

to Uxbridge, near Nipmuck Pond and bounded as follows, to wit: Easterly and Southerly by land of one Aldrich; Westerly by land of Perry Wood, and Northerly by said Wood land and Aldrich land; said parcel being bounded by stone walls and said road extending through the premises; hereby conveying all the premises described in the deed of Rupert F. Bates to Catherine Merigan, dated March 21st 1896, recorded with Worcester District Deeds, book 1500 page 436, My title being by deed from the said Merigan of recent date and duly recorded with said deeds, and the premises are hereby conveyed subject to a certain mortgage to Lewis S. Fisher for the principal sum of six hundred dollars, which said mortgage and the note secured thereby, with accrued interest from the twenty-first day of September last, the grantee hereby assumes and agrees to pay, and hold the grantor harmless therefrom as a part of the consideration hereof.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said William A. Patterson, 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 except aforesaid mortgage, 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 his heirs and assigns forever against the lawful claims and demands of all persons except those claiming under aforesaid mortgage.

In witness whereof, I, the said Clifton E. Bates, unmarried, hereunto set my hand and seal this seventeenth day of November, in the year one thousand eight hundred and ninety-six.

Signed, sealed and delivered } Clifton E. Bates (seal)
in presence of }
Wendell Williams } Commonwealth of Massachusetts, Worcester
ss. November 17th 1896. Then personally appeared the above named Clifton E. Bates and acknowledged the foregoing instrument to be his free act and deed.

Before me, Wendell Williams Justice of the Peace
Dec. 18th 1896 at 8:30^m A.M. Int. & Ex. By Harry B. Miller Notary

Patterson W^m. A.
to
Clifton E. Bates

Know all men by these presents, that I, William A. Patterson of Concord, in the State of New Hampshire, in consideration of Two Hundred Dollars paid by Clifton E. Bates of Uxbridge, County