

Stamp
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(Cancelled)

minors and children of Susan C. Walden late of Mendon in said Commonwealth, by virtue of a license granted to me on the eighteenth day of April last by the Probate Court for the County of Worcester in said Commonwealth sold the real estate of the said minors hereinafter described by public auction to Elias A. Adams of said Mendon for the sum of one hundred and fifty two dollars which amount was paid by the said Elias A. Adams and was the highest bid made therefor at said auction. Now therefore in consideration of the said sum of one hundred and fifty two dollars to me paid by the said Adams the receipt whereof is hereby acknowledged I do as guardian as aforesaid and by virtue of the aforesaid license hereby give grant bargain sell and convey unto the said Elias A. Adams his heirs and assigns a certain parcel of land with all buildings thereon situated in said Mendon bounded and described as follows: Beginning at the road leading from the old turnpike by the house of George Taft at land of Mrs. Bosgrove, thence Westerly as the wall stood March 5. 1859 and bounding Northerly on said Bosgrove's land nineteen rods lacking one foot to stones at the end of a partition wall at land now or late of widow Lee thence southeasterly on said Lee land sixteen and one fourth rods to a stake and stones on the Northeasterly side of said road, leading by said Taft's, thence Northeasterly by said road nineteen rods lacking one foot to the point of beginning. Being the same premises described in a deed from Calvin Turner to Susan C. Waldren dated March 5. 1859 and recorded in the Reg. of Deeds Book 614 Page 280. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Elias A. Adams and his heirs and assigns to their own use and behoof forever. And I hereby covenant with the said grantee and his heirs and assigns that I am the duly appointed and legal guardian of the said minors, that the license aforesaid was granted by a court of competent jurisdiction, that I gave a bond to account for and dispose of the proceeds of said sale according to law which bond was approved by the Judge of said Probate Court that the notice of the time and place of said sale was given according to the order of said Court and that the said premises were sold accordingly by public auction as above set forth. In witness whereof I hereto set my hand and seal and affix and cancel the stamp required by law this sixteenth day of May in the year one thousand eight hundred and seventy one.

Signed and sealed in presence
of Geo. H. Parker -

William C. Walden
Commonwealth of Massachusetts.