

I, FRANK H. WOOD

of Mendon Worcester County, Massachusetts

being unmarried, for consideration paid, grant to HERBERT S. WOOD

of said Mendon,

with warranty covenants

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[Description and encumbrances, if any]

Certain tracts of land in said Mendon, bounded and described as follows:-

TRACT 1:- Being the home farm formerly of Obadiah Wood, containing twenty-seven (27) acres, more or less, situated on both sides of the Hartford Turnpike, westerly from the center of said Mendon, bounded and described as follows:-

BEGINNING at said road a few links easterly of the east end of the wooden fence in front of the house on said premises;
 THENCE running N. $11\frac{1}{2}^{\circ}$ W. nine (9) rods thirteen (13) links;
 THENCE N. $23\frac{1}{2}^{\circ}$ W. forty-six (46) rods thirteen (13) links;
 THENCE S. 3° W. fifty-eight (58) rods to said road;
 THENCE S. $13\frac{1}{2}^{\circ}$ E. crossing said road ten (10) rods seventeen (17) links;
 THENCE crossing a back road S. 61° W. twelve (12) rods eighteen (18) links;
 THENCE due south forty-eight (48) rods six (6) links;
 THENCE S. 81° W. twelve (12) rods sixteen (16) links;
 THENCE S. 23° E. thirty-one (31) rods;
 THENCE N. 61° E. crossing said back road sixty-eight (68) rods five (5) links;
 THENCE N. $52\frac{1}{2}^{\circ}$ W. nine (9) rods;
 THENCE N. $27\frac{3}{4}^{\circ}$ W. forty-two (42) rods three (3) links;
 THENCE N. 71° E. eleven (11) rods two (2) links;
 THENCE N. 1° W. twenty-five (25) rods two (2) links crossing said turnpike; and
 THENCE S. $72\frac{3}{4}^{\circ}$ W. seven (7) rods seven (7) links to the place of beginning.

Bounded Easterly by land of heirs of Ezekiel Wood, and land of Henry Mowry;

South by land of said Henry; and

West by land of said heirs and of Arnold Mowry.

TRACT 2:- A certain tract of land containing thirty-two (32) acres one hundred forty-six (146) rods, more or less, situated on the south side of said turnpike; and is described as follows:-

BEGINNING at the northwest corner of premises at said road;
 THENCE running S. 19° W. thirty-three (33) rods eighteen (18) links;
 THENCE S. $\frac{1}{2}^{\circ}$ E. twenty-five (25) rods twenty-three (23) links;
 THENCE N. 88° E. twenty-four (24) rods;
 THENCE S. 3° E. thirty-six (36) rods;
 THENCE N. 86° E. thirteen (13) rods twenty-four (24) links;
 Easterly one (1) rod to the brook;
 THENCE Northerly by said brook thirty-two (32) rods to end of wall;
 THENCE S. $73\frac{1}{2}^{\circ}$ E. eighteen (18) rods nine (9) links;
 THENCE N. 2° W. six (6) rods;
 THENCE N. 12° W. seventeen (17) rods;
 THENCE N. $36\frac{1}{2}^{\circ}$ E. thirty-one (31) rods;
 THENCE N. $16\frac{1}{2}^{\circ}$ E. nine (9) rods to the road;
 THENCE Westerly by said road seventy-eight (78) rods six (6) links to the place of beginning.

Bounded Easterly by land of Samuel Bills;

Southerly by land of heirs of Simon Thorington;

Westerly by said heirs land and land of Henry Mowry.

Together with my rights in a burial ground thirty (30) feet square on land formerly owned by Samuel Bills.