

thence running North 2° East seventy two rods to a stake in the swamp or meadow bounding on land of said Adams thence running North 108 1/2° East to the County road and bounding Northerly on land of Seth Davenport thence running South 14° East forty six rods and bounding Eastwardly upon said County road thence running South 15° East thirty rods to the said District Schoolhouse being the first mentioned bounds and bounding Eastwardly upon said County road or however otherwise bounded with all the buildings thereon standing and all the privileges and appurtenances thereunto belonging being all the land which Daniel R. Newhall and Caleb Hayward conveyed to me by their deed bearing date the third day of April A.D. 1820 on the West side of said County road reference to said deed which is recorded in the Registry of Deeds for said County of Worcester Book 219 Page 351.

To have and to hold the aforegranted premises to the said Leonard Taft his heirs and assigns to his and their use and behoof forever and I do covenant with the said Leonard Taft his heirs and assigns that I am seized in fee of the above granted premises and that they are free of all incumbrances, except the following to wit, the following ^{rights, privileges &} conveniences given bequeathed and granted unto Abigail Lovett and Nancy Lovett both of said Mendon Spinster, by the last Will and Testament of James Lovett late of said Mendon deceased (viz) they the said Abigail and Nancy shall have the use of the North lower room in the house of the said deceased to live in, and the use of the Chamber over said room together with the use of as much cellar room as they may have occasion for - Also a privilege of doing their baking and washing in the back kitchen in said house - Also the use of the well for ^{as much} water as they shall stand in need of - Also the privilege of as much yard room for laying their wood near the house as they may need - Also as much land for a garden near the house as they may wish to improve as such they are also to have one third part of all the fruit of all kinds that may grow in the orchard near the house and barn which orchard they and each of them are to have free access to when ever they please, the occupants or occupant of said premises is also to keep a cow for the use of the said Abigail & Nancy summer and winter in the same manner that he keeps his own Cattle, The above named Abigail and Nancy and each of them to have the above said privileges so long as they remain unmarried and no longer - that I have good right to sell & convey the same to the said Leonard Taft and that I will warrant and defend the same premises to the said Leonard Taft his heirs and assigns forever against the lawful claims and demands of all persons, except as above mentioned. - In witness whereof I the said Israel Mowry and I Philis Mowry Wife of the said Israel in token of the relinquishment of my right of dower or thirds in the above granted premises have herunto set our hands and seals this thirtieth day of July in the