

Know all men by these presents

that I, Oremendel Quimby, of Mendon in the County of Worcester and Commonwealth of Massachusetts

Quimby

in consideration of One Dollar and other valuable considerations paid by Charles A. Cronan of Milford in said County.

to

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Charles A. Cronan a certain tract of land situated in MENDON, in said County, on the southerly side of the road leading therefrom to Uxbridge and bounding on Nipmuck Pond, so-called, and being bounded as follows:- Commencing at the northeasterly corner of the granted premises at land belonging to George E. Draper and Henry T. Gaskill, and in the southerly line of said road at a point measured fifty feet westerly on said line from a drill hole in a stone; thence westerly fifty feet with line of road to a point; thence running south 54° east, 164 feet with land this day conveyed by grantor to Jesse L. Quimby, to said pond; thence easterly with said pond to said Draper and Gaskill land; thence with said Draper and Gaskill land north 54° west, 190 feet, more or less, to the point of beginning. Being a part of the premises conveyed to me by the deed of Jesse A. Taft, dated November 5, 1900, and recorded with Worcester District Deeds, Book 1669, Page 249. The premises are hereby subject to the strict condition that the same shall never be used by the grantee, his heirs or assigns for the purpose of selling intoxicating liquors thereon, and by any violation of this condition the same shall revert to the grantor and his heirs. Being the same premises described in a deed from John T. Manson to Oremendel Quimby, dated May 18, 1908, and recorded with Worcester District Deeds, Book 1880, Page 64.

Cronan

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Charles A. Cronan 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 as aforesaid; and also a mortgage of six hundred dollars, held by Jennie L. Spindel of Holliston, Mass.

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 aforesaid

And for the consideration aforesaid I, Jane L. Quimby, wife of the said Oremendel Quimby, 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 Oremendel Quimby and Jane L. Quimby

hereunto set our hands and seals this twenty-seventh day of June in the year one thousand nine hundred and twelve.

Signed and sealed in presence of

John E. Swift

Oremendel Quimby (seal)

Jane L. Quimby (seal)

Commonwealth of Massachusetts.

Worcester
the above-named
foregoing instrument to be

ss. June 27, 1912.
Oremendel Quimby
his free act and deed, before me -

Then personally appeared
and acknowledged the

John E. Swift Notary Public

Received June 28, 1912, at 11 h. 6 m. A. M. Entered and examined.