

Know all men by these presents

Cook
to
Gaskill

that I, Sophia W. Cook of South Framingham, County of Middlesex and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations paid by Albion A. Gaskill of Mendon, County of Worcester and said Commonwealth,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Albion A. Gaskill his heirs and assigns certain parcels of land with the buildings thereon, situated in said MENDON being fully described in a Warranty Deed from Sumner Ballou to Ariel Cook dated October 14", 1834, and recorded with Worcester District Deeds, Book 303, Page 247. Also another parcel of land fully described in a Warranty Deed from Samuel G. Wilcox to said Ariel Cook dated April 10", 1852, and recorded with Worcester District Deeds, Book 492, Page 27. Another tract of land fully described in a Warranty Deed from Asa Chilson and Samuel G. Wilcox to Ariel Cook dated August 3", 1835, and recorded with Worcester District Deeds, Book 434", Page 543. Another tract of land fully described in a Warranty Deed from Aaron C. Cook to Ariel Cook dated February 24", 1853 and recorded with Worcester District Deeds, Book 514, Page 509. Another tract of land fully described in a Warranty Deed from Olney Cook to Ariel Cook dated June 21", 1855 and recorded with Worcester District Deeds, Book 565, Page 630 from which deeds further reference may be had. I derive my title to this property by will of said Ariel Cook who died October 14", 1893.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said **Albion A. Gaskill** 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 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Sophia W. Cook being a widow, hereunto set my hand and seal this 31st day of October in the year one thousand nine hundred and one.

Signed and sealed in presence of
----- } Sophia W. Cook (seal)

Commonwealth of Massachusetts.

Worcester ss. October 31st, 1901. Then personally appeared the above-named Sophia W. Cook and acknowledged the foregoing instrument to be her free act and deed, before me—

Frank E. Mann, Justice of the Peace.
Received Nov. 7, 1901, at 9 h. 56 m. A. M. Entered and examined.
Attest: *[Signature]* Register.