

of land formerly of Olney Cook on the west side of the South Milford Road; thence N. 40 deg. W. 10 rods and 19 1/2 links; thence N. 42 deg. W. 87 rods and 17 1/2 links to a corner of wall at land set off to Gilbert Cook as purchaser of the right of Stephen Cook 2; thence N. 56 2/3 deg. W. 7 rods and 17 links to corner of wall of Olney Cook's land; thence northerly on said Olney's land; thence easterly on land of Simon Bicknell; thence easterly and southerly on land of the heirs of Samuel Gaskill to the road aforesaid, and thence by said road to the first mentioned bounds. Being all the premises described in deed of Levander Cook to Clark Cook, dated Feb. 24, 1876, and recorded with Worcester District Deeds, Book 971, Page 584.

Fourth: A tract situated on Neck Hill in said MENDON, containing 7 acres and 40 rods, more or less, and bounded beginning at the northeasterly corner of the premises at a corner of land formerly of Samuel Gaskill; thence westerly and bounding northerly by the old road to Olney Cook's land; thence southerly and bounding by said Cook's to Ariel Cook's land; thence easterly and bounding by said Ariel Cook's to said Gaskill's land; thence bounding by said Gaskill land to the bound first mentioned. Being all the premises conveyed to Clark Cook by Simon P. Bicknell by deed dated Dec. 3, 1877, and recorded with Worcester District Deeds, Book 1063, and page 150.

The courses and boundaries above given follow those named in the deeds to which reference has been made above, and from which grantor's title is derived.

Also all the land and rights in land conveyed to grantor by the following deeds viz: Two deeds of Robert Tullock to grantor, both dated Oct. 1st, A. D. 1901, and recorded one in Book 1695, page 621, and the other in Book 1695, page 622 of said Deeds; also all the land conveyed to grantor in deed of Stephen Cook to grantor, dated February 24, A. D. 1876, and recorded with said Deeds, Book 971, Page 583.

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 Orrin C. Cook, 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; 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 grantee, and his heirs and assigns forever against the lawful claims and demands of all persons.