

G. Davenport and acknowledged the foregoing instrument to be his free act and deed.

Before me Henry Sutter Justice of the Peace
Rev. Feb. 16. 1877 at 2.30 P.M. Court Exp. By Harry B. Wilder Reg.

Phympton, Geo. L.
to
Oliver B. Wyman & Ward S. Osborn

Know all men by these presents, that I, George L. Phympton of Shrewsbury in the County of Worcester and Commonwealth of Massachusetts in consideration of six hundred and fifty dollars to me paid by Oliver B. Wyman and Ward S. Osborn, both of said Shrewsbury, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Oliver B. Wyman and Ward S. Osborn, their heirs and assigns, a certain lot of woodland, situated in the Southernly part of Boylston in said County, containing eight acres and fifty five square rods be the same more or less, and bounded as follows, to wit: Beginning at a stake and stones at the Southwest corner thereof, thence S. 84 1/2° E. by land formerly of Jonas Perry fifty five rods and five links to stake and stones, thence N. 3 1/2° W. forty rods and seventeen links by land formerly of Calvin Howe to stake and stones, thence S. 78° W. nineteen rods and five links to stake and stones by land formerly of Jonas Cummings, thence in a Southwesterly direction by land of grantor to the first mentioned bound. These premises are the same conveyed by Josiah G. Stone to the grantor by his deed dated Jan'y 29th 1867 and recorded in the Registry of Deeds, Book 784 Page 37.

To have and to hold the aforegranted premises to the said Wyman and Osborn, their heirs and assigns, to them and their use and behoof forever. And I do, for myself, my heirs, executors and administrators covenant with the said Wyman and Osborn and their 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 Wyman and Osborn, and that I will and my heirs shall warrant and defend the same premises to the said Wyman and Osborn, their heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the said George L. Phympton have hereunto set my hand and seal this twenty seventh day of December in the year of our Lord one thousand eight hundred and seventy six.

Signed, sealed and delivered } George L. Phympton (seal)
in presence of } Worcester ss. January 1st 1877. Then