

and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Catharine Merigan, Two certain parcels of land in the Westerly part of said Mendon on both sides of the road, which intersects the road leading from Mendon to Uxbridge near Nipmuck Pond, and bounded and described as follows, to wit: The first of said parcels is on the Easterly side of said road, has a dwelling house thereon, and is bounded Northerly by other land of the grantor, Easterly by other land of the grantor, Southerly by land now or formerly of Charles Aldrich and Westerly by said road. The second of said parcels is on the Westerly side of said road, has a Barn and other buildings thereon and is bounded Northerly by land now or formerly of F. H. Wood, Easterly by said road Southerly and Westerly by land now or formerly of Charles Aldrich. Both of said parcels are surrounded on all sides by stone walls. Said parcels are a part of the same premises described in a deed of Susan B. Rawson to Rupert F. Bates and recorded with Worcester District Deeds.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Catharine Merigan 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, 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. And for the consideration aforesaid, Margaret C. Bates, wife of the grantor hereby release unto the grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof I the said Rupert F. and Margaret C. Bates hereunto set our hands and seals this twenty first day of March in the year one thousand eight hundred and ninety six.

Signed, sealed and delivered } Rupert F. Bates (seal)
in presence of } Margaret C. Bates (seal)