

land, formerly known as Staples land. Meaning to exclude in this conveyance the premises that were conveyed by grantor and Martha Staples, the deed of which is recorded in the Registry of Deeds for Worcester County, Book 581 Page 411. Also another tract of land being swamp land containing one and one fourth acres, be the same more or less, being near Little Pond in said Mendon and being the premises conveyed by Johnson and Charles Legg, the same being recorded in the Registry of Deeds for Worcester County, Book 737 Page 109, to which reference may be had for a more particular description of the premises. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said Linus B. Staples and his heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances with the exception of a certain mortgage held by Austin Wood; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Harriet W. Staples wife of grantor do hereby release unto the said grantee and his heirs and assigns, all rights of or to both downer and sumstead in the granted premises. In witness whereof we, the said Edward L. Staples and Harriet W. Staples hereunto set our hands and seals this first day of February in the year one thousand eight hundred and seventy eight.

Signed, sealed and delivered } Edward L. Staples (seal)
 in presence of } Harriet W. Staples (seal)
 Samuel A. Taft }
 Eva Taft }
 Commonwealth of Massachusetts, Worcester
 ss. Feb. 1st 1878. Then personally appeared

the above named Edward L. Staples and acknowledged the foregoing instrument to be his free act and deed.

Before me Samuel A. Taft, Justice of the Peace.
 Recd. Mar. 5th 1878 at 11-15 A.M. Ent. & Ex. By Mary B. Miller Reg.

Hale Sarah G. Know all men by these presents that I, Sarah G. Halo of
 to Winchendon in the County of Worcester and Commonwealth of
 Eliza Aldrich Massachusetts, Widow, in consideration of five hundred and