

in said Mendon on the Southern side of the road leading from Milford to Uxbridge and bounded as follows: Beginning at a corner of fence at land of Anna W. Hastings at the Northeast corner of the premises hereby conveyed thence running Southwesterly by and with said road 3 rods and 18 links to a corner at other land of said Hastings thence turning and running Southeasterly and bounded Southwesterly by land of said Hastings as the fence, bank wall, and fence now stands 7 rods and 24 1/2 links to a corner at land of Charles W. Childs of Providence R. I. thence turning and running Northeasterly bounding Southeasterly as the fence and the Westerly side of the barn of said Childs now stands 3 rods 18 1/2 links to a corner of the land of Anna W. Hastings first mentioned, thence turning and running Northwesterly as the fence now stands, bounding Northeasterly by land of said Anna W. Hastings 12 rods 1 1/2 links to the bound first mentioned at the road aforesaid.

To have and to hold the above granted premises with the privileges and appurtenances thereto belonging to the said Davis B. Cook his heirs and assigns to him and their heirs and behoof forever. And I the said Thomas M. Ales for myself and my heirs executors and administrators do covenant with the said Davis B. Cook his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free from all incumbrances except a mortgage for three hundred dollars with interest since Sept. 7. 1863 now owned by David W. Bennett of said Mendon that I have good right to sell and convey the same to the said Davis B. Cook as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said Davis B. Cook his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof I the said Thomas M. Ales and Susanna M. Ales wife of the said Thomas in token of her release of all right and title, of or to both dower and homestead in the granted premises have hereunto set our hands and seals this seventh day of January in the year of our Lord one thousand eight hundred and eighty four.

Signed, sealed and delivered Thomas M. Ales. *TS*

in presence of 3 Susanna M. Ales. *TS*

John G. Metcalf - Worcester ss. Jan 7. 1864. Then personally appeared the abovesigned Thomas M. Ales and acknowledged the above instrument to be his free act and deed.

Before me - John G. Metcalf, Justice of the Peace.
 Recd. Jan 7. 1864 at 11 55 AM. Ent. & R. by Alex. H. Wilder Reg.