

# Know all men by these presents

that we, Mary E. Hyde of Lowell, County of Middlesex, Martin M. Grady of Chelmsford, in said County and John T. Grady, of Worcester, in the County of Worcester, and all in the Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by Albert Boyant and Jane M. Boyant, both of Mendon in said County of Worcester,

Hyde et ali.

to

Boyant et ux.

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Albert Boyant and Jane M. Boyant, his wife, jointly, two certain tracts of land, situated on the road leading from Mendon to Northbridge, in said town of MENDON, and comprising the homestead place of the late Anne M. Grady, deceased; The first tract having a house and barn thereon, contains about six acres and is situated on the southerly side of said road. The second tract contains about six acres and one hundred and forty-eight rods, and is situated on the northerly side of said road. Said two tracts comprise the premises described in the deed of Edward H. Taft to Martin Grady, dated June 17, 1873, recorded with Worcester District Deeds, Book 913, Page 255. Our title to the granted premises is derived by descent from the said Anne M. Grady.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Albert Boyant and Jane M. Boyant, jointly and their heirs and assigns, to their own use and behoof forever.

And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantees and their heirs and assigns that we are lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances

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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Fred J. Hyde, husband of the said Mary E. Hyde, do hereby release unto the said grantees and their heirs and assigns all right in or to an estate by the CURTESY or other estate or title in the granted premises.

In witness whereof we, the said Mary E. Hyde, Fred J. Hyde Martin Grady and John T. Grady, both the latter being unmarried,

hereunto set our hands and seals this twenty-eighth day of August in the year one thousand nine hundred and one.

Signed and sealed in presence of

Wendell Williams to M.E.H.  
James A. Devlin  
Mrs. Ellen Borden  
Klein E. Cole

Mary E. Hyde (seal)  
Fred J. Hyde (seal)  
Martin M. Grady (seal)  
John T. Grady (seal)

### Commonwealth of Massachusetts.

Worcester ss. August 28, 1901 Then personally appeared the above-named Mary E. Hyde, Martin M. Grady and John T. Grady and acknowledged the foregoing instrument to be their free act and deed, before me—

Wendell Williams, Justice of the Peace.

Received Sept. 3rd, 1901 at 8 h. 30 m. A. M. Entered and examined.

Attest:

Lottie M. Hubbard, Asst. Register.