

KNOW ALL MEN BY THESE PRESENTS

that I, Clara J. Nichols of Mendon, in the County of Worcester, and in the Commonwealth of Massachusetts, wife of Arthur R. Nichols, of said Mendon, in consideration of One Dollar and other considerations, paid by Kleber A. Campbell, of Hopedale in the County and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Kleber A. Campbell, a certain farm, in said MENDON, being all the same premises described in deed of Arthur R. Nichols to Clara J. Nichols, by deed dated August 21, 1913, recorded with Worcester District Deeds, Book 2135, Page 371, and bounded and described in said deed as follows, to wit:- "A certain tract of land, situate on westerly side of the road leading from Mendon to Upton, and bounded as follows: On the east by said road, on the north by land now or formerly owned by the Heirs of Joseph Albee, on the west by land of Michael Foley, and the road called Washington Street, on the south by land of David W. Burnett and land of Eunice Briggs, the same containing (60) sixty acres, be it more or less, reserving from said lot the road leading from Mendon to Northbridge, past the house on said premises it being a Town way known as the Thayer place.

Also a tract of land situated on the northerly side of the road leading from Mendon to Northbridge, pass the Otis Thayer place and bounded and described as follows:- On the south by said road on the east by land of Michael Foley, on the north by land now or formerly owned by Joseph Albee Heirs, and on the west by land of James Holbrooke, said tract of land containing six (6) acres be it more or less, being the same premises deeded from Amariah A. Taft to Eli Bates, June 6, 1881, and recorded with Worcester District Deeds, Book 1095, Page 266, also in deed Book 1117, Page 601, of deed from said Taft to said Bates, dated May 30, 1881, also being same premises conveyed to Sarah E. Pratt, by Lemuel B. Wilmarth, by deed dated Sept. 10, 1894, and recorded with Worcester District Deeds, Book 1448, Page 628."

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Kleber A. Campbell 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, except the taxes for 1918, which the grantee assumes and hereby agrees to pay; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D 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, Arthur R. Nichols, the husband of the said Clara J. Nichols, hereby release unto the grantee and his heirs and assigns all right to an estate by the C U R T E S Y and to any other estate or interest in the granted premises.

I N W I T N E S S W H E R E O F we, the said Clara J. Nichols and Arthur R. Nichols hereunto set our hands and seals this first day of April in the year one thousand nine hundred and eighteen.

Signed and sealed in presence of

Clifford A. Cook (to both)

Clara J. Nichols

{seal}

Arthur R. Nichols

{seal}

Commonwealth of Massachusetts

Worcester, ss. April 1, 1918 Then personally appeared the above-named Clara J. Nichols and acknowledged the foregoing instrument to be her free act and deed, before me-

Clifford A. Cook, Justice of the Peace.

My commission expires Aug. 3, 1923.

Rec'd April 2, 1918, at 8h. 30m. A.M. Ent'd & Ex'd

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KNOW ALL MEN BY THESE PRESENTS

that I William C. Gillman the mortgagee named in a certain mortgage given by Adoniram J. Spofford to said Gillman dated April 23- A. D. 1883, and recorded with Worcester County Deeds, Libro 1142 Folio 430, in consideration of Twenty-two Hundred Dollars paid by Amariah A. Taft- the receipt whereof is hereby acknowledged, do hereby A S S I G N, transfer, and set over unto the said Amariah A. Taft the said mortgage deed, the real estate thereby conveyed, and the note and claim thereby secured.

T O H A V E and T O H O L D the same to the said Amariah A. Taft and his heirs, and assigns, to their own use and behoof forever; subject nevertheless, to the conditions therein contained and to redemption according to law.

I N W I T N E S S W H E R E O F I hereto set my hand and seal this third day of April A. D. 1890.

Signed and sealed in presence of

Nichols

to

Campbell

3-\$1.00 Stamps

1-50¢ Stamp

Cancelled.

Gillman

to

Taft