Know all men by these presents

Skrine

to

Richardson

that I, Lincoln S. Skrine of Hopedale in the County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations paid by Elizabeth A. Richardson of Hyde Park, in the County of Norfolk and said Commonwealth.

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Elizabeth A. Richardson certain tracts of land with dwelling houses, barn and other buildings thereon, situated in the Town of MENDON, in said County of Worcester, being the same and all the premises conveyed to me by deed of Lewis G. Wilson, dated July 3, 1906, and recorded with Worcester District Deeds, Book 1833, Page 457, and described in said deed to me as follows: "Two certain tracts of land, situate in the southerly part of said Town of Mendon and containing about sixty-nine acres, more or less, bounded and further described as follows:

The first tract, with two dwelling houses, barn and other buildings thereon, is situate on the easterly side of the road leading from the "Coverdale Stand", so called, to the Village of Mendon, and is bounded as follows: Beginning at the northwesterly corner of the granted premises at corner of land formerly of Gilbert Cook and thence running S. 89-½° E., 19 rods; thence S. 88° E., 58 rods to Mill River; thence southerly with said river to land of Heirs of Adrian Scott; thence N. 72-½° W., 12 rods; thence S. 84° W., 19.8 rods; thence S. 1° W., 4.2 rods; thence S. 63° W., 9.2 rods; thence S. 49-¾° W., 10 rods; thence S. 57-¼° W., 8 rods; thence S. 89° W., 20 rods to said road and thence northerly with said road to the point of beginning.

The second tract is on the westerly side of said road and is bounded as follows: Beginning at the southeasterly corner of premises formerly owned by Leon Daniels, and thence running N. 57° 55' W., 19.52 rods to drill hole in rock; thence N. 63° 10' W., 35.88 rods; thence S. 76° W., 10 links; thence S. 16-½° E., 11.68 rods; thence S. 43° W., 32.6 rods; thence S. 10° W., 30.12 rods; thence easterly with land of Heirs of Adrian Scott to said road and thence northerly with said road to the point of beginning But excepting herefrom so much of said premises in said first described tract as is used for burial purposes."

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Elizabeth A. Richardson and her heirs and assigns, to their own use and behoof forever.

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And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except a mortgage thereon given by the grantor to Julius A. George, now held by assignment by George M. Taft and upon which there is now due the principal sum of nine hundred(900) dollars, which the grantee hereby assumes and agrees to pay, and except as aforesaid: 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 her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I,, Flora B. Skrine, wife of the said Lincoln S. Skrine do hereby release unto the said grantee and her heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.

In witness whereof we the said Lincoln S. Skrine and Flora B. Skrine hereunto set our hands and seals this eleventh day of November, in the year one thousand nine hundred and eleven

Signed and sealed in presence of

Wendell Williams to both

Lincoln S. Skrine. (seal)

Flora B. Skrine (seal)

Commonwealth of Massachusetts.

Worcester, ss. November 11, 1911.

Then personally appeared the above-named Lincoln S. Skrine and acknowledged the foregoing instrument to be his free act and deed, before me

Wendell Williams

Justice of the Peace.

Received Nov. 13, 1911, at 8 h. 30 m. A. M. Entered and examined.

Poirier to Lavigne

Know all men by these presents

that I, Joseph Poirier, the mortgagee named in a certain mortgage given by Napoleon C. Lavigne, to me, dated October 23rd, A. D. 1908, and recorded with Worcester District Deeds, Book 1890 Page 315, do hereby acknowledge that I have received from said Napoleon C. Lavigne, the mortgagor named in said mortgage, full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgage, and release and quitclaim unto the said Napoleon C. Lavigne, and his heirs and assigns forever, all interest acquired under said mortgage in the premises thereby conveyed.

In witness whereof I, hereunto set my hand and seal this eleventh day of November, A. D. 1911.

Signed and sealed in the presence of

Owen A. Hoban

his
Joseph + Poirier (seal)
mark

Commonwealth of Massachusetts.

Worcester, ss. Gardner, Nov. 11th, 1911.

Then personally appeared the above-named Joseph Poirier, and acknowledged the foregoing instrument to be his free act and deed, before me—

Owen A. Hoban

Justice of the Peace.

Received Nov. 14, 1911, at 8 h. 30 m. A. M. Entered and examined.