

sonally appeared the above named Nathan M. Daniels and acknowledged the foregoing instrument to be his free act and deed. Before me Jesse A. Taft Justice of the Peace.
Rec^d Oct 27th 1897 at 8.30 A.M. in the Court of the Ex^{or} By *Henry B. Miller Reg^r*

Baker W^m H.
to
W^m Smith

It now all men by these presents that I, William H. Baker of Melford in the County of Worcester and Commonwealth of Massachusetts, in consideration of One dollar and other valuable considerations paid by William Smith of said Melford, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said William Smith, a certain lot of land with the buildings thereon, situated in Mendon, bounded and described as follows, viz: Beginning at a stake in the corner of the wall at the North west corner of the premises on the East side of the road leading from Mendon to Melville; thence Easterly by and with the wall to a corner of wall; thence Southerly by and with the wall to a corner of wall; thence Westerly by and with the wall and fence to said road; thence Northerly by and with said road to the place of beginning. The first three lines bound on land now or formerly of Robert Brown. Containing half an acre, more or less. Together with the privilege of drawing water from the well in the lot South of the premises hereby conveyed. Being a part of the same premises described in a certain mortgage deed from Linus B. Staples et al. to Marcena Daniels, dated May 23rd 1857, recorded with Worcester District Deeds, Book 581, Page 414 and in a certain instrument recorded with said deeds Book 1073, Page 49. Meaning hereby to convey the same and all of the same premises to me conveyed by deed of Sophronia L. Daniels et als. dated September 16th 1897.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said William Smith 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, that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall