

or easement over the premises situate in said Mendon, as described in deed of said Alanson Freeman to George H. Phipps, Fred R. Phipps and Ira Noyes, acknowledged May 30, 1925, and recorded with said Deeds, Book 2373, Page 48, and described therein as follows, to wit: "--Beginning at an oak stump at the S. E. corner of land deeded this day to Fred R. Phipps; thence N. 56° 15' W. 57.5 feet to stake; thence N. 50° 35' W. 144 feet to S. E. corner of land of George H. Phipps; thence S. 60° 35' W. 50 feet to stake; thence N. 29° 25' W. 50 ft. 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 described lines."

The grantors and grantee are all the heirs at law and next of kin of said George H. Phipps, deceased, intestate.

No revenue stamp required.

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 Laura M. Phipps and her heirs and assigns, to their own use and behoof forever.

And we do hereby for ourselves and our 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 us, and that we will, and our heirs, executors, and administrators shall

W A R R A N T and D E F E N D 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 us, but against none other.

And for the consideration aforesaid, we, Ernestine K. Phipps, wife of said Fred R. Phipps, and Viola L. Phipps, wife of said L. Ray Phipps, do hereby release unto the said grantee and her 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, and I, Ira W. Noyes, husband of said Winogene E. Noyes, do hereby release unto the said grantee and her heirs and assigns all right to an estate by the C U R T E S Y and all other rights and interests therein.

I N W I T N E S S W H E R E O F we, the said Winogene E. Noyes, Ira W. Noyes, Fred R. Phipps, Ernestine K. Phipps, L. Ray Phipps and Viola L. Phipps, hereunto set our hands and common seal this seventh day of December, in the year one thousand nine hundred thirty-five.

Winogene E. Noyes
Ira W. Noyes
Fred R. Phipps
Ernestine K. Phipps (seal)
L. Ray Phipps
Viola L. Phipps

Commonwealth of Massachusetts

Worcester, ss. December 16, 1935. Then personally appeared the above-named Winogene E. Noyes and acknowledged the foregoing instrument to be her free act and deed, before me

Clifford A. Cook Justice of the Peace
My commission expires Sept. 10, 1937

Rec'd Dec. 17, 1935 at 4h. 13m. P. M. Ent'd & Ex'd

* * * * *

The Millbury Savings Bank, a corporation duly established under the laws of Massachusetts, and having its usual place of business at Millbury, Worcester County, Massachusetts, for consideration paid, grants to Rufus W. Colby and Frances M. Colby, husband and wife, as tenants by the entirety, both of Millbury, Worcester County, with Q U I T - C L A I M covenants, a certain tract of land, together with the buildings thereon, situated in the easterly part of MILLBURY, on the easterly side of the road leading from Millbury to North Grafton and the southerly side of the road leading to the Red Farm, so-called, bounded and described as follows: Beginning at a stone monument on the easterly side of the road first above mentioned; thence easterly one hundred thirty-nine (139) feet to the center of a stone monument; thence northerly three hundred twenty-six (326) feet to the southerly line of the road leading to said Red Farm, at or near a stone monument on the southerly side of said road; thence westerly to the above mentioned road; and thence southerly three hundred sixty-one (361) feet to the point of beginning.

Also another tract of land situated on the westerly side of said road and being the same premises described in a deed of George L. Dodge to one Riel, dated July 16, 1908, and recorded in the Worcester District Deeds, Book 1888, Page 137, to which reference may be made for a more complete description.

Being the same premises described in mortgage from Gertrude B. Tubbs and Harland E. Tubbs to the Millbury Savings Bank, dated August 1, 1924, and recorded in the Worcester District Registry of Deeds, Book 2343, Page 11.

I N W I T N E S S W H E R E O F the said Millbury Savings Bank has

Millbury Sav.
Bank

to

Colby et ux.

1-\$1.00 Stamp
1-50¢ Stamp
Cancelled

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