

Rec'd Jan. 20, 1931, at 8h. 30m. A. M. Ent'd & Ex'd

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Bibeau et ux.

to

Dion et ux.

We, Felix H. Bibeau and Albina Bibeau, husband and wife, both of Blackstone, Worcester County, Massachusetts, being married, for consideration paid, grant to Edgar Dion and Ozilda Dion, husband and wife, both of Woonsocket, Providence County, State of Rhode Island, with Q U I T C L A I M covenants, the land in MENDON, Worcester County, Massachusetts, described as follows:- A certain parcel of land in Mendon, in the County of Worcester and Commonwealth aforesaid, being all the same premises conveyed by Amariah Taft to Ariel Cook, 2nd., by deed dated September 27, 1834, recorded with Worcester District Deeds, Book 326, Page 365, and described in said deed as follows: to wit:-

"A certain tract or parcel of land lying in Mendon aforesaid on the easterly side of the County road leading from Worcester to Providence containing thirty acres be the same more or less bounding as follows viz:- Beginning at the northwest corner at the road aforesaid at Thomas Wheelocks land thence easterly and bounding northerly on said Thomas and Andrew Wheelocks land to Mill River (so called) thence down stream of said river until it comes to land belonging to the Heirs of Moses Daniels late of Mendon deceased thence westerly and bounding southerly on land of said Daniels deceased to the grantees land thence northerly bounding westerly on the grantees land thence westerly and bounding southerly on the grantees land to the County road aforesaid thence northerly bounding westerly on the road aforesaid to the first mentioned bounds."

Also a certain parcel of land in said Mendon, being all the same premises conveyed by Windsor Wheelock to Ariel Cook 2nd, by deed dated July 3, 1824, recorded with said Deeds, Book 240, Page 208, and described in said deed as follows, to wit: "A certain piece of woodland containing six acres and one hundred fifty one rods, being situated in the First Parish in said Mendon and on the County road leading from Worcester to Providence, bounded as follows, viz: Beginning at said road at a stake and stones then running E.  $2\frac{1}{3}$  N. forty-six rods to a stake and stones; then S.  $5^{\circ}$  W. eleven rods to stake and stones, thence S.  $14^{\circ}$  W. fifteen rods and  $\frac{2}{10}$  these three lines bounded northerly and easterly by land of the grantor then a due west course forty two rods and  $\frac{1}{2}$  to the said road bounding southerly by land of Moses Daniels thence N.  $2\frac{1}{2}^{\circ}$  S. twenty-three rods  $\frac{2}{10}$  by said road to the first mentioned bound."

Also a certain parcel of land in said Mendon being all the same premises conveyed by Cyrus Daniels et als. to Ariel Cook, 2nd, by deed dated April 15, 1843, recorded with said Deeds, Book 392, Page 276, and described 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.  $86\frac{1}{2}^{\circ}$  W. 13 rods 17 links and bounding southerly by said lane; thence N.  $2^{\circ}$  E. 12 rods & 15 links and bounding westerly on said Books land; thence N.  $8^{\circ}$  W. 13 rods 3 links, it bounding west on said Cooks land; thence N.  $85^{\circ}$  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 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  $86^{\circ}$  W. thirteen rods and  $\frac{1}{2}$ , then N.  $86\frac{2}{3}^{\circ}$  W. ten rods, thence N.  $88\frac{1}{2}^{\circ}$  W. twenty-two rods, then S.  $84\frac{2}{3}^{\circ}$  W. thirteen and one half rods by said Moses Daniels land to Ebenezer Aldrich's land, then N.  $39\frac{2}{3}^{\circ}$  W. eight rods, then N.  $19^{\circ}$  W. two rods, then N.  $10\frac{1}{2}^{\circ}$  W. sevnteen 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.  $83\frac{1}{2}^{\circ}$  East fourteen rods and twenty three links, then S.  $9^{\circ}$  E. thirteen and one half rods, then S.  $1\frac{1}{2}^{\circ}$  W. twelve rods and seven links, thence S.  $88^{\circ}$  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 loins from Ebenezer Aldrich's land to the 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 30th, 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,