

heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except two mortgages to the Milford Savings Bank, on which there is now due \$400. + interest from Sept. 1/93 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 Caroline M. Bates wife of the grantor 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 Frederick Bates and Caroline M. Bates hereunto set our hands and seals this Tenth day of October in the year one thousand eight hundred and ninety three.

Signed, sealed and delivered } Frederick Bates (seal)
 in presence of } Caroline M. Bates (seal)
 Jesse A. Taft (to F. B.) }
 Lowell C. Fales (to C. M. B.) } Commonwealth of Massa-
 chusetts, Worcester ss.

October 10 1893. Then personally appeared the abovesam- ed Frederick Bates and acknowledged the foregoing in- strument to be his free act and deed.

Before me Jesse A. Taft Justice of the Peace.
 Rec^d Oct. 11th 1893 at 2^h 45^m P.M. Ent^d & Ex^d By Lizzie A. Barker Ass. Reg^r.

Bates Erwin A.
 to
 Mary C. Claflin

Know all men by these presents that I, Erwin A. Bates of Mendon, in the County of Worcester and Com- monwealth of Massachusetts, in consideration of One dollar and other valuable considerations paid by Mary Caroline Claflin wife of Russell Claflin both of said Mendon, the receipt whereof is hereby acknowledged, do hereby give, grant bargain, sell and convey unto the said Mary Caroline Claflin, two certain tracts of land in said Mendon near Mendon Village, the first, containing twenty four acres more or less, being chiefly mowing and swamp land situated on the Westerly side of Main street here known as North Avenue, has a house and barn thereon and is bounded as follows, viz: Beginning on the Westerly side of said Avenue