

Rec^d Sept. 7th 1889 at 3⁴⁵ PM Ent^d & Ex^d By *Cuney B. Miller Reg^r*

Staples Hamilton B. &c.

to
Frank A. Warner

Know all men by these presents that we, Hamilton B. Staples, and Thomas B. Staples, both of the city & county of Worcester and Sara L. Staples, of Mendon, in said county, all of the Commonwealth of Massachusetts, in consideration of One hundred dollars paid by Frank A. Warner, of said Mendon, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Warner his heirs and assigns, a certain tract of land situate in said Mendon, bounded easterly by an old back road and by land formerly of Alanson S. Freeman, southerly by land formerly of Enos T. Albee, westerly by the road from Mendon village to Millville, being the same lot whereon stands the house occupied as a dwelling house by Benoni Staples in his lifetime and at his decease.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Warner and his heirs and assigns, to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid, and that we will and our 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 we, Mary C. Staples wife of said Hamilton B. and Emily O. Staples wife of said Thomas B., do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we, the said Hamilton B. Staples, Thomas B. Staples, Sara L. Staples, Mary C. Staples and Emily O. Staples hereunto set our hands and seals this Fifteenth day of July in the year one thousand eight hundred and eighty nine.

Signed, sealed and delivered. } Hamilton B. Staples (seal)
in presence of. } Thomas B. Staples (seal)
Thomas C. Kent to H. B. S. } Sara L. Staples (seal)
Commonwealth of Massachusetts } Mary C. Staples (seal)