

Joseph H. Doyle Justice of the Peace.

Rec'd Sept. 8, 1910, at 8h. 30m. A. M. Ent'd & Ex'd

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KNOW ALL MEN BY THESE PRESENTS that I, Charles J. Russell, of Leominster, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable consideration, paid by Ida A. Colburn, of said Leominster, the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE and forever QUITCLAIM unto the said Ida A. Colburn, her heirs and assigns, a certain parcel of land, situate in LANCASTER in said County of Worcester upon the shores of Fort Pond so called, and bounded and described as follows;- Beginning at a point at the shore of said pond and at corner of lot No. 7 on plan hereinafter referred to, thence N. 10° 30' E., 214 feet, more or less, to the border of Cedar Swamp, so called; thence N. 33° W., 61 feet along said swamp; thence S. 10° 30' W., 244 feet, more or less, to the shore of said pond; thence by the shore of said pond to the point of beginning. Containing 13590 sq. ft., more or less. Being lot No. 8 on plan of cottage lots situated on the north side of Fort Pond Lancaster, belonging to the United Society of Shirley, surveyed November 1901 and to be recorded with Worcester County - Registry of Deeds. Reserving a right of way across said lot (granted premises) as shown on said plan The right to pass and repass to and from the granted premises over the right of way as shown on said plan is hereby granted the grantee, his heirs and assigns. Being the same premises conveyed to me by Alford W. Colburn by deed dated May 7th, 1908, and recorded with Worcester Dist. Deeds, Book 1878 Page 388.

Russell

to

Colburn

Also a certain tract of land situated in LANCASTER, in said Commonwealth, upon the shore of Fort Pond, so called, and bounded and described as follows;- Beginning at a point on the shore and at a corner of lot No. 6 on plan hereinafter referred to, thence N. 10° 30' E., 187 feet; thence N. 60- $\frac{1}{2}$ ° W. 69 feet; thence S. 10° 30' W., 211 feet to the shore of said Fort Pond; thence S. 78° E. 60 feet along the shore of said pond to the point of beginning. Containing 11880 sq. ft., more or less, and being lot numbered 7 on plan of cottage lots situated on the north side of Fort Pond, Lancaster, belonging to the United Society of Shirley, surveyed November 1901 by A. F. Fletcher Together with my right, title and interest in and to a right of way to and from the granted premises as shown on said plan, and reserving to the Trustees of the United Society of Shirley in said Commonwealth, a right of way across said granted premises as shown on said plan. Being the same premises conveyed to me by Alford W. Colburn by deed dated May 7th, 1908, and recorded with Worcester Dist-Deeds, Book 1878 Page 387*.

*Should be 388

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Ida A. Colburn 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 the granted premises are free from all incumbrances made or suffered by me 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 claiming by, through or under me but against none other.

IN WITNESS WHEREOF I the said Charles J. Russell (unmarried) hereunto set my hand and seal this second day of September in the year one thousand nine hundred and ten.

Signed and sealed in presence of

Charles J Russell

(seal)

Commonwealth of Massachusetts.

Worcester, ss. September 2, 1910 Then personally appeared the above-named Charles J. Russell and acknowledged the foregoing instrument to be his free act and deed, before me,

David I. Walsh Justice of the Peace.

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KNOW ALL MEN BY THESE PRESENTS that I Ella G. Kinsley of Mendon in the County of Worcester and Commonwealth of Massachusetts, Trustee under the last will of Elizabeth W. Taft late of Mendon in the County of Worcester and Commonwealth aforesaid, deceased, which will was duly proved and allowed by the Probate Court for said County on May 5, 1896, do by-virtue and in execution of the power to me given in and by said will, and of every other power and authority me hereto enabling, and in consideration of the sum of One Hundred and Twenty five Dollars to me paid by Alice Knox of Hopedale in the County and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, hereby

Kinsley, Tr.

to

Knox