

1912

Know all men by these presents

Fleming
to
Duffy et ux.

that I, Julia E. Fleming of Mendon in the County of Worcester and Commonwealth of Massachusetts

in consideration of One Dollar and other valuable considerations paid by Bernard J. Duffy and Mary A. Duffy wife of the said Bernard J. Duffy both of Pawtucket in the State of Rhode Island, as joint tenants thereto the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

Bernard J. Duffy and Mary A. Duffy, jointly as aforesaid a certain lot of land with the buildings thereon situated in MENDON aforesaid, containing two acres more or less, on the southerly side of the Uxbridge road, otherwise known as Hastings Street, opposite the residence of George M. Taft and bounded as follows:- Beginning at a stone set in the ground for a bound at the intersection of Elm Street with said road to the center line of Willow Brook, so called, thence southerly and down stream with the center line of said Brook to land now or formerly of Alderman C. Cook; thence bounding on said Cook's land with fence easterly to a stone set in the ground for a bound at land belonging to the Mendon First Parish; thence northerly or northwesterly on said Parish land with line of horseshed on said Parish land and line of fence to a corner of fence, at land formerly 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 to the point of beginning. It being the premises known as the "Adams House" and the same as conveyed in a deed from Mary E. B. Brayson under deed of September 13, 1898, recorded with Worcester Deeds Book 1590 Folio 205. The said premises being conveyed subject to three mortgages aggregating \$2500 with whatever interest has accrued on the said mortgages; also the taxes for the current year of 1909 all of which are to be assumed and paid by the grantee herewith.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Bernard J. Duffy and Mary A. Duffy as joint tenants and their 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 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 mentioned hereinbefore said mortgages being now held by Abbott A. Jenkins.

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 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, Charles P. Fleming, husband of the said Julia E. Fleming, do hereby release unto the said grantees and their heirs and assigns all right of or to both as estate by the CURTESY DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we the said Julia E. Fleming and Charles P. Fleming

hereunto set our hands and seals this twenty-fourth day of August in the year one thousand nine hundred and nine.

Signed, sealed and delivered in presence of

John E. Swift

Julia E. Fleming (seal)

Charles P. Fleming- (seal)

Commonwealth of Massachusetts.

Worcester ss. August 24, 1909.
the above-named Julia E. Fleming
foregoing instrument to be her free act and deed, before me,
John E. Swift

Then personally appeared and acknowledged the

Justice of the Peace.

Received Aug. 28, 1909, at 8 h. 30 m. A. M. Entered and examined.