

KNOW ALL MEN BY THESE PRESENTS that we, Fred E. Gould, of Millville in the County of Worcester and Commonwealth of Massachusetts, and Frank E. Matthewson, of Hopedale in said County and Commonwealth in consideration of One Dollar and other valuable considerations paid by Ruth L. Emerson of Oxford in said County and Commonwealth, and Sophia L. Southwick, of Upton in said County and Commonwealth, and Everett E. Southwick, of Uxbridge in said County and Commonwealth the receipt whereof is hereby acknowledged, do hereby R E M I S E, R E L E A S E, and forever Q U I T C L A I M unto the said Ruth L. Emerson, Everett E. Southwick and Sophia L. Southwick all our right title and interest in and to four certain tracts of land, described as follows: The first tract being the old Willis Southwick Homestead situate in southerly part of MENDON in said County and being the same premises deeded to Willis Southwick by Rufus Southwick, containing thirty-eight acres more or less, and is situate easterly from the road leading from Albeeville to Chestnut Hill, and is bounded on the north by land formerly of Johnson Legg; on the east by land formerly of Phebe Aldrich; on the south, by land now or formerly of Dudley Taft and land formerly of Arnold Taft and Stephen Taft, and on the west by land now or formerly of said Willis Southwick, which separates above described tract from aforesaid road.

The second being the same conveyed by deed from Stephen Taft to Albert Staples dated December 15th A. D. 1874 and recorded with Worcester County Deeds, Book 948 Page 478, and said premises are situate in south part of MENDON in said County.

The third being a certain tract of cranberry meadow and containing about two acres situate in the northerly part of ELACKSTONE in said County and is bounded northerly by land now or formerly of Albert Staples; easterly by land now or formerly of Albert Tourtelott, southerly by land now or formerly of F. A. Walden, westerly by land now or formerly of Eliza Taft and land now or formerly of Mowry Young, being the same premises deeded to said Willis Southwick by Phebe S. Alexander, Guardian, dated October 30th A. D. 1873.

The fourth being a certain tract of woodland containing six acres more or less, situated in the southerly part of MENDON in said County and is bounded as follows: Beginning at a point on the east side of aforesaid road at the northwest corner of the premises at heap of stones on a rock; thence southerly by and with said road to land now or formerly of Thompson Taft, Amariah A. Taft and land now or formerly belonging to Arnold Taft; thence easterly with said Arnold Taft land to land now or formerly of said Willis Southwick; thence northerly with said last named land (being the first tract hereinbefore described) across the road to land formerly of said Arnold Taft; thence westerly by and with a wall to place of beginning.

Meaning hereby to convey all and the same premises conveyed by deed of George S. Taft, Administrator of the Estate of Abram Staples to Edward L. Staples, dated May 20 A. D. 1857 and recorded with Worcester County Deeds Book 581, Page 409. Our interest in the said premises was inherited from our wives the late Deborah W. Gould, and the late Harriet E. Matthewson, respectively.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Ruth L. Emerson Everett E. Southwick and Sophia L. Southwick and their heirs and assigns, to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors, and administrators, covenant with the said grantees and their heirs and assigns, that the granted premises are free from all incumbrances made or suffered by us and that we will, and our heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the said grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under them but against none other.

I N W I T N E S S W H E R E O F we the said Fred E. Gould and Frank Matthewson hereunto set our hands and seals this twenty-first day of October in the year one thousand nine hundred and twenty-two.

Signed and sealed in the presence of

Geo. T. Hobbs

Fred E. Gould (seal)
Frank E. Matthewson (seal)

Commonwealth of Massachusetts

Worcester, ss. October 23, 1922. Then personally appeared the above-named Fred E. Gould and acknowledged the foregoing instrument to be his free act and deed, before me,

Geo. T. Hobbs Notary Public (seal)
Commission expires Feb'y 16, 1928

Commonwealth of Massachusetts

Worcester, ss. October 23, 1922 Then personally appeared the above-named Frank Matthewson and acknowledged the foregoing instrument to be his free act and deed, before me

Geo. T. Hobbs Justice of the Peace
Commission expires July 26, 1923

Rec'd Nov. 2, 1922 at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

Gould et al.

to

Emerson et als.

See Book 2512
Page 319

See Book 4173
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See Book 4172,
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