

hands and seals this eleventh day of October in the year of our Lord one thousand eight hundred and sixty four.

Signed, marked, sealed and delivered, in presence of John <sup>his</sup> McNamee Susan <sup>mark</sup> McNamee <sup>mark</sup> Jno. Hopkins Commonwealth of Massachusetts Worcester, so. October 11<sup>th</sup> 1864. Then personally appeared the above named John McNamee and acknowledged the foregoing instrument to be his free act and deed.

Before me - Jno. Hopkins - Justice of the Peace. Rec<sup>d</sup> Oct. 24<sup>th</sup> 1864 at 9<sup>th</sup> 10<sup>th</sup> S. M. Center Ex<sup>h</sup> By Alex. H. Wilder Reg<sup>r</sup>

Staples Melvorne to Thos. J. Nugent Stamp \$2.00 cancelled

Know all men by these presents that S. Melvorne Staples of Mendon in the County of Worcester, Commonwealth of Massachusetts in consideration of seven- teen hundred dollars paid by Thomas J. Nugent of Milford in said County, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Nugent his heirs & assigns my home farm situate in said Mendon on both sides of the road leading past the dwelling house of Francis E. Wheelock and bounded as follows. The part of said farm on the Easterly side of said road is bounded southerly by land of Chauncy Blauch, Easterly by land of A. A. Taft, land of Stephen Teney and land of J. M. Bennett, Northerly by land of said Bennett and land of H. C. Cook, Westerly by said road. The part of said farm Westerly of said road is bounded southerly by land of Henry Rawson & land of H. B. & J. M. Staples, Easterly by said road, Northerly by land of Stephen Cook, and Westerly by land of Charles Fletcher. This deed is on the express condition, that the said Thomas J. Nugent his heirs and assigns shall and do pay and discharge or cause to be paid and discharged a certain mortgage on said premises running to Marcona & Christopher Daniels for \$400 dated May 12. 1860, recorded with Worcester Deeds Book 62<sup>d</sup> Page 22 as the same shall become due & payable and the note to secure which the same was given & mentioned therein and forever

save the said Melcome, Staples his heirs, executors & administrators, harmless from ever being called on or required to pay said note and mortgage or any part thereof, and from all loss, cost, trouble and expense by reason thereof, the amount secured by the said mortgage is included in the above consideration. The grantor is to be allowed to occupy the premises free of rent, untill the first day of April A.D. 1865. To have and to hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said Thomas J. Nurgent his heirs and assigns, to his and their use and behoof forever. And I, the said grantor for me and my heirs, executors and administrators, do covenant with the said grantee and his heirs and assigns, that I am lawfully seized in fee simple of the afore granted premises that they are free from all incumbrances, except dower of Matic Arnold, for which I hold a lease, the rent whereof I am to pay for her life, the rights of way of H. B. & J. M. Staples & of G. Fletcher to and from the meadow tract owned respectively by said Fletcher & by said H. B. & J. M. Staples, also the mortgage before mentioned, that I have a good right to sell and convey the same to the said grantee, and his 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 grantee, his heirs and assigns forever, against the lawful claims and demands of all persons, except against said rights of way and said mortgage.

In witness whereof I, the said Melcome, Staples, also meaning fully, to release all homestead rights in the premises on the same condition, have hereunto set my hand and seal this twenty second day of October in the year of our Lord, eighteen hundred and fifty four.

Signed, sealed and delivered, Melcome Staples  
 in presence of us  
 H. B. Staples —

Commonwealth of Mass.  
 Worcester ss.

Oct. 22, 1864. Then personally appeared the above named Melcome Staples and acknowledged the foregoing instrument to be his free act and deed.

Before me - W. B. Staples - Justice of the Peace.  
Rec'd Oct. 24<sup>th</sup> 1864 at 9<sup>th</sup> W. A. M. Enc'd by P. J. Alex. H. Wilder Reg.

Mugent Thos. J.  
to  
Melcome Staples  
(Stamp  
\$1.00  
Unrecorded)  
Assigned in Book  
695. Page 325.

Know all men by these presents that I, Thomas J. Mugent of Milford in the County of Worcester and Commonwealth of Massachusetts, being unmarried, in consideration of eight hundred dollars paid by Melcome Staples of Mendon in the County of Worcester aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Staples, the farm this day deeded to me by said Staples, situate in said Mendon on both sides of the road leading past the dwelling house of Francis C. Wheelock and bounded as follows. The part of said farm on the easterly side of said road is bounded southerly by land of Chauncy Aldrich, easterly by land of H. H. Taft, land of Stephen Torrey and land of D. W. Bennett, northerly by land of said D. W. Bennett and land of H. C. Cook and westerly by said road. The part of said farm westerly of said road is bounded southerly by land of Henry Rawson and land of W. B. H. J. M. Staples, easterly by said road, northerly by land of Stephen Cook, and westerly by land of Charles S. Fletcher.

To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging, to the said Melcome Staples, his heirs and assigns, to his and their use and behoof forever. And I, the said Thomas J. Mugent for me and my heirs, executors and administrators do covenant with the said Melcome Staples, his heirs and assigns, that I am lawfully seized in fee simple of the afore granted premises, that they are free from all incumbrances made or suffered by me, that I have good right to sell and convey the same to the said Staples, his 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 Staples.