

scribed in said deed as follows, to wit:- "A piece of land situated in said Mendon on the westerly side of the Providence & Worcester road containing two acres & one hundred and seven rods, more or less, and bounded as follows, viz: Beginning on said road by said Cooks Lane; thence N. 86 1/2° W. 13 rods 17 links and bounding southerly on said lane; thence N. 2° E. 12 rods & 15 links and bounding westerly on said Cooks land; thence N. 8° W. 13 rods 3 links, it bounding west on said Cooks land; thence N. 85° E. 16 rods 16 links and bounding northerly on Peter Pickering's land to said road; thence turning and running southerly on said road 28 rods & 10 links to the place of beginning."

Also a certain parcel of land in said Mendon, being all the same premises conveyed by Ahaz Allen to Ariel Cook, 2nd. by deed dated July 4, 1827, recorded with said Deeds, Book 260, Page 195, and described in said deed as follows, to wit:- "A certain tract of pasture land containing eight acres and forty one rods, situated in said Mendon butted and bounded as follows. Beginning at the County road at Moses Daniels land running north 86° W. thirteen rods and - a half, then N. 86 2/3° W. ten rods, then N. 88 1/4° W. twenty-two rods, then S. 84 2/3° W. thirteen and one half rods by said Moses Daniels land to Ebenezer Aldrich's land, then N. 39 2/3° W. eight rods, then N. 19° W. two rods, then N. 10 1/2° W. seventeen rods & 22 L. to stake and stones by land of the said Ebenezer Aldrich, then east full point thirty seven rods and twenty links, then N. 83 1/2° east fourteen rods and twenty-three links, then S. 9° E. thirteen and one half rods, then S. 1/3° W. twelve rods and seven links, then S. 88° E. thirteen and one half rods to the aforesaid County road, then by and with said road one and one half rods to the first mentioned bound; the three aforesaid links from Ebenezer Aldrich's land to the said road, bound on land of the grantor."

Also a certain parcel of land in said Mendon, being all the same premises conveyed by Johnson Legg, Guardian of Phebe Wheelock et al. to Ariel Cook, by deed dated June 30, 1846, recorded with said Deeds, Book 426, Page 21; deed of Adin B. Wheelock to Ariel Cook, dated June 30, 1846, recorded with said Deeds, Book 426, Page 22; and deed of Carlile W. Capron, Administrator of the Estate of Caleb Wheelock to Ariel Cook, dated June 30, 1846, recorded with said Deeds, Book 426, Page 20, and described in said deeds substantially as follows:- "A piece of mowing and pasture land situated in said Mendon, containing twenty three acres eighty four rods be it the same more or less, with all the privileges and appurtenances thereof; bounded: Beginning at a corner of wall at the southwesterly corner of the piece on the southerly side of Quissett Road (so called) and at a corner of Solomon and Lydia Pratt's land then easterly and bounding by said Pratt's land until it comes to the grantee's other land, then northerly and bounding easterly partly by the grantee's and partly by Peter Pickering's land to Andrew Wheelock's land, then westerly by said Andrew Wheelock's land to the road aforesaid, then southwesterly and bounding by said road ninety four rods to the place of beginning." The grantor, Mayo T. Cook, derives title to his interest in the granted premises as sole heir at law of Alonzo A. Cook, late of Boston, Mass., deceased, intestate; and the grantor, Alton A. Cook, derives title to his interest in the granted premises, under the will of Elizabeth C. Fletcher, late of said Mendon, deceased, testate. Gilbert Cook, who was the predecessor in title to all the above described premises, except as to about five acres of woodland, derived his title from his father, Ariel Cook, by descent, as to his undivided part, and by purchase by deed from the remaining heirs as to the other undivided parts.

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 Felix H. Bibeau and Albina B. Bibeau, as joint tenants, and to their 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 grantees and their heirs and assigns that the granted premises are free from all incumbrances made or suffered by me, except rights of way, if any; and except the taxes for the municipal year of 1919, which the grantees assume and hereby agree to pay as a part of the consideration 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 said grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me, but against none other.

And for the consideration aforesaid we, Alice J. Cook, wife of the said Mayo T. Cook, and Marcella J. Cook, wife of the said Alton A. Cook, do hereby release unto the said grantees and their 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 rights by statutes and all other rights therein.

I N W I T N E S S W H E R E O F we the said Mayo T. Cook, Alice J. Cook, Alton A. Cook, and Marcella J. Cook, hereunto set our hands and seals this twenty-fourth day of July in the year one thousand nine hundred and nineteen.

Signed and sealed in presence of

Geo. A. Clough.
Witness G. H. Duthie

Mayo T. Cook (seal)
Alice J. Cook (seal)