

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Austin A. Wheelock, two certain tracts of land, the one situate on the West side of the old Providence and Worcester Road and Westerly from Quisset Road, the other being situate and contained between said Prov. & Wor. Road and said Quisset Road, meaning hereby to include all the land I now own which was conveyed to Andrus Wheelock and herein grantor by herein grantor and all the land I now own which was devised by the will of my father Andrus Wheelock, deceased, and all being in the town of Mendon in said County of Worcester, being the same premises of which one undivided half was conveyed by Andrus Wheelock to herein grantor by deed dated June 6th, A.D. 1872 and recorded with said Worcester County Deeds Book 874, Page 369, with the exception of two tracts which have been heretofore deeded to Gabriel Eugene, which are now owned by herein grantee, being all the land now belonging to me situate in said Town of Mendon. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Austin A. Wheelock 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 said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; 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 defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Martha Wheelock, wife of said Daniel Wheelock, do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.