

## KNOW ALL MEN BY THESE PRESENTS

that I, Amoret Briggs of Ashland in the County of Middlesex and Commonwealth of Massachusetts, formerly Amoret Wise, in consideration of One Dollar and other considerations, paid by Aloysius A. Werner of Norwood in the County of Norfolk and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L, and C O N V E Y unto the said Aloysius A. Werner, certain premises, being the same premises conveyed by Franc Lusier to Amoret Wise, by deed dated September 23, 1904, recorded with Worcester District Deeds, Book 1791, Page 296, and bounded and described in said deed as follows, to wit:- "Three certain tracts or parcels of land situated in said MENDON, and the first of said tracts is bounded and described as follows, namely:- A certain tract of land with all the buildings thereon, situated upon the southeasterly side of the road leading from Alanson Taft's house to the house of Warren Ross and bounded as follows, viz:- Beginning at the southwesterly corner of the premises hereby conveyed at land of Austin A. Taft, thence southeasterly as the wall and fence now stand to a corner, thence turning and running northeasterly as the wall now stands, bounded southeasterly by land of James Broughey to a corner, thence turning and running northwesterly as the wall and fence now stand, bounded northeasterly by land of Austin A. Taft to the road afore-mentioned, thence turning and running southwesterly as the road now runs to the place of beginning, also a shoe makers shop standing on the northeasterly side of the road opposite the barn situated on the premises above described. Being the same and all the same premises described in a deed from John B. Mellen to Michael Casey dated December 11, 1872, and recorded with Worcester District Deeds, Book 886, Page 404.

The second of said tracts is bounded and described as follows, viz:- A certain tract of land situated on the easterly side of the road leading from Mendon to Albeeville and bounded as follows:- Beginning at the corner near Bridget Casey's house at the road running easterly on said Casey's land 35 rods to stake and stones by the wall thence norther 9 1/7 rods to stake and stones, thence westerly 35 rods to the road, thence on said road 9 1/7 rods to the place of beginning. All the lines are straight, containing two acres. Being the same and all the same premises described in a deed from Austin A. Taft to Bridget Casey dated April 3, 1875, and recorded with Worcester District Deeds, Book 953, Page 487.

The third of said tracts is bounded and described as follows, namely:- A certain tract of land situated in said Mendon on the southeasterly side of the road leading from Mendon to Albeeville and bounded as follows, viz:- Beginning at a point upon the southeasterly side of said road at land of Warren Ross, thence S. 21 degrees E. 34 rods, thence S. 14 1/2 degrees E. 20 rods to a corner at land of Caroline Freeman, the last two lines bounded westerly by land of said Warren Ross, thence turning and running S. 82 degrees E. 35 rods and 6 links to a corner at land of James Brogie, bounded southerly by land of said Caroline Freeman, thence turning and running N. 18 1/2 degrees E. 56 rods to land of Bridget Casey bounded easterly on land of said James Brogie, thence turning and running westerly by a various line and bounded northerly by land of Bridget Casey to the road aforesaid, thence turning and running southwesterly by and with said road 5 rods to the place of beginning, containing 17 acres and 23 rods. Being the same and all the same premises described in a deed from Austin A. Taft to Bridget Casey, dated May 1, 1875, recorded with Worcester District Deeds, Book 953, Page 488."

Except such buildings thereon as have been destroyed and except about two acres of land conveyed by me to my son, Leon A. Wise, by deed duly recorded with said Worcester District Deeds.

The granted premises are situated in Mendon in the County of Worcester and Commonwealth 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 Aloysius A. Werner and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances, except the taxes for 1917, which are to be apportioned between the grantor and grantee as of September 1, 1917, 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Alfred A. Briggs, husband of the said Amoret Briggs, do hereby release unto the said grantee and his heirs and assigns all right to an estate by the C U R T E S Y, and all rights by statutes and all other rights therein.

I N W I T N E S S W H E R E O F we the said Amoret Briggs and Alfred A. Briggs, hereunto set our hands and seals this twentieth day of July in the year one thousand nine hundred and seventeen.

Signed and sealed in presence of

Briggs

to

Werner