I, William F. Irons of Mendon, in the County of Worcester and Commonwealth of Massachusetts,  
 to in consideration of One Dollar and other valuable considerations to me  
 paid by Olive W. Phillips of Boston, in the County of Suffolk and said  
 Commonwealth,  
 Phillips the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said  
 Olive W. Phillips, a certain farm situated in the easterly part of said  
 MENDON on both sides of the road leading from Mendon to Bellingham, and  
 consisting of three parcels, being the same and all the same three parcels as described in a deed of Hannah A. Cook et al. to Frances Lyons  
 July first 1902, and recorded with Worcester District Deeds, Book 1722,  
 Page 197, to which reference may be made. It being the premises long  
 known as the Swan Farm and the same as conveyed to me by Frances Lyons  
 by deed, dated May 12, 1910, and recorded with Worcester District Deeds.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging  
 to the said Olive W. Phillips and  
 her 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 her 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 for the year of 1910 which the grantee agrees to pay,  
 and a mortgage to Austin A. Taft for \$1200. dated May 19, 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 her heirs and assigns forever against the lawful claims and demands of all persons  
 except the above taxes, and mortgage.

And for the consideration aforesaid I, Lillian M. T. Irons wife  
 of the said William F. Irons 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 William F. Irons and Lillian  
 M. T. Irons

hereunto set our hands and seals this twenty-first day of  
 May in the year one thousand nine hundred and ten.

Signed, sealed and delivered  
 in presence of

Joseph H. Doyle  
 to William F. Irons  
 Smith A. Steere  
 to Lillian M. F. Irons.

William F Irons (seal)

Lillian M. T. Irons. (seal)

## Commonwealth of Massachusetts.

Worcester ss. May 21, 1910.  
 the above-named William F. Irons  
 foregoing instrument to be his free act and deed, before me,  
 Joseph H. Doyle

Then personally appeared  
 and acknowledged the

Justice of the Peace.

Received May 24, 1910, at 3 h. 24 m. P. M. Entered and examined.