

Before me Edward B. Glasgow Justice of the Peace.
Rec^d March 23^d 1897 at 9th Mo. Ent^d By Lizzie A. Barker Asst. Reg^r.

Warner James T.
to
Luthera M. Alger

See Book 2488
Page 161

Know all men by these presents that I, James T. Warner of the Town of Mendon and State of Massachusetts, County of Worcester, in consideration of Two Hundred Dollars paid by Luthera M. Alger of the Town of Mendon, and County of Worcester and State of Mass. the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Luthera M. Alger her heirs and assigns, a certain tract of land situated 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 Centre to Millville. Being the same lot whereon stands the house occupied by Bononi Staples as a dwelling house 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 Luthera M. Alger and her 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 her heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, 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 her heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid, I, Martha V. Warner wife of James T. Warner hereby release unto the grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said James T. Warner and Martha V. Warner his wife hereunto set our hands and seals this Twenty-second day of March in the year one thousand eight hundred and ninety-seven.

Signed, sealed and delivered } James T. Warner (seal)
in presence of } Martha V. Warner (seal)
Frank S. Dewolfe } Commonwealth of Massachusetts.
Mrs Laura V. Dewolfe } Worcester ss. Uxbridge March 22-1897.

Then peremally appeared the above-named James T. Warner and acknowledged the foregoing instrument to be his free act and deed.

Before me Edward Parker Justice of the Peace.
Rec^d March 23^d 1897 at 11th Mo. Ent^d By Lizzie A. Barker Asst. Reg^r.