

land and a fence, about 162 feet to a corner; thence westerly with said land and fence, about 120 feet to said Upton road; thence by and with said road, northerly to a wall at Post Lane; thence with said wall, on the southerly side of said Post Lane, N. 43 $\frac{1}{4}$ ° E. 56 rods and 15 links, N. 47° E. 2 rods and 13 links, N. 41° E. 40 rods, N. 32° E. 8 rods, N. 26° E. 16 rods and 13 links, N. 18-2/3° E. 3 rods and 10 links, N. 9° E. 6 rods, N. 35 $\frac{1}{4}$ ° E. 11 rods and 10 links; thence leaving said Post Lane and running S. 74° E. 8 rods and 15 links, S. 55 $\frac{1}{2}$ ° E. 12 rods, S. 60-1/3. E. 13 rods and 12 links, S. 88 $\frac{1}{2}$ ° E. 21 rods; thence southeasterly about 19 rods to the road from Mendon to Milford; the last line and all or a part of the preceding lines bounding on land of the Heirs of Hiram A. Barney; thence with said Mendon and Milford road, westerly across Muddy Brook, until it comes to a corner of wall at land formerly of Francis F. Taft, now supposed to belong to one Clark; thence northerly with wall to a corner, westerly with wall to a corner, and southerly with wall to said road; thence still westerly by and with said road to the place of beginning. See deed of Silas Dudley to Edward Dudley, dated November 1, 1881, and recorded with Worcester District Deeds, Book 1105, Page 437, and deeds of William S. Hastings et als. to Silas Dudley, dated January 16, 1835, recorded with said Deeds, Book 332, Page 362, and Samuel D. Torrey et als. to said Silas Dudley, dated January 16, 1835, and recorded with said Deeds, Book 332 Page 360.

The second tract is pasture land, and is situated on the southerly side of said road from Mendon to Milford, and is bounded on the north by said road, on the west by other land of this grantee, on the south in whole or in part by land formerly of Amariah A. Taft, now of Nathan R. George, and on the east by land of the Heirs of said Amariah A. Taft; containing about 19 acres, and being the same and all the premises conveyed to Edward Dudley by Stephen W. Ballou et als., by deed dated April 11, 1881, recorded with said Deeds, Book 1091, Page 376. Our title to both the foregoing tracts is derived under the will of said Edward Dudley. And as a part of the consideration hereof the grantee assumes and agrees to pay the taxes assessed or to be assessed on the granted premises for the current year 1910.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging to the said George M. Taft and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except as aforesaid; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Erwin A. Snow, husband of the said Charlotte A. Snow, do hereby release unto the said grantee and his heirs and assigns all right of or to an estate by the C U R T E S Y in the granted premises, and all other rights and interests therein, and I, Carrie Van Cott Dudley, wife of the said Silas A. Dudley, hereby release unto the grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we, the said Charlotte A. Snow, Erwin A. Snow, Mary E. Dudley (unmarried), Silas A. Dudley and Carrie Van Cott Dudley, hereunto set our hands and seals this sixteenth day of April, in the year one thousand nine hundred and ten.

Signed, sealed and delivered

in presence of

Austin A Taft to both C.A.S
& E A S.
Wendell Williams to M.E.D.
Austin A Taft

Charlotte A. Snow (seal)
Erwin A. Snow (seal)
Mary E. Dudley. (seal)
Silas A. Dudley, (seal)
By Mary E. Dudley, his attorney
in fact and of record
Carrie Van Cott Dudley, (seal)
By Mary E. Dudley, her attorney
in fact and of record.

Austin A Taft

Commonwealth of Massachusetts.

Worcester, ss. April 16, 1910. Then personally appeared the above-named Mary E. Dudley and acknowledged the foregoing instrument to be her free act and deed, before me -

Wendell Williams Justice of the Peace.

Rec'd April 20, 1910, at 11h. 36m. A. M. Ent'd & Ex'd.

* * * * *

Taft
to
Taft

K N O W A L L M E N B Y T H E S E P R E S E N T S that I, Clarence A. Taft, of Mendon, in the County of Worcester, and Commonwealth of Massachusetts in consideration of Two Thousand Dollars, paid