

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 a mortgage of nine hundred and thirty-five dollars to the Milford Co-operative Bank, which the grantee assumes and agrees to pay,

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, Lizzie M. Warner, wife of the said John B. Warner, do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOME-S T E A D in the granted premises, and all other rights and interests therein.

In witness whereof we the said John B. Warner and Lizzie M. Warner

hereunto set our hands and seals this thirty-first day of December in the year one thousand nine hundred and ten. Signed and sealed in presence of

Walter F. Mann
(to both)

} John B. Warner (seal)
Lizzie M. Warner. (seal)

Commonwealth of Massachusetts.

Worcester ss. Milford, December 31st, 1910. Then personally appeared the above-named John B. Warner and acknowledged the foregoing instrument to be his free act and deed, before me-- Walter F. Mann Notary Public.

Received Jan. 9, 1911, at 8 h. 30 m. A.M. Entered and examined.

Know all men by these presents

Ellis
to
Leavitt

that I, Jennie A. Ellis, of the City and County of Worcester and Commonwealth of Massachusetts, the assignee of a certain mortgage given by Esther O'Reilly to Richard Healy dated February fifth A. D. 1902 and recorded with Worcester District Registry of Deeds, Book 1710 Page 19, do hereby acknowledge that I have received from Barney Leavitt, the present owner of the premises subject to the said mortgage, full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgage, and release and quitclaim unto the said Barney Leavitt and his heirs and assigns forever, all interest acquired under said mortgage in the premises thereby conveyed.

In witness whereof I, Jennie A. Ellis, hereunto set my hand and seal this ninth day of January A. D. 1911.

Signed and sealed in the presence of

Jacob Asher

} Jennie A. Ellis. (seal)

Commonwealth of Massachusetts.

Worcester ss. January ninth 1911. Then personally appeared the above-named Jennie A. Ellis and acknowledged the foregoing instrument to be her free act and deed, before me-- Jacob Asher Justice of the Peace.

Received Jan. 9, 1911, at 11 h. 59 m. A. M. Entered and examined.