

Know all men by these presents

that I, Donald J. Patterson, of Mendon, in the County of Worcester and Commonwealth of Massachusetts,

Patterson

in consideration of One Dollar and other valuable considerations, paid by William S. Southwick, of said Mendon,

to

Southwick

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said William S. Southwick, a certain parcel of land with the buildings thereon, situated in the westerly part of said MENDON, on both sides of the road leading from the Northbridge Road southerly and intersecting the road from Mendon to Uxbridge, near Nippuck Pond, bounded and described as follows, viz: Beginning at the northwesterly corner of the premises at the junction of the aforesaid road with the "Old Turnpike Road" (so-called) and at land of Frank H. Wood; thence on said last named land and on a wall S. 35° 45' W. 35.2 rods, S. 2° 30' W. 7.4 rods, S. 2° 45' E. 18.4 rods to land of the heirs of Urena S. Aldrich; thence on said last named land and on the wall S. 77° 45' E. 27 rods to said first mentioned road; thence by the same course across said road 3 rods; thence on said Aldrich land and on a wall S. 77° 45' E. 21.6 rods to land of Archie Roy; thence on said last named land and on the wall N. 3° 30' W. 8.4 rods, N. 32° 15' W. 17 rods, N. 24° 30' W. 4.6 rods, N. 14° 45' W. 9.8 rods, N. 33° 45' E. 6 rods, N. 2° 15' W. 17 rods to a fence; thence on same land and on the fence N. 15° W. 4 rods, N. 3° E. 2 rods to a wall; thence on same land and on the wall N. 74° 30' W. 12.4 rods to said first mentioned road; thence westerly across said road to the westerly line of said road about 1.6 rods; thence on said road northerly 6.4 rods to the place of beginning. Subject to the rights of the public in the road extending through said premises. Being the same premises conveyed to me by William A. Patterson by a deed dated Jan. 10th 1901, recorded with Worcester Dist. Deeds, Book 1669, Page 527.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said William S. Southwick 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 as aforesaid, and the taxes for the current year which the grantee agrees to assume and pay, and hold the grantor harmless therefrom;

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 as above.

In witness whereof I, the said Donald J. Patterson, a single man hereunto set my hand and seal this thirtieth day of July in the year one thousand nine hundred and four.

Signed and sealed in presence of

Jesse A. Taft

Donald J. Patterson (seal)

Commonwealth of Massachusetts.

Worcester ss. July 30th 1904 . Then personally appeared the above-named Donald J. Patterson and acknowledged the foregoing instrument to be his free act and deed, before me—

Received Aug. 1, 1904 at 4 h. 47 m. P. M. Entered and examined. Jesse A. Taft, Justice of the Peace.

Attest:

Lottie M. Hubbard, Dist. Register.