

S. $3\frac{3}{4}^{\circ}$ W. 71 rods to a corner of wall, thence S. $89\frac{1}{2}^{\circ}$ E. 36 rods thence N. 66° E. 24 rods; thence N. 61° E. 16 rods; thence N. $58\frac{1}{4}^{\circ}$ E. 38 rods, 10 links to said road; thence South, bounding Easterly on said road about 45 rods to a wall; thence Westerly as the wall now stands about $38\frac{1}{2}$ rods; thence South as the wall now stands about $7\frac{2}{5}$ rods to a ditch for a wall; thence Westerly as the ditch and wall now run to a wall at land formerly of Stephen Wood about 95 rods, thence Northerly as the wall now stands about $95\frac{1}{2}$ rods to the place of beginning and bounding Westerly by land formerly of said Wood, and containing about twenty seven acres, more or less. Excepting so much of the above described ^{premises} as was previously conveyed by Samuel Walker to James Quigley by deed dated April 21, 1883 and recorded with Worcester District Deeds, Book 1141, Page 514, and reserving the School House and land on which it stands as it is now fenced. The said grantors also hereby convey unto the said grantee a right of way to and from the above described premises over land of James Quigley and being the same right of way as was reserved to the said Samuel Walker his heirs and assigns in his deed to the said James Quigley dated and recorded as above. The above described premises are conveyed subject to a lease to A. J. Spofford for pasturage for the season of 1892, but the said grantee shall be entitled to collect and retain for his own use all accruing rent money.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Michael Head, and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the 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 except as aforesaid; 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid. And for the consideration aforesaid