

by Waterman Taft's place, to Blackstone, bounded and described as follows, Northwily by land of grantor, Easterly by land of Carlton A. Staples, Southerly by land formerly of Robert Williams and land formerly of Linus B. Staples, Westerly by land formerly of Royal M. Wheelock and Edward L. Staples, Saving and excepting from the above granted premises so much of the same as was conveyed by Linus B. Staples and Chloe A. Staples to Harriet M. Staples by deed dated Feb. 1st 1878, the same being one and one half acres of land, more or less, with the buildings thereon, on the east side of the said road, also the small shop or house on the west side. Meaning and intending to convey all the land conveyed to me by administrative deed recorded with Worcester District Deeds, Book 1079, Page 282.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Robert Brown and his 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 his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except a right to get water from the well on said premises, by tenants living in house near, 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof, I, the said Austin Wood, hereunto set my hand and seal this Twelfth day of February in the year one thousand eight hundred and eighty nine.

Signed, sealed, and delivered } Austin Wood (seal)

in presence of } Commonwealth of Massachusetts.
A. J. Summer } Worcester, ss. February 12, 1889. Then

personally appeared the above named Austin Wood and acknowledged the foregoing instrument to be his free act and deed, Before me, A. J. Summer, Justice of the Peace.

Rec^d: Feb. 14th 1889 at 8 A.M. Ent^d & Ex^d: By Harry B. Miller Reg^r

Brown Robert
to
Austin Wood

Know all men by these presents, that I, Robert Brown of Northbridge, in the Commonwealth of Massachusetts, in consideration of Seventeen Hundred dollars paid by Austin Wood,