

Know all men by these presents

that I, Maria M. Adams, of Mendon, in the County of Worcester, and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations paid by Mabel A. Holbrook of said Mendon,

Adams

to

Holbrook

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mabel A. Holbrook, First: A certain tract of land with a dwelling house, barn, and other buildings thereon, situated in said MENDON, on Hastings Street (or the continuation thereof) and Washington Street, and bounded as follows:- Beginning at a point in the easterly line of Washington Street where it unites with said Hastings Street; thence running northerly with said Washington Street to land of one Coffin; thence easterly with said Coffin land to a corner; thence northerly with said Coffin land and land of one Cook to land of Annie Congdon; thence easterly with said Congdon land to a corner; thence northerly with said Congdon land to land of one Parkinson; thence easterly with said Parkinson land to the brook; thence southerly with the center of the brook and said Parkinson land to Hastings Street; thence westerly with said Hastings Street to land of Marcus M. Aldrich; thence northerly and westerly with said Aldrich land to land known as the parsonage property; thence northerly and westerly again with said parsonage land and land of Percy T. Kinsley, and southerly with said Kinsley land to said Hastings Street again; thence westerly with said Hastings Street to Washington Street at the point of beginning. Said tract comprises all the premises conveyed to David Adams in two deeds, one from Edward E. Cook, dated April 27, 1885, and recorded with Worcester District Deeds, Book 1192, Page 293, and the other from Holland Albee to said Adams dated December 12, 1855, and recorded with said Deeds, Book 559, Page 208, except a portion of said Albee land conveyed by me to said Marcus M. Aldrich, and that portion of the said Edward E. Cook land that has been heretofore conveyed to Percy T. Kinsley, and which comprises all the land now known as the Percy T. Kinsley place. The premises are hereby conveyed subject to the rights or easements of any and all persons to take water by pipes or otherwise from any well or wells on the conveyed premises, or any right or rights to maintain pipes therefrom.

Second: A certain tract of land situated in said MENDON on the westerly side of said Washington Street, consisting of cultivated and meadow land, containing about seven and one-half (7 1/2) acres, and being bounded westerly by a ditch at land formerly of one Cook; northerly in whole or in part by land formerly of Charles Fletcher and of one Holbrook; easterly by said street; and southerly in whole or in part by land of Lyman E. Wheeler. Said tract, however described, is that land that was conveyed to David Adams in two deeds, one from Frederick B. Rawson, dated May 20, 1882, and recorded with said Deeds, Book 1130, Page 46, the other from Amos Phipps, dated September 30, 1889, and recorded with said Deeds, Book 1344, Page 3.

Third: A certain tract of land comprising wood, pasture, and meadow land, and being the same and all the premises conveyed to David Adams in two deeds, one from Paul A. Wheeler, dated August 26, 1876, and recorded with said Deeds, Book 985, Page 479, the other from Luke S. Farnum, dated April 19, 1881, and recorded with said Deeds, Book 1100, Page 593. Said premises contain about 20 acres and are hereby conveyed subject to any rights of way that may exist over the same. All the premises herein described are hereby conveyed subject to taxes assessed or to be assessed for the current year, 1913, which taxes the grantee hereby assumes and agrees to pay as a part of the consideration hereof. My title to the described premises is derived by descent from my father, said David Adams, and due conveyance from his other heirs.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mabel A. Holbrook and her heirs and assigns, to their own use and behoof forever.