

K N O W A L L M E N B Y T H E S E P R E S E N T S

that I, Luther E. Taft of Mendon, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations paid by Timothy Osgood of Hopedale, in said County, the receipt whereof is hereby acknowledged, do hereby G I V E,

G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Timothy Osgood, a certain parcel of land situated in said MENDON, on the southerly side of Mendon Pond, and bounded and described as follows, viz:- Beginning at a drill hole in a rock at said Pond at land this day conveyed by grantor to Clinton R. Scott; thence N. 5 deg. 30 min. W., 49 5-10 feet, to a stake and stones; thence N. 45 deg. W. 100 feet to a stake and stones at other land of grantor, the last two lines bounding on said Scott land; thence S. 53 deg. 30 min. W., 103 feet, to an oak tree; thence N. 73 deg. 15 min. W., 112 5-10 feet, to a stake and stones; thence N. 5 deg. E. 170 5-10 feet, to a drill hole in a rock at said Pond, the last three lines bounding on grantors other land; thence by and with said Pond to the point of beginning. With a right of way, with teams and otherwise, over grantor's other land as follows,

viz:- Beginning at a gateway on the town way leading from said Mendon to Chestnut Hill, near land formerly of Elizabeth W. Taft, by the cart-way as it now is and over the grantor's other land to the granted premises, on the strict condition, however, that all persons using said way shall close the gate at said town way immediately after entering upon or leaving said granted way. The grantee, for himself, his heirs and assigns, hereby agrees as a part of the consideration of this deed to build and forever maintain a good and sufficient fence between the granted premises and other land of the grantor adjoining for the benefit of the grantor, his heirs and assigns. Being a part of the premises conveyed to the grantor by deed of Amariah Taft in the year 1856.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Timothy Osgood 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 W A R R A N T and D E F E N D the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

I N W I T N E S S W H E R E O F I the said Luther E. Taft, unmar-

Taft

to

Osgood

1- 50¢ stamp

cancelled