

homestead together with all rights by statute in the granted premises.  
 In witness whereof on 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 23<sup>d</sup> 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<sup>d</sup> Sept. 1<sup>st</sup> 1896 at 8:55 A.M. Ent<sup>d</sup> & Ex<sup>d</sup> By Lizzie A. Barker Asst. Reg<sup>r</sup>.

Cook 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 Southern part of the Town of Mendon in said County containing sixty-seven acres more or less, and are known as the Cyrus 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 Cyrus Daniels late of said Mendon, deceased. This conveyance is given subject to the rights which my Mother Deborah Daniels has by done 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