

westerly by said old town-way about fifty (50) feet to the place of beginning. Reserving and excepting, however, from this conveyance the right for these grantors their heirs and assigns to use for the purpose of passing and repassing any part of said old town-way, whether included in the above described parcel or not. And the right to any and all other persons now having the right to use said old town-way, to them, if any, and their heirs and assigns.

PARCEL 2.

a certain parcel of land situated in said Mendon, northerly of Lake Nipmuck or Mendon Pond, so called, and on the northerly side of an old road now not in general use, which Town Way adjoins the main road from the old Boston and Hartford Turnpike running westerly by said Lake to the Center Village of Uxbridge in said Commonwealth, which parcel is bounded and described as follows: Beginning at a point near the center of said old Town Way, thence N. 5° W. by land of the grantee through a stone bound 106 feet to a stone bound, thence S. 69° W. by other land of grantors 50 feet to a stone bound, thence S. 5° E. by land of Mary O'Sullivan through a stake and stones 106 feet to the center of said old Town Way, thence easterly by said old Town Way about 50 feet to the place of beginning. Reserving and excepting, however, the right for ourselves, our heirs and assigns, to use for the purpose of passing and repassing, any part of said old Town Way, whether included in the above described parcel or not; and also, the same right to all persons now having the right to use said old Town Way, for themselves, their heirs and assigns.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Anna M. Leahy and her 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 her heirs and assigns, that I am

lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except any existing rights of way over the old road so described.

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 grantee and her heirs and assigns forever against the lawful claims and demands of all persons

~~And~~ ~~with~~ ~~the~~ ~~consideration~~ ~~aforesaid~~

~~do hereby release unto the said grantor and heirs and assigns all right of and to both~~
~~do hereby and~~ ~~confer~~ ~~an~~ ~~estate~~ ~~by~~ ~~the~~ ~~curtesy~~ ~~in~~ ~~the~~ ~~granted~~ ~~premises~~, ~~and~~ ~~all~~ ~~other~~
~~rights and interests therein.~~

In witness whereof I the said Anna M. Leahy

hereunto set my hand and seal this seventeenth day of January
in the year one thousand nine hundred and forty