

deed. Before me Fred. J. Barnard Justice of the Peace.  
 Recd. Aug. 16<sup>th</sup> 1892 at 5 P.M. Cont. Ex. By *Wm. B. Wilder*

Goucher Alfred  
 to  
 Frank Stevens

Know all men by these presents that I Alfred Goucher of Milford, in the County of Worcester, State of Massachusetts, and Louisa Goucher his wife, County & State aforesaid, in consideration of One dollar and other valuable considerations paid by Frank Stevens, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said  $\rightarrow$  A certain tract of land with the buildings thereon, situate in Mendon, in said County, on the Southernly side of the road, leading from Uxbridge to Milford, opposite the estate of G. B. Williams, Esquire, and bounded as follows to wit: Bounded Westerly by said road Southernly or South westerly by land of Ellen and James Dugley and land of Stephen Cook, South by the road leading past the Unitarian Meeting House & the First Congregational Parish Meeting House, by land of A. C. Cook (and of said Parish and land of George F. Lowell and Easterly and Northerly by land of said Cook, land of said Parish, land of said Lowell and by Elm Street. Being the same premises described in a mortgage given by said  $\rightarrow$  to Eliza Harris, dated May 23, 1861 and recorded with Worcester County Deeds, Book 642, Page 234.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Frank Stevens and his 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 grantee and his heirs and assigns, that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except a mortgage of \$1860. <sup>00</sup> to Edward C. Cook which the party of the second part assumes and agrees to pay, that we have good right to sell and convey the same as aforesaid, and that we will and our 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. And for the consideration aforesaid, I, Louisa Goucher wife of said Alfred Goucher do hereby release unto the said grantee and his heirs and assigns, all right of