

Know all men by these presents

that I, Sarah E. Pratt of Mendon, in the Commonwealth of Massachusetts,
 in consideration of One Dollar and other valuable considerations,
 paid by Arthur R. Nichols of Providence, in the State of Rhode Island,
 the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said
 Arthur R. Nichols, a certain farm with the buildings thereon, situated in
 said MENDON, on the westerly side of the road leading from said Mendon to
 Upton, being the same premises described in a deed from Amariah A. Taft to
 Eli Bates dated June 6th 1881 and recorded with Worcester District Deeds,
 Book 1095, Page 266, also in a deed from said Taft to said Bates, dated
 May 30th 1881, recorded with said Deeds, Book 1117, Page 601, to which
 deeds and records reference may be had for a more particular description
 of said premises. Being the same premises conveyed to me by Lemuel B.
 Wilmarth by deed dated September 10, 1894 and recorded with Worcester
 District Deeds, Book 1448, Page 628.

Pratt
 to
 Nichols

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging
 to the said Arthur R. Nichols and
 his heirs and assigns, to their own use and behoof forever.
 And I hereby for myself and my heirs, executors, and administrators
 covenant with the 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

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.

And for the consideration aforesaid I, Thomas B. Pratt, husband of
 Sarah E. Pratt, do hereby release unto the said grantee and his heirs and
 assigns all right of or to COURTESY and HOMESTEAD in the granted
 premises and all other rights and interests therein.

In witness whereof we, the said Sarah E. Pratt and
 Thomas B. Pratt

hereunto set our hands and seals this fifteenth day of
 March in the year one thousand nine hundred and five.

Signed and sealed in presence of

Samuel B. Taft.

Sarah E. Pratt (seal)

Thomas B. Pratt (seal)

Commonwealth of Massachusetts.

Worcester ss. March 15, 1905 . Then personally appeared
 the above-named Sarah E. Pratt and acknowledged the
 foregoing instrument to be her free act and deed, before me—

Samuel B. Taft, Justice of the Peace.

Received Mar. 15, 1905 at 9 h. 6 m. A. M. Entered and examined.

Attest:

Lettie M. Hubbard, Dist. Register.