

ment to be their free act and deed.

Before me - W. B. Staples - Justice of the Peace.  
Recd Dec. 27<sup>th</sup> 1864 at 11.15. A.M. Ent<sup>d</sup> 96<sup>th</sup> By Alex. H. Wilder, Reg<sup>r</sup>.

Staples Melcome  
to  
Royal M. Wheelock  
Stamp  
(Cancelled)

Know all men by these presents that S. Melcome Staples of Mendon in the County of Worcester and Commonwealth of Massachusetts in consideration of four hundred dollars paid by Royal M. Wheelock of said Mendon the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Royal M. Wheelock a certain lot or parcel of land with the buildings and improvements thereon, situate in said Mendon and bounded and described as follows, to wit, bounded Northerly by land of Stephen Cook and land of Paul A. Wheelock, Easterly by land formerly of George Rawson land of George Wood and land of Henry M. Wood, Southerly by the county road running from Mendon village to Uxbridge and Westerly by land of Cha<sup>s</sup> W. 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 same premises intended to be conveyed by deed recorded with Worcester Deeds Book 689 Page 518 and lately owned by Stephen Cook of Providence. I have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Royal M. Wheelock his heirs and assigns, to his and their use and behoof, forever. And I, the said Melcome Staples for me and my heirs, executors and administrators, do covenant with the said Royal M. Wheelock, 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 Royal M. Wheelock, 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 Royal M. Wheelock, his heirs and assigns forever, against the lawful claims and demands of all persons. Provided nevertheless, that if the said Melcome Staples, his heirs, executors or administrators shall pay unto the said Royal M. Wheelock, his executors, administrators or assigns