

by Henry A. Holbrook of said Mendon the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said Henry A. Holbrook a certain tract or parcel of land with the buildings thereon situated in the Centre Village in said Mendon upon the easterly side of Hastings Street as called and bounded and described as follows: Beginning at the northeasterly corner of the premises at a point in the easterly line of said Hastings Street at land formerly of Anna W. Hastings; thence running by and with said Hastings Street southwesterly 3 rods and 18 links to a corner at land of Rufus B. Briggs; thence turning and running southeasterly as the fence bank wall and fence now stand 7 rods and 24½ links to a corner of land now or formerly belonging to the estate of Charles H. Childs and bounded southwesterly by said Briggs land; thence northeasterly by said Childs land as the fence and west side of the barn now stand to a corner of land formerly of Anna W. Hastings, mentioned above; thence by said Hastings land as the fence and line of stone post now stands to the first mentioned bound, being the premises and all the premises conveyed to me by Rebecca L. Holmes by deed dated April 3rd A.D. 1894, and recorded with Worcester District Deeds Book 1440, Page 116.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Henry A. Holbrook and his heirs and assigns to their own use and behoof forever. And I hereby for myself and my heirs executors and administrators covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns