

Know all men by these presents

Cook

that I, S. Warren Cook, of Mendon, in the County of Worcester and Commonwealth of Massachusetts,

to

in consideration of one dollar and other valuable considerations paid by John Hoggarth of said Mendon,

Hoggarth

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

John Hoggarth, a certain tract or parcel of land situated in said MENDON, on the southerly side of the Old Boston and Hartford Turnpike (so called) and bounded and described as follows, viz; Beginning at the wall on the southerly line of said Turnpike at a corner of land of Marcus M. Aldrich; thence running easterly with said road to a point twenty five feet westerly from the centre of the location of the Milford and Uxbridge street Railway where its track enters private land; thence southwesterly keeping twenty five feet from the centre of said Railway location to the wall at said Aldrich land; thence northerly with said wall to the point of beginning. The granted premises being a part of those conveyed to me by Henry W. Gaskill by deed dated November 1st, A. D. 1900 and recorded with Worcester District Deeds, book 1665, page 434 and the whole of the premises conveyed to me by George B. Crompton by deed dated November 1st, A. D. 1900 and recorded with Worcester District Deeds, book 1665, page 433. They are conveyed subject to the agreement relative to fencing between the granted premises and the premises of said Milford and Uxbridge Street Railway as set forth in the deeds of said Cook and said Crompton to Elbert W. Goss, dated November 1st, A. D. 1900.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said John Hoggarth 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 said agreement as to fencing;

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.

except as above.

In witness whereof I the said S. Warren Cook (widower)

hereunto set my hand and seal this twenty eighth day of March in the year one thousand nine hundred and six.

Signed and sealed in presence of

Julius A. George

S. Warren Cook (seal)

Commonwealth of Massachusetts.

Worcester, ss. March 30th, 1906. Then personally appeared the above-named S. Warren Cook and acknowledged the foregoing instrument to be his free act and deed, before me—

Received Apr. 3, 1906 at 8 h. 30 m. A. M. Entered and examined. Julius A. George, Justice of the Peace.

Attest:

David T. T. T. Register.