

line of fence to a corner of fence at land of George F. Lowell; thence Northerly or Northwesterly to a corner of fence; thence Easterly with fence to Elm Street the last two lines bounding on said Lowell's land; thence with said Elm Street Northerly to the point of beginning. It being a part of the premises conveyed to me by Alfred Goucher by deed dated April 1st 1892, recorded with Worcester District Deeds, Libro 1387, Folio 334.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mary E. Prayson and her 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 her heirs and assigns, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except a mortgage to E. E. Cook on which is due the sum of thirteen hundred dollars, interest being paid to April 8th 1896, which grantee agrees to assume and pay and to hold grantor harmless therefrom; 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 except those holding or claiming under said mortgage. And for the consideration aforesaid I, Maida A. Stevens, wife of said Frank C. Stevens, do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and home stead in the granted premises.

In witness whereof we the said Frank C. Stevens and Maida A. Stevens hereunto set our hands and seals, this Fifteenth day of May in the year one thousand eight hundred and ninety-six.

Signed, sealed and delivered } Frank C. Stevens (seal)
 in presence of } Maida A. Stevens (seal)
 Gustavus O. Williams } Commonwealth of Massachusetts
 Charles Taft } Worcester, ss. May 15th 1896.