

John H. Cunningham and acknowledged the foregoing instrument to be his free act and deed, before me

John E. Swift Justice of the Peace
Rec'd Aug. 10, 1914, at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS that I, Ida M. Guild, of Newton, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by John H. Cunniff of Milford, in the County of Worcester and said Commonwealth, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said John H. Cunniff a certain tract of land with the buildings thereon, situated on the northerly side of Spring Street, in said MILFORD, being the first parcel that was conveyed to me in the deed of Frank O. Guild, dated December 27, 1913, recorded with Worcester District Deeds, Book 2045, Page 198, the description in said deed to me being as follows:- "A certain tract or parcel of land situated in the central part of said MILFORD, containing 21 rods, more or less, and bounded as follows, viz: Beginning at the southeasterly corner of the premises on the northerly side of Spring Street, so-called, and at the southwesterly corner of land now or formerly of Samuel Walker; thence on said Spring Street N. 65 3/4° W. 4 rods; thence N. 25° E. 5 rods and 5 links to land now or formerly of Henry Nelson; thence on said Nelson's land S. 65 3/4° E. 4 rods; thence on said Walker's land S. 25° W. 5 rods 5 links to point of departure."

Guild
to
Cunniff

As a part of the consideration hereof the grantee assumes and agrees to pay the taxes assessed or to be assessed on the granted premises for the current year 1914.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said John H. Cunniff 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 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 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, Charles E. Guild, husband of the said Ida M. Guild, do hereby release unto the said grantee and his heirs and assigns all right of or to an estate by the CURTESY in the granted premises, and all other rights and interests therein. IN WITNESS WHEREOF we, the said Ida M. Guild and Charles E. Guild, hereunto set our hands and seals this fifth day of August, in the year one thousand nine hundred and fourteen.

Signed and sealed in presence of
Ralph W. Dunbar to I. M. G. Ida M. Guild. (seal)
Charles E. Guild (seal)

Commonwealth of Massachusetts

Suffolk ss August 5, 1914. Then personally appeared the above-named Ida M. Guild and acknowledged the foregoing instrument to be her free act and deed, before me

Ralph W. Dunbar Justice of the Peace
Rec'd Aug. 10, 1914, at 8h. 30m. A. M. Ent'd & Ex'd.

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I, John H. Cunniff, of Milford Worcester County, Massachusetts, for consideration paid, grant to the Milford Savings Bank, situated in Milford, Massachusetts, with MORTGAGE covenants, to secure the payment of Eighteen Hundred Dollars, on demand with five per centum interest per annum, payable semi-annually on the first day of March and September in each year, both principal and interest being payable at said Savings Bank in said Milford, as provided in a note of even date, certain premises, being all the same premises conveyed by Ida M. Guild to me by deed dated August 5, 1914, to be recorded with Worcester District Deeds, and bounded and described in said deed as follows, to wit:- A certain tract of land with the buildings thereon, situated on the northerly side of Spring Street, in said MILFORD, being the first parcel that was conveyed to me in the deed of Frank O. Guild, dated December 27, 1913, recorded with Worcester District Deeds, Book 2045, Page 198, the description in said deed to me being as follows:- "A certain tract or parcel of land situated in the central part of said Milford, containing 21 rods, more or less, and bounded as follows, viz: Beginning at the southeasterly corner of the premises on the northerly side

Cunniff
to
Milford Sav. Bank

See Discharge
2252 p. 25