

# Know all men by these presents

Baker  
to  
Walker

that I, William H. Baker of Milford, in the County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations paid by Joseph A. Walker of Fairhaven, in the County of Bristol, said Commonwealth

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Joseph A. Walker a certain tract of land, with dwelling house and other buildings thereon, situated in the central part of MENDON Mass. on the westerly side of the road called Washington Street and being the same and all the same premises described in deed of Frederick M. Wheeler to Horace C. Adams, dated Sept 24 - 1904 and recorded with Worcester District Deeds Book 1792 Page 327 and conveyed to me by deed of Horace C. Adams by deed dated August 24 - 1909 and to be recorded with this instrument

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Joseph A. Walker and his 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 his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except a certain mortgage for one thousand dollars and taxes for current year, which are assumed by grantee

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 as above mentioned

And for the consideration aforesaid I Alzie R. Baker wife of William H. Baker do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we the said Wm H. Baker and Alzie R. Baker

hereunto set our hands and seals this thirty first day of August in the year one thousand nine hundred and nine Signed, sealed, and delivered in presence of

J C Lynch } William H. Baker (seal)  
Alzie R. Baker. (seal)

### Commonwealth of Massachusetts.

Worcester ss. August 31st 1909. Then personally appeared the above-named William H. Baker and acknowledged the foregoing instrument to be his free act and deed, before me, John C Lynch Notary Public.

Received Nov. 1, 1909 at 8 h. 30 m. A. M. Entered and examined.