

Clifford A. Cook Justice of the Peace.
 Rec'd March 14, 1911, at 8h. 30m. A. M. Ent'd & Ex'd.

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KNOW ALL MEN BY THESE PRESENTS that we, Hannah S. Cook, and George L. Gardner, both of Milford in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by Elizabeth C. Fletcher, of Medway in the County of Norfolk and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL, and CONVEY unto the said Elizabeth C. Fletcher, three certain tracts of land, including all buildings thereon, in MENDON in the County of Worcester and Commonwealth aforesaid.

Cook et al.

to

Fletcher

The first of said tracts being all the same premises conveyed by Olive Darling to Aldrich B. Cook, by deed dated January 31, 1850, recorded with Worcester District Deeds, Book 458, Page 298, and bounded and described therein as follows, to wit:- "A certain tract of land situated in said Mendon, bounded as follows: Beginning at the southeasterly corner of said land, on the west side of the County road leading from Worcester to Providence, thence running N. 30 $\frac{1}{2}$ ° W. nine rods and two thirds, by and with said road; thence S. 50 $\frac{2}{3}$ ° W. three rods; thence N. 44° W. two rods and seven links; thence S. 73° W. six rods and four links to a corner of wall, the three last lines bounding on land of Naum Gaskill; thence S. 25° E. about nine rods, to a stake and stones at land now occupied by Welcome B. Cook, and bounding westerly by land of grantor; thence easterly as the wall now stands to the first mentioned bound, and bounding southerly on land now occupied by said Welcome B. Cook; and the grantee hereby covenants and agrees with the grantor that he will construct and forever maintain a good and substantial fence on the whole length of line between the premises herein described and the land of the grantor."

The second of said tracts being all the same premises conveyed by Naum Gaskill to Aldrich B. Cook, by deed dated April 5, 1851, recorded with said Deeds, Book 478, Page 29, and bounded and described in said deed as follows, to wit:- "A certain piece of land lying in Mendon aforesaid containing about five rods be the same more or less lying on the westerly side of the Providence and Worcester County road bounded as follows viz Beginning at the road aforesaid at the grantees land thence westerly on the grantees land thence northerly on the grantees land till it comes to a wall thence easterly a strait line with said wall to the road aforesaid thence southerly on said road to the place of beginning."

The third of said tracts being all the same premises conveyed by Alexander H. Allen to Aldrich B. Cook by deed dated April 10, 1865, recorded with said Deeds, Book 715, Page 264, and bounded and described in said deed as follows, to wit:- "A certain tract of land in said Mendon, bounded as follows viz:- Beginning at a point on the westerly side of the road, leading from Worcester to Providence, R. I. at the northeasterly corner of the premises, at land of Aaron C. Cook, lately land of A. H. Allen thence running westerly as the wall now stands to a corner, at land of Albert W. Gaskill, bounded northerly by land of the said Aaron C. Cook; thence turning and running southerly as the wall now stands, to a corner, at land of Charles Fletcher, bounded westerly by land of said Gaskill; thence turning and running easterly as the wall now stands to a corner at land of grantee, bounded southerly by the old land (so-called) being land of said Fletcher, thence turning and running northerly, as the wall and fence now stand, to the road afore-mentioned, bounded easterly by land of grantee and land of Charles Fletcher; thence turning and running north-westerly by and with said road to the bound first mentioned, being the same tract of land conveyed to Olive Darling by Caleb V. Allen, as by his deed will appear, as recorded in the Registry of Deeds, at Worcester, Book 293, Page 549, excepting so much of said tract as has heretofore been conveyed to the grantee by the aforesaid Olive Darling. With the privilege to pass and repass up and down the old lane (so-called) to drive cattle to pasture etc."

Also all our right, title and interest in and to the premises conveyed by Austin Wood, as assignee of the estate of Alexander H. Allen, to Aldrich B. Cook by deed dated December 8, 1865, recorded with said Deeds, Book 715, Page 266.

Our title to the aforesaid granted premises is derived under the will of said Aldrich B. Cook, late of Mendon, allowed July 23, 1901, by the Probate Court for the County of Worcester.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Elizabeth C. Fletcher and her heirs and assigns to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee and her 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