

A. J. Sumner to F. W. } Worcester, Jan'y 22^d 1876. Then perso-
 John Ward to M. H. } nally appeared the above-named
 Francis Ward and acknowledged the above instrument to be his
 free act and deed.

Before me, A. J. Sumner, Justice of the Peace
 Rec^d Jan 26th 1876 at 11 A.M. Entered By Charles A. Chase Regr

Birds Thomas
 to
 John Burley

Know all men by these presents that I Thomas
 Birds of Mendon in the County of Worcester and State of Massa-
 chusetts in consideration of three hundred dollars paid by John
 Burley of said Mendon, the receipt whereof is hereby acknowl-
 edged, do hereby give, grant, bargain, sell and convey unto the
 said John Burley his heirs and assigns a certain piece of land
 situated in said Mendon on the Westerly side of the road leading
 from Worcester to Providence containing about three acres of land
 more or less and bounded Beginning at the Westerly side of said
 road at the Southeast corner of said piece, thirty one and a half
 feet Southerly of the Southeast corner of school house No. 1 in said
 Mendon; thence Westerly and bounding Southerly by land of
 Locus Hill Cemetery (so called) to land of Joseph Albee, thence
 Northerly and bounding Westerly by said Albee land to the wall,
 thence Easterly and bounding Northerly by land of said Albee and
 land now or formerly of Peter Woods to the Westerly side of said
 road, thence Southerly and bounding Easterly by said road to the
 place of beginning with all the buildings standing on said piece
 of land.

To have and to hold the
 granted premises, with all the privileges and appurtenances
 thereto belonging to the said John Burley and his heirs and
 assigns to their own use and behoof forever. And I do hereby
 for myself and my heirs, executors and administrators covenant
 with the said grantee and his heirs and assigns that I am law-
 fully seized in fee simple of the granted premises that they are
 free from all incumbrances, that I have good right to sell and
 convey the same as aforesaid, and that I will and my heirs, ex-
 cutors and administrators shall warrant and defend the same
 to the said grantee and his heirs and assigns forever against
 the lawful claims and demands of all persons.

In witness whereof I the said Thomas
 Birds (unmarried) hereunto set my hand and seal this
 twenty fourth day of January in the year one thousand
 eight hundred and seventy six.