

the said Stephen Cook and his heirs and assigns, a certain tract or parcel of land with the buildings thereon, situated in the Westerly part of said Mendon and on the Northerly side of the road leading from the house of Christopher Daniels by the house of Ezekiel P. Gaskill, containing one and one half acres, be the same more or less, bounded and described as follows, to wit: Westerly and Northerly on land of Rufus Southwick; Easterly on land of said Ezekiel P. Gaskill; and Southerly on said road. It being the premises described in two deeds from Rufus Southwick to grantor, to which reference may be had for a more particular description of the premises. The said deeds being recorded in the Registry of Deeds for said County Book 763 Page 597, and Book 930 Page 122.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Stephen Cook 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 with the exception of a certain mortgage given by grantor to Christopher Daniels of the amount of eighty dollars; 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 Rufus Hazard hereunto set my hand and seal this thirtieth day of July in the year one thousand eight hundred and seventy five.

Signed, sealed and delivered } Rufus Hazard. (seal)
 in presence of } Commonwealth of Massachusetts
 Samuel H. Taft } Worcester ss. Aug 3rd 1875. Then personally appeared the above named Rufus Hazard and acknowledged the foregoing instrument to be his free act and deed.

Before me Samuel H. Taft Justice of the Peace
 Rec^d Aug 6th 1875 at 1 P.M. Int^d & Ex^d by Harvey B. Wilder Reg^r

Cook Stephen
 to
 Jane Hazard

Know all men by these presents that I, Stephen Cook of Mendon in the County of Worcester and Commonwealth of Massachusetts in consideration of five hundred