

to the place of beginning, with the right when there is water in the "new trench" so called, near the box shop of H. C. Wilcox in said Mendon to have the water from said "new trench" flow without hindrance into the "old trench," so called, which is now owned by Grantors and herein conveyed. Being premises conveyed to us by deed of H. C. Wilcox dated April 29th 1889, recorded with Worcester District Deeds lib 1294, folio 346, deed of J. W. Wilcox dated April 29th 1889 and deed of H. C. Wilcox dated November 14th 1891, the last two deeds are to be recorded.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Edgar H. Jenks and his heirs and assigns to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators covenant with the said grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except a mortgage from us on the second and the first described parcels to H. C. Wilcox on which is due Four Hundred and Seventy-five Dollars and a mortgage of earlier date covering the two parcels first described and other property from H. C. Wilcox to Austin A. Taft on which is due Six Hundred Dollars both which mortgages Grantor agrees to assume and pay as a part of the consideration of this conveyance, also taxes for 1893 on the granted premises; that we have good right to sell and convey the same as aforesaid; and that we will and our 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 except holders of paid mortgages and claims for said taxes. And for the consideration aforesaid I, said Lavinia I. Chipman do hereby release unto the said grantee and his heirs and assigns all right of us to both dower and homestead in the granted premises.

In witness whereof we the said George S. Chipman and Lavinia I. Chipman hereunto set our hands and seals this Thirtieth day of June in the year one thousand eight hundred and ninety-three.

Signed, sealed and delivered } George S. Chipman (seal)
in presence of } Lavinia I. Chipman (seal)

Gustavus O. Williams to both } Commonwealth of Massachusetts.

Worcester ss. June 13th 1893. Then personally appeared the above named George S. Chipman and Lavinia I. Chipman and acknowledged the foregoing instrument to be their free act and deed.

Before me, Gustavus O. Williams Justice of the Peace.