

K N O W A L L M E N B Y T H E S E P R E S E N T S

Southwick

to

Rogers

that I, William S. Southwick, of Clinton, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by Bernard N. Rogers, of Hopedale, in the County and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L, and C O N V E Y unto the said Bernard N. Rogers, certain premises, being all the same premises conveyed by Donald J. Patterson to me by deed dated July 30, 1904, recorded with Worcester District Deeds, Libro 1788, Folio 227, and bounded and described in said deed as follows, to wit:- "A certain parcel of land with the buildings thereon, situated in the westerly part of said MENDON on both sides of the road leading from the Northbridge road southerly and intersecting the road from Mendon to Uxbridge near Nipnuck Pond, bounded and described as follows, viz:- Beginning at the northwesterly corner of the premises at the junction of the aforesaid road with the "Old Turnpike Road" (so called) and at land of Frank H. Wood; thence on said last named land and on a wall S. 35° 45' W., 35.2 rods, S. 2° 30' W. 7.4 rods, S. 2° 45' E. 18.4 rods to land of the Heirs of Urana S. Aldrich; thence on said last named land and on the wall S. 77° 45' E. 27 rods to said first mentioned road; thence by the same course across said road 3 rods; thence on said Aldrich land and on a wall S. 77° 45' E. 21.6 rods to land of Archie Roy; thence on said last named land and on the wall N. 3° 30' W. 8.4 rods, N. 32° 15' W. 17 rods, N. 24° 30' W. 4.6 rods, N. 14° 45' W. 9.8 rods, N. 33° 45' E. 6 rods, N. 2° 15' W. 17 rods to a fence; thence on same land and on the fence N. 15° W. 4 rods, N. 3° E. 2 rods to a wall; thence on same land and on the wall N. 74° 30' W. 12.4 rods to said first mentioned road; thence westerly across said road to the westerly line of said road about 1.6 rods; thence on said road northerly 6.4 rods to the place of beginning. Subject to the rights of the public in the road extending through said premises. Being the same premises conveyed to me by William A. Patterson by a deed dated Jan. 10" 1901, recorded with Worcester Dist. Deeds, Book 1669, Page 527."

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging to the said Bernard N. Rogers and his heirs and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators covenant with the said 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 except the taxes for 1912; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons except the right of way aforesaid.

And for the consideration aforesaid I, Alice E. M. Southwick, wife of the said William S. Southwick, do hereby release unto the said grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all rights by statutes and all other rights therein.

I N W I T N E S S W H E R E O F we, the said William S. Southwick and Alice E. M. Southwick, hereunto set our hands and seals this seventeenth day of August, in the year one thousand nine hundred and twelve. Signed, sealed and delivered

in presence of

William S. Southwick. (seal)
Alice E. M. Southwick. (seal)

Commonwealth of Massachusetts.

Worcester ss. August 17, 1912. Then personally appeared the above-named William S. Southwick and acknowledged the foregoing instrument to be his free act and deed, before me,

Clifford A. Cook Justice of the Peace.

Rec'd Aug. 22, 1912, at 8h. 30m. A. M. Ent'd & Ex'd.

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K N O W A L L M E N B Y T H E S E P R E S E N T S

Rogers

to

Patrick

that I, Bernard N. Rogers, of Hopedale, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of Fourteen Hundred Dollars, paid by Henry L. Patrick, of said Hopedale, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Henry L. Patrick, certain premises, being all the same premises conveyed by Donald J. Patterson to William S. Southwick by deed dated July 30, 1904, recorded with Worcester District Deeds, Libro 1788, Folio 227, and bounded and described in said deed as follows, to wit:- "A certain parcel of land with the buildings thereon, situated in the westerly part of said MENDON on both sides of the road leading from the Northbridge road southerly and intersecting the road