Jr. and acknowledged the foregoing instrument to be his free act and deed, Before me, J. Stewart Brown Justice of the Peace.
Rec'd Aug. 29th 1896 at 12-55 P.M. Ent'd & Ex'd By Lizzie A. Barker Asst. Reg'r.

Cook Hiram E.
to
Lewis G. Wilson

Know all men by these presents that I, Hiram E. Cook of Southborough in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations to me paid by Lewis G. Wilson of Hopedale in said County and Commonwealth, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Lewis G. Wilson two certain tracts of land situate in the Southerly part of Mendon in said County and containing sixty seven acres more or less. The first parcel having a dwelling house and barn thereon is bounded, On the Westerly ~ by the road running from the Village of of Mendon to "Evorsdale Stand" and land of Heirs of Lem Daniels or others and land formerly of Gilbert Cook; Southerly by land of Heirs of Ann Scott, Easterly by Mill River and Northerly by land of said Gilbert Cook." The Second parcel is bounded Easterly by the aforesaid road, Southerly by land of Heirs of said Ann Scott, Westerly by the "Erastus Hill pasture" and Northerly by land of Heirs of said Lem Daniels; and are the same premises conveyed to me by Lem Daniels and Susan More by their deed of Quitclaim dated May 8th A.D. 1884, and recorded in the Worcester District Registery of Deeds Book 1190 Page 121. This conveyance is made subject to the rights held by Deborah Daniels as the Widow of Cyrus Daniels or by the agreement of the Heirs of said Cyrus Daniels to the possession and enjoyment of certain parts of said premises during her lifetime. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Lewis G. Wilson 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 except as 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 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, Evelyn Cook wife of said Hiram E. Cook do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and

homestead together with all rights by statute in the granted premises. In witness whereof we the said Hiram E. Cook and Evelyn Cook hereunto set our hands and seals this Twenty-third day of July in the year one thousand eight hundred and ninety-six.

Hiram E. Cook (seal)
Evelyn Cook (seal)

Signed, sealed and delivered in presence of Francis D. Newton witness to both signatures

Commonwealth of Massachusetts. Worcester ss. July 23d 1896. Then personally appeared the above-named Hiram E. Cook and acknowledged the foregoing instrument to be his free act and deed. Before me Francis D. Newton Justice of the Peace.

Rec'd Sept. 1st 1896 at 8-55 A.M. Ent'd & Ex'd By Lizzie A. Barker Asst. Reg'r.

Cooke Evelyn &c. to Lewis G. Wilson

Know all men by these presents that I, Evelyn Cook of Southborough in the Commonwealth of Massachusetts, wife of Hiram E. Cook of said Southborough, in consideration of One Dollar to me paid by Lewis G. Wilson of Hopedale in the County of Worcester and said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Lewis G. Wilson two certain tracts of land situate in the Southerly part of the Town of Mendon in said County containing sixty-seven acres more or less, and are known as the Cyprus Daniels Farm, and are the same premises described in a deed this day to be given to the Grantee by my husband Hiram E. Cook and to be recorded herewith. My rights in the premises were derived from my Father Cyprus Daniels late of said Mendon, deceased. This conveyance is given subject to the rights which my Mother Deborah Daniels has by dower or otherwise in the granted premises during her life time.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Lewis G. Wilson and his heirs and assigns to their own use and behoof forever. And I 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, except the rights held by my Mother the said Deborah Daniels during her lifetime, 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 except as aforesaid but against none other. And for the consideration aforesaid I, Hiram