

Worcester, p. March 12th. 1864 Then personally appeared the above named Nathan H. Felton and acknowledged the foregoing instrument by him subscribed to be his free act and deed; Before me, Charles Brimblecom Justice of the Peace Rec. & Feb. 11th. 1865 At 4:30 P.M. Ent. & G. By Alex. H. Wilder Reg.

Cook, Ira M.
to
Emeline M. Tucker
Stamps
(Cancelled)

Know all Men by these Presents, That I, Ira M. Cook of Milford in the County of Worcester and Commonwealth of Massachusetts, Merchant, in consideration of Three Hundred & fifty dollars, to me paid by Emeline M. Tucker and Emeline M. Gunn, conjointly, both of Mendon, and County and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Emeline M. Tucker and Emeline M. Gunn, a certain tract of land in Mendon, and bounded as follows, to wit: Beginning at land of A. Taft's and bounding on the road leading from Mendon to Uxbridge N. 81° 20' W. 1/2 Rods and 9 links, to land formerly owned by A. B. Cook; thence N. 27° E. 36 Rods and 76 links to a Stake and Stones; then S. 52° 30' E. 8 Rods and 17 links to Stake Stones; then S. 77° E. 2 Rods and 11 links to Stake and Stones; then S. 32° 15' E. 6 Rods and 9 links to Stake and Stones; then S. 61° 25' E. 25 Rods and 22 links to a Stake at the Wall. The four last lines bound on land of the Grantor. Then S. 13° W. 14 Rods and 23 links to the first mentioned bound, on the Road. The last mentioned line bounds on land of A. Taft. The above described land contains 6 3/4 acres 38 rods, more or less. To Have and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Emeline M. Tucker and Emeline M. Gunn their Heirs and assigns, to their use and behoof forever. And I the said Ira M. Cook for myself and my Heirs, Executors and Administrators, do covenant with the said Emeline M. Tucker and Emeline M. Gunn their Heirs and assigns, that I am lawfully seized in fee simple of the aforesaid premises; that they are free from all Incumbrances; that I have good right to sell and convey the same to the said Emeline M. Tucker and Emeline M. Gunn their Heirs and assigns forever, as aforesaid; and that I will and my Heirs, Executors and Administrators shall warrant and defend the same