

Know all men by these presents

Irons
to
Powell et ux.

that I, Mary E. Irons, of Mendon in the County of Worcester and Commonwealth of Massachusetts in consideration of One Dollar and other valuable considerations paid by John D. Powell and Laura P. Powell, his wife, both of Uxbridge in said County of Worcester the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said John D. Powell and Laura P. Powell a certain tract or parcel of land, with the buildings thereon, situated in the southwesterly part of said MENDON, on the westerly side of the road leading from Mendon Centre to Chestnut Hill, so-called, in Blackstone, containing three-fourths of an acre, more or less, and bounded and described as follows, viz: Beginning at a point on said road at land formerly of Newell N. Taft; thence westerly as the wall now stands to a corner at a ledge; thence southerly as the fence now stands to a corner; thence still southerly and running as the wall now stands in a straight line to a corner; thence easterly as the wall now stands to a corner at the aforesaid road; thence northerly by and with said road to the point of beginning. The first three lines being bounded on the said Newell N. Taft's land. Being the same and all the same premises as conveyed to me by deed of William F. Irons, dated June 4, 1910, and recorded with Worcester District Deeds, Book 1934, Page 296.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said John D. Powell and Laura P. Powell and their heirs and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, covenant with the grantees and their heirs and assigns that lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; excepting taxes for the current year, 1913, which the grantees agree 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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Edward R. Irons, husband of the said Mary E. Irons, do hereby release unto the said grantees and their heirs and assigns all right of or to an estate by the C U R - T E S Y in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we the said Edward R. Irons and Mary E. Irons

hereunto set our hands and seals this seventh day of August in the year one thousand nine hundred and thirteen.

Signed and sealed in presence of

John E Swift to M. E. I

Mary E Irons (seal)

Edwin R Irons (seal)

Commonwealth of Massachusetts.

Worcester ss. August 7, 1913.
the above-named Mary E. Irons
foregoing instrument to be her free act and deed, before me-

Then personally appeared and acknowledged the

John E. Swift

Justice of the Peace.

Received Aug. 11, 1913, at 8 h. 30 m. A. M. Entered and examined.