

KNOW ALL MEN BY THESE PRESENTS

that I, Max Robbins of the City and County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations paid by Willard C. Rogers and Arthur L. Rogers, both of the City and County of Worcester, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Willard C. Rogers and Arthur L. Rogers, as joint tenants, a certain tract or parcel of land with the buildings thereon and all the privileges and appurtenances thereto belonging, situated on the westerly side of Park Avenue, formerly called Newton Street, in said City of WORCESTER, bounded and described as follows, to wit:- Beginning at the southeast corner thereof, on said avenue at a corner of land now or late of Henry Rich; thence northerly by said avenue about eighty (80) feet to land now or late of Ebenezer E. Abbott; thence westerly by said Abbott land one hundred (100) feet to land now or late of Francis S. Knight; thence southerly by said Knight land about eighty (80) feet to land now or late of said Rich; thence easterly by said Rich land one hundred (100) feet to the place of beginning. Being the same premises conveyed to Mary McGurl by Charles L. Redding by his deed dated May 3rd, 1888 and recorded in Worcester District Registry of Deeds, Book 1272, Page 126. Being the same premises conveyed to Max Robbins, by deed dated June 25th, 1915 and recorded with Worcester District Deeds, Book 2081, Page 266.

Robbins

to

Rogers et al.

2-50¢ Stamps
Cancelled

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Willard C. Rogers and Arthur L. Rogers, as joint tenants and not as tenants in common, and their heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantees and their heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, excepting a first mortgage of five thousand (\$5000) dollars to Worcester Mechanic Savings Bank accrued interest and taxes for the year 1915, which the grantees hereby assume and agree to pay as part of the consideration of this conveyance, 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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons, excepting as aforesaid.

And for the consideration aforesaid I, Bessie Robbins, the wife of the said Max Robbins, do hereby release unto the said grantees and their heirs and assigns all right of or to both DOWER and HOME-ESTEAD in the granted premises, and all rights by statute therein, and all other rights and interests therein.

IN WITNESS WHEREOF we the said Max Robbins and Bessie Robbins, hereunto set our hands and seals this fourteenth day of September in the year one thousand nine hundred and fifteen

Signed and sealed in presence of

M. Robbins

Max Robbins

(seal)

her

Bessie + Robbins.

(seal)

mark

Commonwealth of Massachusetts.

Worcester ss. September 14, 1915. Then personally appeared the above-named Max Robbins and acknowledged the foregoing instrument to be his free act and deed, before me -

Louis E Feingold Justice of the Peace.

Rec'd Sept. 15, 1915, at 10h. 17m. A. M. Ent'd & Ex'd.

* * * * *

The Town of Mendon, a municipal corporation situated in the Town of Mendon County of Worcester, Massachusetts, for consideration paid, grants to John H. Cunningham of Milford, in said County, with QUITCLAIM covenants, the land situated in said Town on the westerly side of North Avenue, so-called, known as the North End Schoolhouse lot, and having a school building thereon, bounded easterly by said North Avenue (a public highway); northerly by the Locust Hill Cemetery, so-called; westerly and southerly by land of James Quigley. For title see deed of Joseph Albee to the Inhabitants of Mendon, dated December 23, 1872, and recorded with Worcester District Deeds, Book 858, Page 599.

to

Cunningham

1-\$1.00 Stamp
Cancelled

IN WITNESS WHEREOF the said Town of Mendon has caused these presents to be signed and its corporate seal hereto affixed this seventh day of July, 1915, by Leonard E. Taft, Henry W. Gaskill and Herbert J. George, a Committee of said Town, duly chosen and authorized at a legally held meeting thereof.

(seal)

Henry W. Gaskill
Herbert J. George
Leonard E. Taft

See Instrument
in B.2088P.219
to correct error.