

Taft, to said Edwin L. Wilson, dated September 4, 1917, recorded with Worcester District Deeds, Book 2142, Page 53, and bounded and described in said Deed as follows, to wit:- "A certain parcel of land situate on Taft Avenue, a private way, in said MENDON, being lot numbered fifty-nine on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June, 1917," recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan."

Said premises are conveyed subject to a mortgage to the Milford Savings Bank on which there is now due \$650. and accrued interest from September 1, 1926, which the grantees assume and hereby agree to pay as a part of the consideration aforesaid.

**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 Nellie Bradley and George R. Murphy, as joint tenants, 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 I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except as aforesaid; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall **W A R R A N T** and **D E F E N D** 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, Geneive E. Wilson, wife of said Edwin L. Wilson, do hereby release unto the said grantees and their heirs and assigns all right of or to both **D O W E R** and **H O M E S T E A D** in the granted premises, and all other rights and interests therein.

**I N W I T N E S S** **W H E R E O F** we the said Edwin L. Wilson and Geneive E. Wilson hereunto set our hands and seals this thirtieth day of October in the year one thousand nine hundred and twenty-six.

Signed and sealed in the presence of

Clifford A. Cook (to both)

Edwin L. Wilson (seal)  
Geneive E. Wilson (seal)

Commonwealth of Massachusetts

Worcester ss. October 30, 1926. Then personally appeared the above named Edwin L. Wilson and acknowledged the foregoing instrument to be his free act and deed, before me-

Clifford A. Cook, Justice of the Peace  
My commission expires August 15, 1930.

Rec'd Nov. 1, 1926, at 8h. 30m. A. M. Ent'd & Ex'd

\* \* \* \* \*

We, Nellie Bradley and George R. Murphy, both of Somerville, Middlesex County, Massachusetts being unmarried, for consideration paid, grant to Edwin L. Wilson, of Mendon, Worcester County, Massachusetts, with **M O R T G A G E** covenants to secure the payment of **Thirteen Hundred Fifty Dollars** in two years from date, with the privilege of paying any part or all before said date, with six per centum interest per annum payable semi-annually as provided in our note of even date, a certain parcel of land, including all buildings thereon, situate on the shore of Nipmuck Pond, so called, in said MENDON, being all the same premises described in deed of Luther E. Taft to said Edwin L. Wilson, dated October 4, 1909, recorded with Worcester District Deeds, Book 1917, Page 585, and bounded and described in said deed as follows, to wit:- "Beginning at a drill hole in a rock at the shore of said pond, and at land of Marcus M. Aldrich; thence running with said Aldrich land, N. 70° 35' E. 106 feet to a stake at other land of the grantor; thence with said other land, S. 38° 30' E. 53 feet to a stake; thence still with grantor's other land, S. 70° 35' W. about 65 feet to the shore of the pond; thence in a varying curved line, with the shore of the pond, northwesterly to the drill hole at 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 grantor 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 at any time."

Also certain premises, being all the same premises described in deed of Adaline A. Davenport, Administratrix of the Estate of Luther E. Taft, to said Edwin L. Wilson, dated September 4, 1917, recorded with Worcester District Deeds, Book 2142, Page 53, and bounded and described in said deed as follows, to wit:- "A certain parcel of land situate on Taft Avenue, a private way, in said MENDON, being lot numbered fifty-nine on

Bradley et al.

to

Wilson

SEE LAND COURT  
MISC. DOC. # 484

See Book 4833  
Page 425