

Know all men by these presents

that I, Rufus B. Briggs of Mendon in the County of Worcester and Commonwealth of Massachusetts,

Briggs

in consideration of One Dollar and other valuable considerations paid by Ella M. Brown of said Mendon,

to

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Ella M. Brown one undivided third part of a certain tract or parcel of land situated in said MENDON with the buildings thereon and bounded as follows, viz: Northerly by the road leading from Milford to Uxbridge and here called Hastings Street; easterly by land formerly of Rebecca L. Holmes and land formerly of one Childs; southerly by land formerly of Sumner Ballou and westerly by land of George M. Taft; reserving to myself a life estate in the granted premises. Being the same premises conveyed to me by deed of Anna A. Hastings dated Feb. 8, 1887 and recorded with Worcester District Deeds, Book 1230, Page 617.

Brown

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Ella M. Brown and

her 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 her heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances except said reservation;

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 said grantee and her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

In witness whereof I, the said Rufus B. Briggs, widower,

hereunto set my hand and seal this eighteenth day of April in the year one thousand nine hundred and two.

Signed, sealed and delivered in presence of

Gustavus B. Williams

Rufus B. Briggs (seal)

Commonwealth of Massachusetts.

Worcester ss. April 21st, 1902. Then personally appeared the above-named Rufus B. Briggs and acknowledged the foregoing instrument to be his free act and deed, before me—

Gustavus E. Williams

Justice of the Peace.

Received Apr. 21, 1902, at 4 h. 13 m. P. M. Entered and examined.

Attest:

Lottie M. Hubbard, Asst. Register.