

# Know all men by these presents

that I, Bertrand D. Niles of Mendon, County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by J. Franklin Leonard and Mary S. Leonard, husband and wife, both of Meriden, in the State of Connecticut,

Niles  
to

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said J. Franklin Leonard and Mary S. Leonard, a certain tract of land with a dwelling house and other buildings thereon, situated in said MENDON on the easterly side of the road leading therefrom to Providence, being the same and all the premises conveyed to me by deed of Frank E. Mann, dated November 8, 1893, and recorded with Worcester District Deeds, Book 1426, Page 355. The boundaries being described in said deed to me as follows:- Bounded beginning at said road at land formerly of Warren Esty; thence northerly with said road to its intersection with the County road leading from Mendon to Bellingham; thence easterly with said road last named to the eastern abutment of the bridge over Muddy Brook; thence S. 12-1/2 degs. E. 25 rods 14 links to stake and stones near a large rock at said Esty land, and bounded on land formerly of Willard H. Swan; thence westerly on said Esty land to the point of beginning. Also hereby granting and conveying all the rights which I have to take water from premises owned by Willard N. Seibert or from any other premises used or connected with the granted premises.

Leonard et ux.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said J. Franklin Leonard and Mary S. Leonard, as tenants in common, and their 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 their heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except taxes for the current year 1911, which the grantees hereby assume and agree to pay as a part of the consideration hereof;

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

And for the consideration aforesaid I, Katie Niles, wife of said Bertrand D. Niles, 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 other rights and interests therein.

In witness whereof we, the said Bertrand D. Niles and Katie Niles

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

Signed and sealed in presence of

Shelley D. Vincent

Bertha I. Snare

(to mark of K. N.)

Bertrand D. Niles (seal)  
her  
Katie + Niles (seal)  
mark

### Commonwealth of Massachusetts

Worcester, ss May 2, 1911.  
the above-named Bertrand D. Niles  
foregoing instrument to be his free act and deed, before me

Then personally appeared  
and acknowledged the

Received May 3, 1911, at 8 h. Shelley D. Vincent Justice of the Peace  
30m. A. M. Entered and examined.