

thereto belonging to the said Mary Johnson and her heirs and assigns to their own use and behoof forever. 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 said mortgage, 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 claimants under said mortgage. And for the consideration aforesaid I, Selim W. Gunn husband of said Eva G. Gunn hereby release unto the grantee and her heirs and assigns all my right of or to or in the granted premises by the curtesy or otherwise.

In witness whereof we, the said Eva G. Gunn and Selim W. Gunn hereunto set our hands and seals this Twenty-fifth day of January in the year one thousand eight hundred and ninety-eight.

Signed sealed and delivered  
 in presence of  
 Gustavus B. Williams to both  
 4 printed words first erased  
 and word "my" interlined before signing.

Eva G. Gunn (real)  
 Selim W. Gunn (real)

Commonwealth of Massachusetts.  
 Worcester ss. January 25<sup>th</sup> 1898. Then personally appeared the above-named Eva G. Gunn and acknowledged the foregoing instrument to be her free act and deed.

Before me, Gustavus B. Williams Justice of the Peace.  
 Rec<sup>d</sup> Jan. 26<sup>th</sup> 1898 at 8:30 A.M. Ent<sup>d</sup> & Ex<sup>d</sup> By Lizzie A. Barker Asst. Reg<sup>r</sup>.

Hunt James W.  
 to  
 Etta L. Cooke

Know all men by these presents that I, James W. Hunt Trustee, the Mortgage named in a certain mortgage given by James E. Powers to said James W. Hunt dated January 24<sup>th</sup> A.D. 1890 and recorded with Worcester District Deeds Librs 1315 folio 280. in consideration of Six Hundred Two + <sup>20</sup>/<sub>100</sub> (\$62.20) Dollars paid by Etta L. Cooke of Cambridge, Massachusetts, the receipt whereof is hereby acknowledged, do hereby assign, transfer and set over unto the said Etta L. Cooke the said mortgage deed, the real estate thereby conveyed, and the note and claims thereby secured.

To have and to hold the same to the said Etta L. Cooke and her heirs and assigns to their own use and behoof forever; subject nevertheless to the conditions therein contained and to redemp-