

follows to wit: bounded Northerly by land of Stephen Cook and land of Paul A. Wheeler, Easterly by land formerly of Geo. Rawson, land of George Wood and land of Henry M. Wood, Southerly by the County road running from said Mendon village to Uphidge and Westerly by land of Ira M. Cook and land of Lewis Stone, said lot containing four acres and one hundred seven rods by estimation be the same more or less. Being the same premises intended to be conveyed in and by the deed recorded in Worcester County Registry of Deeds Book 689 Page 578, from Stephen Cook to me, the said Royal M. and lately owned by Stephen Cook of Providence. The same to be held by the said Melcome Staples as and for a homestead under the laws of said Commonwealth.

I do have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said Melcome Staples, his heirs and assigns, to his and their use and behoof forever. And I, the said Royal M. Wheelock for me and my heirs, executors and administrators do covenant with the said Melcome Staples his heirs and assigns, that I am lawfully seized in fee simple of the afore granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same to the said Melcome Staples his heirs and assigns forever as aforesaid and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Melcome Staples his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof, we, the said Royal M. Wheelock and Rachel S. Wheelock, who besides joining as above, likewise for the consideration aforesaid, joins herein in token of her release of all right and title of or to dower in the granted premises have hereunto set our hands and seals this twenty fourth day of December in the year of our Lord eighteen hundred and sixty four.

Signed, sealed and delivered: Royal M. Wheelock
 in the presence of Rachel S. Wheelock
 H. B. Staples
 Mary C. Savage
 Commonwealth of Massachusetts
 setts Worcester co. Dec. 24. 1864.

Then personally appeared the above named Royal M. Wheelock and Rachel S. Wheelock and acknowledged the above instru-