

James J. Mc Cafferty to D. W. Warner; Commonwealth of Massachusetts Worcester ss. Nov. 11. A. D. 1873. Then personally appeared the above named Daniel W. Warner and acknowledged the above instrument to be - a free act and deed.

Before me James J. Mc Cafferty Justice of the Peace.
Rec'd Nov. 11th 1873 at 11^h 10^m A. M. Court of Ex. Sess. By Henry B. Miller Just. Reg.

Know all men by these presents that I
to Amariah A. Taft of Milford in the County of Worcester and
Eli Bates Commonwealth of Massachusetts in consideration of seven
thousand dollars paid by Eli Bates of Mendon in said County
the receipt whereof is hereby acknowledged do hereby give
grant bargain sell and convey unto the said Eli Bates and
his heirs and assigns forever a certain tract of land with
the buildings thereon situated on the Easterly side of the
road leading from said Mendon to Upton bounded as fol-
lows. Commencing at the South Westerly corner of said
premises at Post Lane (so called) thence Easterly as the
wall and fence now stands to a corner of wall and fence
near Buddy Brook thence turning and running Northerly
as the fence and wall now stands bounding Easterly by
land of G. C. P. Hastings heirs to other land of Grantor
thence North Westerly as the fence now stands to a wall
at land of Stephen Torrey thence South Westerly as the
wall and fence now stands bounding Northerly by said
Torrey's land to said road thence Southerly bounding
Westerly by said road to the place of beginning also
eight acres of wood and sprout land at the North Easterly
corner of the above described premises bounded on the
South by the said Hastings heirs land on the East by
other wood land of Grantor on the North by said Torrey's
land on the West by the said above described premises.

To have and to hold the above
granted premises with all the privileges and appurte-
nances to the same belonging to the said Eli Bates his
heirs and assigns to their own use and behoof forever.
And I the said Grantor for myself and my heirs execu-
tors and administrators do covenant with the said Grantee
and his heirs and assigns that I am lawfully seized
in fee simple of the afore granted premises that they
are free from all incumbrances that I have good
right to sell and convey the same to the said Grantee