

Rec^d May 15th 1882 at 11 A.M. Ent^d & Ex^d By Murray B. Wilder Clk

Bates Eli
to
Geo. W. Cook

Know all men by these presents, that I, Eli Bates, of Mendon, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Three Thousand Dollars paid by George W. Cook, of Silver City, in the State of Nevada, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said George W. Cook, his heirs and assigns, a certain farm situated in the Northern part of said Mendon, it being the same premises as described in deed from Amariah U. Tuft to said Bates dated June 6th A.D. 1881, recorded with Worcester County Deeds Book 1095, Page 266, also deed from said Tuft to said Bates dated May 13th A.D. 1881, is to be recorded, to which deeds and records may be had for a more particular description of said premises.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said George W. Cook 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 incumbrances, except one mortgage to Milford Savings Bank of one thousand dollars which said Cook agrees to assume and pay as a part of the consideration of this deed, 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 above. And for the consideration aforesaid I, Louisa Bates, wife of said Eli Bates, 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.

In witness whereof, we, the said Eli Bates and Louisa Bates hereunto set our hands and seals this First day of April in the year one thousand eight hundred and eighty two.

Signed, sealed, and delivered } Eli Bates (seal)
in presence of } Louisa Bates (seal)
Q. H. Wood } Commonwealth of Massachusetts,
Worcester, ss. Milford, Apr. 14, 1882.