

lines bounding on land formerly of Aaron C. Cook, thence S. 16° E. 10 rods & links to stones on a walnut stump; thence N. 83° E. 83 rods & 6 links crossing said Tomackold road to the easterly side thereof, the last two lines bounding on said Ariel Cook's land; thence N. 57° E. 22 rods & 10 links; thence N. 65½° E. 18 rods on the easterly side of said Tomackold road; thence N. 18° W. 11 rods crossing said Tomackold road to a corner of a wall; thence N. 76° E. 11 rods & 3 links; thence N. 72° E. 7 rods; thence N. 78° E. 10 rods to the first mentioned bound, the last four lines bounding on said Ariel Cook's land. The portion of said farm lying easterly of the road first named is bounded as follows, viz: Beginning at an abutment of a wall at land formerly of Asa Chilson on the easterly side of said first named road, thence southeasterly bounding on said road to the centre of Quicketream Brook; thence easterly with said brook to the stone arched road bridge over said Brook; thence northerly with road to southeasterly corner of the Necropolis, so called; thence westerly by the southerly line of said Necropolis to a corner thereof; thence northerly by the westerly line of said Necropolis to the road leading past said Necropolis from Mendon village to Boston; thence westerly by said road to land now or formerly of Willard H. Swan, and a corner of same; thence westerly a straight line to the bound first mentioned, reserving whatever right of way is reserved to Willard Chilson his heirs and assigns in deed of Edward C. Cook to Warren City dated December 6th 1875 and recorded with Worcester District Deeds, libro 968, folio 302. to which deed and deed of William H. City Administrator, to me dated Oct. 8th 1888 and recorded with said Deeds libro 1280, folio 355. reference may be had for further description of the premises and my title thereto.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Emma F. Ellis and her 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 said grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances, except the reservation 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