

Sarah A. Fletcher } Edwin B. Bates (real)
 Commonwealth of Massachusetts. Worcester, ss. March 29th 1893. Then
 personally appeared the above named Frank E. Stevens and acknowl-
 edged the foregoing instrument to be his free act and deed,
 Before me, Wendell Williams, Justice of the Peace.
 Rec^d March 31st 1893 at 2-15th Mo. Court. By Murray B. Miller Jp?

Bates Rupert F. Jr.
 to
 Erwin A. Bates

Know all men by these presents that we, Rupert F. Bates and Frank E. Stevens both of Mendon County of Worcester and Commonwealth of Massachusetts and Agnes E. Bates of Milford in said County, in consideration of Two Hundred Dollars paid by Erwin A. Bates of said Mendon, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Erwin A. Bates a certain tract or parcel of land situate in the Easterly part of Upton in said County on the Westerly side of the road leading from the house now or formerly of Charles Dove past what has been known as the District No 3 School house in Upton and the residence of Adams Rockwood to Hopkinton. Said tract is woodland and spent land, contains twenty-two acres more or less and is the same premises conveyed to Eli Bates by two deeds from Whitman Holbrook the first dated February 27th A. D. 1884 recorded with Worcester District Deeds Book 1166 Page 214, the second dated June 24 A. D. 1884, and recorded with said Deeds Book 1175 Page 420. Grantors being heirs of said Eli Bates except said Stevens whose title to the granted premises is derived by deed recently recorded from John L. Bates another heir of said Eli Bates. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Erwin A. Bates and his heirs and assigns to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by us, and that we will and our 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 claiming by, through or under us but against none other. And for the consideration aforesaid I, Margaret A. Bates wife of the said Rupert F. Bates and I, Maida A. Stevens wife of the said Frank E. Stevens do hereby release unto the said grantee and his heirs and assigns all right of us to both dower and homestead