

Know all men by these presents

Scott
to
Bibeau et al
2-50¢ Stamps
Cancelled.

that I, Walter Scott of Mendon in County of Worcester, and Commonwealth of Massachusetts,
in consideration of One Thousand Dollars,
paid by Felix H. Bibeau of said Mendon and Francis A. Bibeau of Woonsocket in County of Providence, and State of Rhode Island,
the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said
Felix H. Bibeau and Francis A. Bibeau, a certain tract of land with house and other buildings thereon, situate in the corner of the Quisset and Providence and Worcester roads, in the southerly part of the said town of Mendon, containing six acres of land, be the same more or less, and bounded as follows: Beginning at the said corner of said roads, and thence running southeasterly with the said Prov. & Wor. road about 800 feet, more or less, to a corner of wall running nearly at right angles with said last named road; thence with the said wall in a westerly direction and with wall about 516 feet to a corner of the said wall; thence with wall in a southerly direction about 186 feet to a corner of wall; thence with wall about 66 feet in a westerly direction to the said Quisset road; thence northeasterly with the said Quisset Road to the point of beginning, and being the same premises conveyed to me by deed of Austin A. Wheelock, dated March 16th, 1896 and recorded with Worcester District Deeds, Book 1497, Page 597, but subject to the possible rights therein mentioned.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Felix H. Bibeau and Francis A. Bibeau and their heirs and assigns, to their own use and behoof forever.
And I hereby, for myself and my heirs, executors and administrators covenant with the grantees and their heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances except said possible rights;

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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid.
And for the consideration aforesaid I, Mary E. Scott, wife of said Walter Scott, do hereby release unto the said grantees and their heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises.

In witness whereof we, the said Walter Scott and Mary E. wife of said Walter,
hereunto set our hands and seals this tenth day of April in the year one thousand nine hundred and one.

Signed, sealed and delivered in presence of
Francis N. Thayer
Walter Scott (seal)
Mary E. Scott (seal)

Commonwealth of Massachusetts.

Worcester ss. April 11th 1901 Then personally appeared the above-named Walter Scott and acknowledged the foregoing instrument to be his free act and deed before me—
Francis N. Thayer, Justice of the Peace.
Received April 16th 1901 at 10 h. 18 m. A. M. Entered and Examined.
Attest: *[Signature]* Register.