

I, MARY ELIZABETH MAHERN

of Mendon, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to JOSEPH D. COLBERT

of Upton, Worcester County, Massachusetts with warranty covenants

the land in- A certain tract or parcel of land, with all the buildings thereon, situate in said Mendon, on the westerly side of the road

leading from said Mendon to Worcester, bounded and described as follows, viz:-

- BEGINNING: at a point on the westerly side of said road at land now or formerly of Betsey Wood;
THENCE: northerly and with said road to land now or formerly of Liberty Goss;
THENCE: westerly as the wall now stands to a corner at land now or formerly of Joseph Albee, bounded northerly by said Goss land;
THENCE: southerly as the ditch, wall, and fence now stand to a corner;
THENCE: easterly as the wall now stands to a corner at the Locust Hill Cemetery, the last two lines bounded on land now or formerly of said Albee, westerly and southerly;
THENCE: northerly as the wall now stands to a corner;
THENCE: easterly as the wall now stands to a corner, the last two lines bounded easterly and southerly by said cemetery;
THENCE: N. 8° W. 31 rods and 9 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 Betsey Wood the last line bounded on said Cumming's land;
THENCE: northerly 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 Betsey Wood. Containing 40 acres, be the same more or less.

Being the premises conveyed to me by deed of Bertha I. Snare, dated December 7, 1938 and recorded with Worcester District Deeds, Book 2880, Page 507 and Alice T. Leary, deceased, February 10, 1946, her death certificate recorded herewith.

This conveyance shall also include all furniture in the house located on the land above described.

STAMPS AFFIXED TO INSTRUMENT
U.S. Internal Revenue Documentary
Com. of Massachusetts Deed Excise

Table with 2 columns: Dollars, Cents. Values: 2 20, 2 65

Husband- wife- of said grantor;

release to said grantee all rights of tenancy by the curtesy, dower, and homestead and other interests therein.

Witness MY hand and seal this 23rd day of July 19 53

Mary Elizabeth Mahern

The Commonwealth of Massachusetts

Worcester ss. July 23, 19 53

Then personally appeared the above named MARY ELIZABETH MAHERN

and acknowledged the foregoing instrument to be her free act and deed, before me

Henry C. Walker, Notary Public - Justice of the Peace

My Commission expires Sept. 6, 19 53

Recorded July 30, 1953 at 11h. 57m. A. M.