

DOCUMENT No. 6973

Clifford A. Cook

to

Rhoda E. Damon

WORCESTER REGISTRY DISTRICT,
RECEIVED FOR REGISTRATION

OCT 1 1934

~~8 O'CLOCK 30 AM~~

Warranty Deed

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK 11
BEING CERTIFICATE No. 2110 IN
WORCESTER REGISTRY DISTRICT.

From the office of

Clifford A. Cook
Milford, Mass.

Know all men by these presents

that I, Clifford A. Cook, of Milford, in the County of Worcester and Commonwealth of Massachusetts,

in consideration of one dollar and other considerations,

paid by Rhoda E. Damon, of Mendon, in said County and Commonwealth aforesaid,

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

that certain parcel of land situate in Mendon in the County of Worcester and said Commonwealth, bounded and described as follows:

Northwesterly by Uxbridge Road fifty (50) feet;

Northeasterly by lot B 4 on a plan hereinafter described one hundred eighty-four (184) feet;

Easterly on Mendon Pond; and

Southwesterly on land now or formerly of John T. Manson one hundred ninety-two (192) feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C. E., dated October 1909, as approved by said Court and filed with Certificate of Title #235.

Being lot B 5 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.

Said land is under the operation and provisions of Chapter 185 of the General Laws, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting.

Said premises are also subject to the municipal taxes for 1934, which the grantee assumes and hereby agrees to pay as a part of the consideration aforesaid.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Rhode E. Damon and her 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 her 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;

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

And for the consideration aforesaid I, Addie E. Cook, wife of said Clifford A. Cook,

do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and homestead ~~as stated in the certificate~~ in the granted premises, and all other rights and interests therein.

In witness whereof we the said Clifford A. Cook and Addie E. Cook

hereunto set our hands and seals this twenty-eighth day of September in the year one thousand nine hundred and thirty-four.

Signed and sealed in the presence of



Clifford A. Cook
Addie E. Cook

The Commonwealth of Massachusetts

Worcester ss

September 28, 1934.

Then personally appeared the above-named

Clifford A. Cook

and acknowledged the foregoing instrument to be his free act and deed, before me—

Effie A. Nelson
Justice of the Peace

My commission expires July 22, 1938.

19 at o'clock and minutes M

Received and entered with

Deeds

Book Page

Attest:

ATTEST: WORC. Anthony J. Vigliotti, Register

Register