

Then personally appeared the above named Gustavus B. Williams and acknowledged the foregoing instrument to be his free act and deed.

Before me, Frank E. Wynn Justice of the Peace.  
Recd. May 6<sup>th</sup> 1893 at 8 A.M. Ent. 46. By *Wanda B. Miller*

Chase Charles A.  
to  
John W. Crowley

Know all men by these presents that I Charles A. Chase of Worcester, Massachusetts, in consideration of One dollar and other valuable considerations paid by John W. Crowley of Worcester aforesaid, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said John W. Crowley, A certain tract of land in Gardner Massachusetts, bounded and described as follows: Beginning at the Southwest corner thereof at a stone monument at land of Martin Coyle and running N. 83° E. by land of S. K. Pierce, thirteen rods to a stone monument on Summer street; thence by Summer street N. 34° W. seventeen links and N. 43 1/4° W. four rods and 12 1/2 links to land of Bart Hannegan thence S. 83 2/3° W. nine rods and nine links to said Coyle land; thence S. 2 1/2° W. four rods and six links to the place of beginning. Being precisely the same estate conveyed to me by deed of Catherine Crowley, dated May 10, 1892, recorded in Book 1377 Page 559. Said estate is subject to a mortgage to the Gardner Savings Bank and taxes, which the grantee assumes and agrees to pay as part consideration for this deed.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said John W. Crowley and his heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made by me except as aforesaid and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under me but against none other.