

Know all men by these presents

that I, Frank C. Wood of Mendon, in the County of Worcester and Commonwealth of Massachusetts,

in consideration of four hundred dollars,
paid by L. Gertrude Knight of said Mendon,

Wood

to

Knight

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said L. Gertrude Knight a certain tract or parcel of land, situated in the Village of MENDON aforesaid, upon the northerly side of Maple Street formerly known as a part of the "Boston and Hartford Turnpike" and bounded and described as follows, viz: Beginning at a stake in the northerly line of said street; thence N. 21° W. one hundred seventy and 9/10 feet, more or less to a stake; thence N. 65° 45' E. eighty-six and 5/10 feet more or less, to a stake at the westerly line of Washington Street (so called) these two lines being bounded by other land of the grantor; thence southerly with said Washington Street one hundred and seventy-nine feet, more or less, to the northerly line of said Maple Street; thence westerly bounded on said Maple Street to the point of beginning.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said L. Gertrude Knight and her 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 her 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 her heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Jennie E. Wood, wife of said Frank C. Wood hereby release unto the grantee and her heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises and all other rights and interests therein.

In witness whereof we the said Frank C. Wood and Jennie E. Wood

hereunto set our hands and seals this seventh day of May in the year one thousand nine hundred and six.

Signed and sealed in presence of

Julius A. George to F.C.W.

Frank C. Wood (seal)

Horace C. Adams to J.E.W.

Jennie E. Wood (seal)

Commonwealth of Massachusetts.

Worcester ss. May 7th, 1906 . Then personally appeared the above-named Frank C. Wood and acknowledged the foregoing instrument to be his free act and deed, before me—

Julius A. George,

Justice of the Peace.

Received May 10, 1906, at 3 h. P. M. Entered and examined.

Attest:

David Kent Register.