

N. 8^o W. 31 rods and 7 links, to a stake in the wall, bounded Easterly by land formerly of Joseph Cummings, thence Easterly as the wall now stands to a corner at land of Peter Wood the last line bounded on said Cummings land, thence Southerly as the fence now stands to a corner thence Easterly as the wall now stands to the place of beginning, the last two lines bounded on land now or formerly of said Peter Wood, being the same estate conveyed to William H. Davenport by deed from said Joseph Albee, dated July 13th 1871 and recorded in the Registry of Deeds for said Worcester County Book 888 Page 592, containing 40 acres be the same more or less. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said James Quigley 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 lawfully 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 executors 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 Joseph Albee (single) hereunto set my hand and seal, this ninth day of November in the year one thousand eight hundred and seventy six. Joseph Albee (seal)

Signed, and sealed in presence of Lewis Hayden } Commissioner of
of Massachusetts. Worcester, ss. November 11th 1876. Then personally ap-
peared the above-named Joseph Albee and acknowledged the forego-
ing instrument to be his free act and deed. Before me Lewis Hayden
Justice of the Peace.

Dec^d Nov. 21st 1876 at 10-15 A. M. Ent^d & E^d by Charles A. Chase, Reg^r

Quigley James

to

Ellen Quigley

Assigned in Book

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See Discharge

in Book 1586

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Know all men by these presents that I James Quigley of Mendon in the County of Worcester, and State of Massachusetts in consideration of eight hundred dollars to me paid by Ellen Quigley of said Mendon the receipt whereof is hereby acknowledged, do here by give, grant, bargain, sell and convey unto the said Ellen Quigley her heirs and assigns a certain tract or parcel of land with the buildings standing thereon, situated in said Mendon, on the Westerly side of the road leading from said Mendon to Worcester, and containing 40 acres be the same more or less, and being the same and all the same premises as described in a warranty deed from Joseph Albee to James Quigley, dated Nov. 9th 1876 and known as the William H.