

Know all men by these presents

Sprague
to
Marden

that I, Arthur B. Sprague of Milford in the County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations to me paid by Clara J. Marden of said Milford,

the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Clara J. Marden, a certain tract of land situated on the northeasterly shore of Nipmuck or Mendon Pond, so called, in MENDON, County of Worcester and 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. Mathews; thence running N. 79° 35' E. with said Mathews land 92 ft. to a stake; thence S. 10° 25' E. with land now or formerly of Luther E. Taft, fifty ft. 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 Walter L. Dixon, and under which I derived title to the herein described premises. Said deed dated Sept. 24, 1908. Meaning and intending hereby to convey all and all the same premises as conveyed to me by deed of Walter L. Dixon, dated July tenth 1909, recorded with Worcester District Deeds, Book 1910, Page 123.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Clara J. Marden and her 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 my heirs and assigns that the granted premises are free from all incumbrances made or suffered by me

and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me but against none other.

In witness whereof I, the said Arthur B. Sprague a single man,

hereunto set my hand and seal this twentieth day of May in the year one thousand nine hundred and ten.

Signed, sealed and delivered in presence of

Joseph H. Doyle

Arthur B Sprague (seal)

Commonwealth of Massachusetts.

Worcester ss. May 20, 1910.

the above-named Arthur B. Sprague

Then personally appeared and acknowledged the

foregoing instrument to be his free act and deed, before me—

Joseph H. Doyle

Justice of the Peace.

Received May 24, 1910, at 3 h. 24 m. P. M. Entered and examined.