

Signed sealed and delivered by Charles H. Newton. *Read*
 in presence of us
 Wm H. Snowdon
 Henry B. Pratt
 Lucy H. Newton *Read*
 Commonwealth of Massachusetts
 Worcester ss April 15th 1868 Then
 personally appeared the within and above named Charles H.
 Newton and acknowledged the within and above instrument
 to be his free act and deed.

Before me Wm H. Snowdon Justice of the Peace.
 Sessd Apr 18th 1868 at 10^h 15^m A.M. Ent^l Loc^l of Alex. H. Wilder Reg^r

Burke Mich^l
 to
 Jos. Cummings
 Stamp
 50
 (Cancelled)

Know all men by these presents that I Michael Burke of
 Storington State of Connecticut in consideration of four
 hundred dollars paid by Joseph Cummings of Mendon
 County of Worcester State of Massachusetts the receipt whereof
 is hereby acknowledged do hereby give grant bargain sell and
 convey unto the said Joseph Cummings a certain tract or
 parcel of land with the buildings standing thereon containing
 about forty acres of land and being the same premises de-
 scribed in a deed given by George Davenport to said Joseph
 Cummings dated the fifteenth day of December in the year
 of our Lord one thousand eight hundred & fifty two (1852)
 recorded in the Registry of Deeds for Worcester County Book
 five hundred and three (503) page five hundred and two (502)
 to which reference is made and said premises are the same
 this day conveyed by the grantee aforesaid to the said Michael
 Burke. To have and to hold the aforegranted
 premises with the privileges easements and appurtenances
 thereto belonging to the said grantee and his heirs and assigns
 to their use forever. And I the said grantor for me and my heirs
 executors and administrators do covenant with the said
 grantee his heirs and assigns that I am lawfully seized in fee
 of the aforegranted premises that they are free from all incum-
 brances that I have good right to sell and convey the same to the
 said grantee his heirs and assigns 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 of all persons.

Provided nevertheless that if the said grantor his heirs
 executors or administrators shall pay unto the said grantee
 his executors administrators or assigns the sum of four
 hundred dollars in annual payments of one hundred
 dollars each from the day of the date hereof with interest on