

# Know all men by these presents

Livingston

to

Marden

that I, Edward J. Livingston of Milford in the County of Worcester and Commonwealth of Massachusetts

in consideration of One Dollar and other valuable considerations paid by William S. Marden of said Milford

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

William S. Marden a certain tract of land situated on the northeasterly shore of Nipmuck Pond, so-called, in MENDON in said County, bounded as follows: Beginning at a stake at or near the shore of said pond at other land of the grantor; thence N. 79° 35' E. about 31.8 feet to a drill-hole in a rock; thence following the same course, 68.2 feet to a stake; thence S. 10° 25' E. making a right angle with the course last named, 50 feet to a stake; the last three lines named bounding on other land of the grantor; thence making a right angle, S. 79° 35' W. about 95 feet to a stake at or near the shore of the pond, the last line bounding on land now or formerly of Charles A. Smith; thence by and with the shore of said pond, about 50 feet to the point of beginning. With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond as I am entitled to grant. Reserving, however, to Luther E. Taft, and his heirs and assigns forever a right of way over a portion of the granted premises two rods in width, measured from the high water line of the shore of said pond, with the further right to him and his heirs and assigns to dedicate said reservation to the public. Being the same premises described in a deed from Luther E. Taft to me dated July 1, 1908, recorded with Worcester Deeds Book 1901 Page 503.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said William S. Marden and his heirs and assigns to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors and administrators covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, made or suffered by me, excepting taxes for the current year of 1909, which the grantee agrees to assume and pay

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 said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me, except as aforesaid, but against none other.

And for the consideration aforesaid I, Mary F. Livingstone, wife of the said Edward J. Livingstone, do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we the said Edward J. Livingstone and Mary F. Livingstone

hereunto set our hands and seals this fifteenth day of June in the year one thousand nine hundred and nine.

Signed, sealed and delivered in presence of

John E. Swift to E. J. L.

Edw J Livingston (seal)

Mary F. Livingstone. (seal)

### Commonwealth of Massachusetts.

Worcester ss. June 15, 1909.  
the above-named Edward J. Livingstone  
foregoing instrument to be his free act and deed, before me,

Then personally appeared and acknowledged the

Received July 13, 1909

John E. Swift, at 11 h. 21 m. A. M.

Justice of the Peace.

Entered and examined.