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I, Fred R Phipps of Hopedale, Worcester County, Massachusetts being unmarried, for consideration paid, grant to Gertrude L Wright of Somerville, County of Middlesex, Massachusetts with **W A R R A N T Y** covenants, a right of way or easement over the following discribed premises The land in westerly part of said MENDON bounded and discribed as follows Beginning at an oak stump at the S. E. corner of land deeded to Fred R Phipps thence N 56° 15' West 57.5 feet to stake thence N 50° 35' W 144 feet to S E corner of land of Geo H Phipps thence S 60° 35' W 50 feet to stake thence N 20° 25' W 50 feet to stake thence S 60° 35' W to drill hole in ledge thence same course 50 feet to stake this right of way to be 20 feet wide and to lay on the southerly and westerly side of the above discribed lines.

Phipps
to
Wright

This transaction is less than seven five dollars
- wife of said grantor release to said grantee all rights of
D O W E R and **H O M E S T E A D** and other interests therein.
W I T N E S S my hand and seal this tenth day of October 1925
Geo H Phipps Fred R. Phipps (seal)

Commonwealth of Massachusetts
Worcester ss. Mendon October 10 1925 Then personally appeared the above named Fred R Phipps and acknowledged the foregoing instrument to be his free act and deed, before me
Henry G Wheeler Notary Public (seal)
My commission expires Sept. 27 1930
Rec'd Nov. 2, 1926, at 9h. 10m. A. M. Ent'd & Ex'd

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KNOW ALL MEN BY THESE PRESENTS that I, Fred R. Phipps, of Hopedale in the County of Worcester and Commonwealth of Massachusetts in consideration of Three Hundred and Fifty Dollars paid by Girtrude L Wright of Somerville in the County of Middlesex and Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby **G I V E, G R A N T, B A R G A I N, S E L L** and **C O N V E Y** unto the said Girtrude L Wright one certain tract or parcel of land situated in MENDON, Massachusetts on the southerly side of Nipmuc Lake (so called) bounded and discribed as follows Beginning at a drill hole in a rock on the shore of said lake, thence running S. 29° 25' East 163 feet to a stake east on land of Alanson Freeman thence S 60° 25' West 100 feet to a stake bounding south of Alanson Freeman thence N 26° 25' W 220 feet to shore of said lake, bounding west on roadway granted me by Alanson Freeman thence along the shore of said lake to point of beginning The grantee to have a right to pass and repass over aforementioned roadway and a further right to pass and repass over the roadway as constructed by the grantee. The above discribed premises being a portion of the premises conveyed to the grantor by deed from Adaline A Davenport et als dated January 25, 1922 and recorded with Worcester District Deeds Book 2269, Page 305

Phipps
to
Wright

I also grant any other right of way granted me to said lot
T O H A V E and **T O H O L D** the granted premises, with all the privileges and appurtenances thereto belonging, to the said Girtrude L Wright 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 - 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 **W A R R A N T** and **D E F E N D** 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, - do hereby release unto the said grantee and - 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.
I N W I T N E S S W H E R E O F I the said Fred R. Phipps hereunto set my hand and seal this tenth day of October in the year one thousand nine hundred and twenty-five
Signed and sealed in the presence of
Geo. H. Phipps Fred R. Phipps (seal)

Commonwealth of Massachusetts
Worcester ss Mendon Oct - 1925 Then personally appeared the above named Fred R. Phipps and acknowledged the foregoing instrument to be his free act and deed, before me-
Henry G Wheeler Notary Public (seal)
My commission expires Sept 27 1930
Rec'd Nov. 2, 1926, at 9h. 10m. A. M. Ent'd & Ex'd

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