

dollars paid by Jane Hazard wife of Rufus Hazard of Mendon in said County, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Jane Hazard her heirs and assigns a certain tract or parcel of land with the building 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: Westerty and Northerty on land of Rufus Southwick; Easterly on land of Ezekiel P. Gaskill, and Southerly on said road. It being the premises described in two deeds from Rufus Southwick to Rufus Hazard, to which referance 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 Jane Hazard and her 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 her 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 Rufus Hazard 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 her heirs and assigns forever, against the lawful claims and demands of all persons. And for the consideration aforesaid I, Ann —, Cook wife of grantor do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said Stephen Cook and Ann M. Cook hereunto set our hands and seals this second day of August in the year one thousand eight hundred and seventy five.

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