

Before me A. J. Wheeler, Justice of the Peace
Rec'd Nov. 4th 1875 at 9.30 A.M. Encls by Harry B. Wilder Reg:

I, Edward T. Dawson, do hereby acknowledge before the said Justice of the Peace that I do make this instrument in the presence of the said Justice of the Peace on the 11th day of September in the year of our Lord one thousand eight hundred and seventy five, in the town of Holliston County of Middlesex and Commonwealth of Massachusetts, to James H. Howland my chesire in consideration of thirty five hundred dollars paid by me to him, I do hereby grant, bargain, sell and convey unto the said James H. Howland his heirs and assigns a certain lot of land with the buildings thereon situated on the Westerly side of South Main street and bounded as follows to wit Beginning at a point on said street at land of Louis Labreille thence Westerly as the fence now stands 131 feet to a bound thence Southerly by land of J. W. Haywood 63 feet to a bound, thence Eastward as the fence now stands by land of Mary Howe 150 feet to said street thence Northerly by said street 77 feet to the place of beginning being the same premises conveyed by J. W. Haywood to A. O. Corbett May 6th 1872 and subject to the conditions and with the same right there in contained. This conveyance is made subject to a mortgage to the Milford Savings Bank for three thousand dollars (\$3000) and accrued interest also an mortgage given to Amariah A. Taft of Milford for \$1050 one thousand and fifty dollars but some is paid on it according to the lease given back to said mortgagee. Mr. A. A. Taft also taxes for this year 1875.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said James H. Howland 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 am lawfully seized in fee simple of the granted premises that they are free from all encumbrances except as before mentioned 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 Maria A. Dawson wife of Edward T. Dawson do hereby release unto the grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said Edward T. Dawson and Maria A. Dawson hereunto set our hands and seals this eleventh day of September in the year one thousand eight hundred and seventy five.

Signed sealed and delivered by Edward T. Dawson seal