

in presence of
E. P. Usher
Lucy W. Biscoe

Nelson Vaundell Jr. (seal)
Mrs. Rose Vaundell (seal)

Commonwealth of Massachusetts.

Worcester ss. Grafton, - 22nd, A. D. 1904. Then personally appeared the above named Nelson Vaundell Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,

Edward P. Usher, Justice of the Peace.

Rec'd Nov. 23, 1904, at 4h. 26m. P. M. Ent'd & Ex'd.

Attest:

Lottie M. Hubbard, Asst. Register.

KNOW ALL MEN BY THESE PRESENTS

that we, Frederick M. Wheeler and Lyman E. Wheeler of Mendon, in the County of Worcester and Commonwealth of Massachusetts, Eva M. Rawson, of Upton, in said County, Mary A. Channell of Uxbridge, in said County, and Herbert D. Wheeler of Milwaukee in the State of Wisconsin, and Dorothy G. Wheeler of said Mendon, in consideration of one dollar and other valuable considerations, paid by William E. Cook of Milford, in said County of Worcester, the receipt whereof is hereby acknowledged, do hereby REMISE, RELLEASE and forever QUITCLAIM unto the said William E. Cook a certain parcel of land situated in said MENDON, upon the westerly side of the county road (formerly the Boston and Hartford Turnpike) westerly from the house formerly of Stephen Cook, and bounded as follows, viz: Beginning at a corner at land formerly of Stephen Cook at a point upon the northerly side of said road; thence northerly and with the wall as it now stands, to its end; and thence northerly about twenty-seven rods to a stake and stones in a meadow; thence westerly about twenty-four rods to a stake and stones at a cart road leading to Chestnut Island, so called; thence southerly by and with said cart road about twenty-two rods to the said County road; thence easterly and bounded by and with said County road about twenty rods to the place of beginning, being the same and all the premises conveyed to Paul A. Wheeler by deed of Alice A. Holbrook and Henry A. Holbrook, dated May 4, A. D. 1881, and recorded with Worcester District Deeds, Book 1098, Page 259, our title to the premises being derived by descent from our father the said Paul A. Wheeler, except the said Dorothy G. Wheeler, whose title is derived from her husband, Paul A. Wheeler.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said William E. Cook and his heirs and assigns, to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors, and administrators covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by us; and that we will, and our heirs, executors, and administrators shall WARRANT and DEFEND the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us, but against none other.

And for the consideration aforesaid we, Dorothy G. Wheeler, widow of the said Paul A. Wheeler, Arabella M. Wheeler, wife of the said Frederick M. Wheeler, Susan I. Wheeler, wife of the said Lyman E. Wheeler, and Henry O. Rawson, husband of the said Eva M. Rawson do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, the said Henry O. Rawson hereby releasing all his right and title by the CURTESY or other estate in the granted premises.

IN WITNESS WHEREOF we the said Dorothy G. Wheeler, Frederick M. Wheeler, Arabella M. Wheeler, Lyman E. Wheeler, Susan I. Wheeler, Eva M. Rawson, Henry O. Rawson, Mary A. Channell, widow, and Herbert D. Wheeler, being unmarried, hereunto set our hands and seals this twelfth day of May in the year one thousand nine hundred and three.

Frederick M. Wheeler (seal)
Arabella M. Wheeler (seal)
Lyman E. Wheeler (seal)
Susan I. Wheeler (seal)
Mary A. Channell (seal)
Dorothy G. Wheeler (seal)
Eva M. Rawson (seal)
Henry O. Rawson (seal)
Herbert D. Wheeler (seal)

Commonwealth of Massachusetts.

Worcester ss. July 9th, 1903. Then personally appeared the above named Frederick M. Wheeler and acknowledged the foregoing instrument to be his free act and deed, before me,

Gustavus B. Williams, Justice of the Peace.

Rec'd Nov. 23, 1904, at 4h. 38m. P. M. Ent'd & Ex'd.

Attest:

Lottie M. Hubbard, Asst. Register.

Wheeler et al.

to

Cook