

DOCUMENT NO. 616.
2

John H. Cunningham

to

Mary V. Marshall.

Worcester Registry District

MAY 27 1912

RECEIVED FOR REGISTRATION,

8 O'CLOCK 30 m. A.M.
Warranty Deed

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK 2 PAGE 302
BEING CERTIFICATE NO. 302 IN
WORCESTER REGISTRY DISTRICT.

From the Office of

ALFRED B. CENEDELLA

ATTORNEY-AT-LAW

MILFORD, MASS.

Published by



No. 135.

Know all Men by these Presents

that I, John H. Cunningham, of Milford, County of Worcester and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations,
paid by Mary V. Marshall of said Milford, married to Wallace S. Marshall also of said Milford,

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

A certain parcel of land with all the buildings thereon situate in Mendon in the County of Worcester and said Commonwealth of Massachusetts, bounded and described as follows: Northwesternly by the Uxbridge Road fifty (50) feet; Northeastly by Lot B-8 on a plan hereinafter described one hundred (100) feet; Easterly by Mendon Pond; and Southwesterly by Lot B-6 on said plan one hundred thirty (130) feet.

All of said boundaries were determined by the Land Court (Worcester District) to be located as shown on a sub-division plan of Lot B-4 drawn by Henry W. Gaskill, C. E., dated October 1909, as approved by said Land Court and filed therewith.

Being Lot-7 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as, applicable, from the Uxbridge Road to said Mendon Pond and thence easterly along the edge of said Pond.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mary V. Marshall and her 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 the taxes for the year 1912 which the grantee agrees to pay,

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 said grantee and her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

~~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 the taxes for the year 1912 which the grantee agrees to pay,~~

~~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 said grantee and her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.~~

In witness whereof I the said John H. Cunningham, unmarried,

hereunto set my hand and seal this twenty-fourth day of May in the year one thousand nine hundred and twelve.

Signed, sealed, and delivered in presence of

Alfred B. Ceredella; John H. Cunningham



Commonwealth of Massachusetts.

Worcester, ss. May 24, 1912. Then personally appeared the above-named John H. Cunningham and acknowledged the foregoing instrument to be his free act and deed, before me,

Alfred B. Ceredella, Notary Public Justice of the Peace

19, at o'clock and minutes M. Received and entered with Deeds, book page Attest:

Register.