

Know all men by these presents

that I, Frank A. Warner of Marlboro, County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations,
paid by Edmund T. Beals of Mendon, said County and Commonwealth,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

Edmund T. Beals, a certain tract of land with the buildings thereon, situated on the northerly side of the road leading from Albeeville to Uxbridge in said MENDON, and bounded as follows;-Beginning at the northeast corner of the premises on the westerly side of the road leading from Mendon to Chestnut Hill; thence southerly on said road twenty-eight rods to said first named road; thence on said Uxbridge road westerly fifty-seven rods to land of or formerly of N. G. Daniels; thence northeasterly as the wall or fence now stands to the place of beginning. Bounding northwesterly on land of said Daniels, S. H. Taft and Thomas Willis, containing six acres and thirty-six square rods, more or less. Meaning hereby to convey the same and all of the same premises to me conveyed by deed of Liberty Freeman dated March 21, 1889 and recorded with Worcester District Deeds in Book 1288, Page 581. Subject to the conditions and rights therein mentioned also subject to taxes for the current year.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Edmund T. Beals 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 except aforementioned;

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 his heirs and assigns forever against the lawful claims and demands of all persons. except as aforesaid.

And for the consideration aforesaid I, Lucy N. Warner, wife of Frank A. Warner, hereby release unto the grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises and all other rights and interests therein.

In witness whereof we the said Frank A. Warner and Lucy N. Warner

hereunto set our hand and seal this second day of May in the year one thousand nine hundred and four.

Signed and sealed in presence of

----- } Frank A. Warner (seal)
Lucy N. Warner (seal)

Commonwealth of Massachusetts.

Worcester ss. Milford May 23rd, 1904 . Then personally appeared
the above-named Frank A. Warner and acknowledged the
foregoing instrument to be his free act and deed, before me—

William H. Baker, ---A (seal)

Received May 24, 1904 at 8 h. 30 m. A. M. Entered and examined.

Attest:

Etienne M. Hubbard, Jr. Register.

Warner

to

Beals