

# Know all men by these presents

that I, Walter L. Dixon of Dorchester, County of Suffolk and Commonwealth of Massachusetts,

Dixon

in consideration of One Dollar and other valuable considerations, to me, paid by Arthur B. Sprague of Milford, County of Worcester, and Commonwealth of Massachusetts,

to

Sprague

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Arthur B. Sprague a certain tract of land situated on the northeasterly shore of Hipmuck or Mendon Pond, so called, in MENDON, County of Worcester said Commonwealth, and bounded as follows: Beginning at a stake at the shore of said pond, and at land now or formerly of Thomas F. Matthews; thence running N. 79° 35' E., with said Matthews land 92 ft. to a stake; thence S. 10° 25' E. with land now or formerly of Luther E. Taft, fifty feet to a stake at land now or formerly of Alice M. Bartlett; thence S. 79° 35' W., with said Bartlett land, 94 feet to a stake at the shore of the pond; thence northwesterly with said shore about fifty feet to the point of beginning. With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond, as I am entitled to grant. The herein granted premises are conveyed subject to a right of way two rods in width and as further described in a deed from Luther E. Taft to me, and under which deed I derived title to the herein conveyed premises, dated September 24, 1908. Meaning and intending hereby to convey all and the same premises as described in the above mentioned deed.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Arthur B. Sprague and

his 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 grantee and his heirs and assigns that I lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except as aforesaid;

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 said 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, Chloe A. Dixon wife of Walter L. Dixon do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises and all rights by statute therein, and all other rights and interests therein.

In witness whereof we the said Walter L. Dixon and Chloe A. Dixon

hereunto set our hands and seal this tenth day of July in the year one thousand nine hundred and nine.

Signed, sealed, and delivered in presence of

Walter L. Dixon (seal)

Chloe A Dixon (seal)

### Commonwealth of Massachusetts.

Worcester ss. July 10 1909.

Then personally appeared and acknowledged the

the above-named Walter L. Dixon foregoing instrument to be his free act and deed, before me,

Joseph H. Doyle

Justice of the Peace.

Received July 13, 1909 at 11 h. 21 m. A. M. Entered and examined.