

Know all men by these presents

that we, Albert Boyant and Jane M. Boyant, his wife, both of Mendon, in the County of Worcester and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Edmund J. Dixon, of Milford, County and Commonwealth aforesaid,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Edmund J. Dixon, 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. Being the same and all the same premises described in a deed from Mary E. Hyde and others to us, dated August 28, 1901, and recorded with Worcester District Deeds, libro 1693, folio 449.

Boyant et ux.

to

Dixon

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Edmund J. Dixon and

his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the 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

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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid we, the said Albert Boyant and Jane M. Boyant do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER, HOMESTEAD and CURTESY and to any other estate or interest in the granted premises.

In witness whereof we, the said Albert Boyant and Jane M. Boyant,

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

Signed and sealed in presence of

Lowell E. Fales

Albert Boyant (seal)

Jane M. Boyant (seal)

Commonwealth of Massachusetts.

Worcester, ss. August 9, 1904. Then personally appeared the above-named Albert Boyant and Jane M. Boyant and acknowledged the foregoing instrument to be their free act and deed, before me—

Lowell E. Fales Justice of the Peace.

Received Aug. 10, 1904, at 4. h. 48 m. P. M. Entered and examined.

Attest:

Lillian M. Hubbard, Dist. Register.