

Know all men by these presents

that I, Franklin W. Mann, of Milford in the County of Worcester and Commonwealth of Massachusetts,

Mann

in consideration of One Dollar and other valuable considerations, paid by Gertrude L. Jones and Agnes L. Mann, both of said Milford,

to

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said

Jones et al.

Gertrude L. Jones and Agnes L. Mann, all my right, title and interest in and to a certain parcel of land, including all buildings thereon, situate near Lake Nipmuck, or Mendon Pond, so-called, in MENDON in the County and Commonwealth aforesaid; being all the same premises conveyed by Ella G. Kinsley, Trustee, to me by deed dated September 19, 1905, to be recorded with Worcester District Deeds, and bounded and described therein as follows, to wit:- "Beginning at a heap of stones at the edge of said Lake Nipmuck, and at the northwesterly corner of the granted premises; thence S. 34° 25' E. 101 feet to a heap of stones, and bounding westerly on land of George P. Sheldon; thence N. 38° 47' E. 70 feet to drill hole in a ledge bounding southerly on other land of the grantor; thence N. 7° W. 95 feet to a drill hole in a large stone at edge of said Lake Nipmuck, bounding westerly about 100 feet along edge of said Lake Nipmuck to the place of beginning. With the right to pass and repass from the highway to said granted premises over the same way as was granted to Dwight Russell by Elizabeth W. Taft. Reserving unto myself and my heirs and assigns the right to pass and repass over the above described premises to the said grantor's other land. This conveyance is also made subject to all existing rights of way over the premises hereby conveyed."

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Gertrude L. Jones and Agnes L. Mann and their 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 s and their heirs and assigns that the granted premises are free from all incumbrances made or suffered by me, except the taxes for 1910;

and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee s and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under them, except as aforesaid, but against none other. And for the consideration aforesaid I, Frances G. Mann, wife of the said Franklin W. Mann, do hereby release unto the said grantees and their heirs and assigns all right of or to both D O W E R and H O M E - S T E A D in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we, the said Franklin W. Mann and Frances G. Mann,

hereunto set our hands and seals this thirtieth day of November in the year one thousand nine hundred and ten.

Signed, & sealed in presence of

Clifford A. Cook, (to F.W.M.) Franklin W. Mann. (seal) Frances G. Mann (seal)

Commonwealth of Massachusetts.

Worcester ss. November 30 1910. Then personally appeared the above-named Franklin W. Mann and acknowledged the foregoing instrument to be his free act and deed, before me—

Received Dec. 6, 1910 at 8 h. 30 m. A. M. Entered and examined. Clifford A. Cook Justice of the Peace