

on the wall S. $84^{\circ}15'E$. 45 feet; N. $89^{\circ}30'E$. 58 feet; S. $83^{\circ}30'E$. 44 feet; S. $81^{\circ}15'E$. 50 feet; S. $69^{\circ}30'E$. 50 feet; S. $63^{\circ}15'E$. 118.5 feet to a stake on the South bank of a ditch; thence on same land S. $22^{\circ}30'E$. 148 feet to a black birch tree at the end of a wall; thence on same land and on a wall, S. $72^{\circ}30'E$. 140 feet; thence on same land and other land of the grantor S. $85^{\circ}45'E$. about 70 feet to Nipmuck Pond; thence on the pond and on land of the grantee by various lines to a point on said Vxbridge Road; thence on said road Southwesterly, about 575 feet to an angle in said road; thence on said road Westerly, about 125 feet to the place of beginning.

Also a certain tract of land, containing about 3 acres situated on the Southeastly side of said Vxbridge Road, bounded Northeastly by land of Irwin O. Rhodes Southeastly by Nipmuck Pond; Southwesterly by land of Charles E. Guild and Northwestly by said Vxbridge Road; Being a part of the premises conveyed by John B. Wood to said Amariah A. Taft by a deed dated June 24, 1892 and recorded with Worcester District Deeds, Book 1385 Page 277.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said John T. Manson 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; 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 his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Ida F. Taft, wife of the grantor, 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.

In witness whereof, we the Jesse A. Taft and Ida F. Taft hereunto set our hands and seals this Fifth day of Novem-

Bove
to
Ellen K