

Rec'd Mar 7th 1871 at 11.30^{am} A.M. Cont'd & Ex'd By Alex. H. Wilder Reg.

Quigley James
to
Charlotte A. Davenport

(Stamp
\$1.00
Cancelled)

Know all men by these presents that James Quigley of Mendon in the County of Worcester and Commonwealth of Massachusetts in consideration of nine hundred dollars paid by Charlotte A. Davenport of said Mendon the receipt whereof is hereby acknowledged, do hereby give grant bargain sell and convey unto the said Charlotte A. Davenport in her own right and not subject to the control of her husband John S. Davenport her heirs and assigns, a certain tract of land with the buildings thereon situated in said Mendon on the Easterly side of the road leading from Mendon to Worcester and bounded as follows viz, beginning at the Northwesterly corner of said tract on the road aforesaid thence Easterly and bounded Northerly by land of Chas A. Davenport as the fence now stands to a corner, thence turning and running Southerly and bounded Easterly on land of said Chas A. Davenport as the wall now stands to a corner, at land of Joseph Albee thence turning and running West-erly and bounded Southerly by land of Joseph Albee and Isabella Turner as the wall now stands to a corner at the road aforementioned, thence turning and running Northerly by and with said road to the bound first mentioned at the place of beginning. To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging, to the said Charlotte A. Davenport her heirs and assigns to her & their use and behoof forever. And I the said James Quigley for myself and my heirs executors and administrators do covenant with the said Charlotte A. Davenport her heirs and assigns, that I am lawfully seized in fee simple of the aforegranted premises: that they are free from all incumbrances, that I have good right to sell and convey the same to the said Charlotte A. Davenport her heirs and assigns forever as aforesaid: and that I will and my heirs executors and administrators shall warrant and defend the same to the said Charlotte A. Davenport her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said James Quigley and Mary A. Quigley wife of the said James Quigley in token of