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We, J. Franklin Leonard and Mary S. Leonard, husband and wife, both

of Mendon, Worcester County, Massachusetts,

for consideration paid, grant to

Charles F. Leonard and A. Hazel Leonard, husband and wife,

both of said Mendon, as joint tenants,

with quitclaim covenants

a certain parcel of land, situate on the easterly side of the road leading from Mendon to Providence, in said Mendon, bounded and described as follows, to wit - beginning at a rock with a cut in it as a bound on the easterly side of said road at a point about 398 feet northerly of a bound at land now or formerly of one Steere; thence northerly by the easterly side of said road 130 feet to a stake at other land of said J. Franklin Leonard and Mary S. Leonard; thence S. 87° 09' 55" E. 115.17 feet to a stake; thence S. 17° 37' 55" E. 88 feet to a stake; and thence S. 72° 22' 05" W. 110 feet to the point of beginning, the last three lines bounding on other land of said J. Franklin Leonard and Mary S. Leonard.

Being a part of the premises described in deed of Bertrand D. Niles to said J. Franklin Leonard and Mary S. Leonard, dated May 2, 1911, recorded with Worcester District Deeds, book 1961, page 233.

No revenue stamp required.

I, J. Franklin Leonard, husband of said Mary S. Leonard, release to said grantees all right to an estate by the Curtesy and all other interests in the granted premises, and I, Mary S. Leonard, wife of said J. Franklin Leonard,

release to said grantee all rights of dower and homestead and other interests therein.

Witness our hand s and seal s this fifth day of November 19 40.

J. Franklin Leonard

Mary S. Leonard

The Commonwealth of Massachusetts

Worcester ss. November 5, 19 40.

Then personally appeared the above named J. Franklin Leonard

and acknowledged the foregoing instrument to be his free act and deed, before me

Clifford A. Cook

Justice of the Peace.

My commission expires Sept. 8, 19 44.

Rec'd Nov. 6, 1940 at 12h. 45m. P. M. Ent'd & Ex'd.