

wearing thereof, fire and other unavoidable casualties excepted, as the same now are, or may be put into by the said lessor, and to pay the rent as above stated, and not make or suffer any waste thereof, and that the lessor may enter to view and make improvements and to expel the lessee, if he shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof.

In witness whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed, sealed and delivered } S. H. T. Bennett (seal)
in presence of } L. E. Osborn (seal)
S. S. Parsons,) Worcester, ss. January 19th 1880. Then personally appeared the within named S. H. T. Bennett and acknowledged the within instrument to be his free act and deed.

Before me Samuel C. Parsons Justice of the Peace.
On Feb. 24th 1880 at 8 A.M. but by Murray B. Miller Reg.

Anthony Martha L. Know all men by these presents that I, Martha L. Anthony
to of Mendon, County of Worcester in the Commonwealth of Massachusetts,
Stephen Cook wife of Benjamin A. Anthony of said Mendon, in considera-
Mendon tion of one dollar and other considerations paid by Stephen Cook
of said Mendon, the receipt whereof is hereby acknowledged do hereby remise, release and forever quitclaim unto the said Stephen Cook, all my right, title and interest in and to the parcel of land with the buildings thereon conveyed to said Cook by said Martha L. and Benjamin A. Anthony by deed dated October 20th 1876, recorded with the Worcester County Deeds, Book 793 Page 182. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Stephen Cook and his 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 grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by me; 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 claiming by, through or under me but against none other. And for the consideration aforesaid I, Benjamin A. Anthony, the husband of the said Martha L. Anthony do hereby release unto the grantee and his heirs and assigns all