

erty for and in behalf of the said Jennie M. Gregory and Joseph D. Gregory and did pay said One Hundred Thirty-one Dollars (\$131.00) out of money belonging to the said Jennie M. Gregory and Joseph D. Gregory and whereas without any intention to defraud the said Jennie M. Gregory and Joseph D. Gregory, or either of them, I did, through ignorance of law and mistake of fact, take title to the said premises in my own name, although intending at the time of said purchase, and at all times since then, that said premises should be the property of the said Jennie M. Gregory and Joseph D. Gregory and whereas a trust in said property results to the said Jennie M. Gregory and Joseph D. Gregory, now, therefore, I know all men by these presents that I the said Lutheria M. Alger in consideration of valuable considerations to me paid by the said Jennie M. Gregory and Joseph D. Gregory, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Jennie M. Gregory and Joseph D. Gregory, a certain parcel of land situated in said Mendon, bounded Easterly by an old back road and by land formerly of Hanson S. Freeman; Southerly by land formerly of Emos T. Sebee; Westerly by the road from Mendon Center to Millville; being the same lot whereon stands the house occupied by Benoni Staples as a dwelling house in his lifetime and at his decease, and being the premises conveyed to me as aforesaid by James T. Warner by deed dated March 22, 1897 and recorded with Worcester District Deeds Libro 1530, Folio 618.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Jennie M. Gregory and Joseph D. Gregory and their heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators, covenant with the said grantees and their heirs and assigns that the granted prem-