

Willis, of Dedham, County of Norfolk, State of Massachusetts,
 the receipt whereof is hereby acknowledged, do hereby give,
 grant, bargain, sell, and convey unto the said Seabella Willis
 a certain tract or parcel of land situate in the Town of
 Mendon, County of Worcester, and Commonwealth of Massachu-
 setts, on the northerly side of the road leading from Mill-
 ville to said Mendon, containing seven acres and sixty
 eight rods of land, be the same more or less, with dwelling
 house and other buildings thereon. Meaning hereby to convey
 all and the same premises conveyed by Harriet E. Fletcher
 to Ariel Trayer, by deed dated June 2^d A.D. 1884, and recorded
 with Worcester District Deeds, Book 1187, Page 447, which said
 deed and deed therein described are referred to for a more par-
 ticular description of herein granted premises, but this convey-
 ance is made subject to a mortgage for an amount now
 due of about one hundred and seventy five dollars which said
 mortgage and the note and claim thereby secured, said
 grantee hereby assumes and agrees to pay as a part of
 the consideration herefor. To have and to hold the grant-
 ed premises, with all the privileges and appurtenances there-
 to belonging, to the said Mrs. Seabella Willis and her heirs
 and assigns, to their own use and behoof forever. And I
 do hereby, for myself and my heirs, executors, and adminis-
 trators, covenant with the said grantee and her heirs and
 assigns that I am lawfully seized in fee simple of the
 granted premises, that they are free from all incumbrances
 except said mortgage, 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 her heirs and assigns
 forever against the lawful claims and demands of all per-
 sons, except those claiming under said mortgage. And for
 the consideration aforesaid, I, Abigail S. Trayer, wife of said
 Ariel Trayer, do hereby release unto the said grantee and her
 heirs and assigns all right of or to both dower and home-
 stead in the granted premises. In witness whereof, we,
 the said Ariel Trayer and Abigail S. wife of said Ariel,
 hereunto set our hands and seals this Second day of March,
 in the year one thousand eight hundred and eighty nine.
 Signed, sealed, and delivered } Ariel Trayer (seal)