

Hastings Esq. Know all men by these presents that I Charles C. P. Hastings of
 to Mendon in the County of Worcester and Commonwealth of Massachusetts
 Wm. S. Guild Esquire in consideration of nine hundred & fifty dollars paid by
 William S. Guild of said Mendon and County and Commonwealth
 aforesaid Mason the receipt whereof is hereby acknowledged do
 hereby give grant bargain sell and convey unto the said William
 S. Guild his heirs and assigns the following described tract or
 parcel of land situate in said Mendon, said land is bounded
 as follows, to wit, beginning at the Northwest corner of the barrow stand-
 ing on land owned by Charles H. Childs and Enos Goff at the
 corner of land owned by Benjamin Howard and running North-
 easterly and bounding on land of said Childs and Goff to a
 stake and stones at land owned by the late Mendon Bank, thence
 turning and running Northerly, and bounding on land of the said
 Mendon Bank thence turning and running Northeasterly to a
 corner of the fence at the road leading from Providence to
 Worcester and bounding on land of the said Mendon Bank as the
 fence now stands on part of said line thence Northerly running
 and bounding on said road to a stake at the corner of land owned
 by Charles C. P. Hastings and Mary M. Hayward thirty three links
 Northwesterly of a button-wood tree, thence running West eighteen
 degrees North six rods and seventeen links to a stake at the road
 leading from Mendon to Uxbridge and bounding on land of
 the said Hastings and Hayward, thence by said road to a
 stake & stones at land of Benjamin Howard, thence turning &
 running Southerly twelve rods and seventeen and an half link
 to the first mentioned bound and bounding on said Benjamin
 Howard's land with all the buildings standing thereon - To have
 and to hold the above granted premises with the privileges & appurtenances
 thereto belonging to the said Guild his heirs and assigns to his and
 their use and behoof forever. And I the said Charles C. P. Hastings
 for myself and my heirs executors and administrators do covenant
 with the said Guild his heirs and assigns that I am lawfully
 seized in fee of the aforegranted premises that they are free from
 all incumbrances that I have good right to sell and convey the
 same to the said Guild as aforesaid and that I will and my
 heirs executors and administrators shall warrant and defend
 the same to the said Guild his heirs and assigns forever against
 the lawful claims and demands of all persons - In witness
 whereof I the said Charles C. P. Hastings and Anna W. Hastings
 wife of the said Charles C. P. Hastings in token of her voluntary
 relinquishment of her right of dower in the above described