

in the presence of } Mildred L. Currier (seal)
 } Commonwealth of Massachusetts, Worcester ss.
 Feb. 26th 1895. Then personally appeared the above named Israel L. Currier and acknowledged the foregoing instrument to be his free act and deed.

Before me, W^m. H. Gates Justice of the Peace
 Rec. Feb. 26th 1895 at 10-45 A.M. Ent. & Ex. By Lizzie A. Barker Asst. Reg^r.

Aldrich W^m. L. &c. Know all men by these presents, that whereas we, William S. Warfield of Hawley in the Commonwealth of Massachusetts, as Guardian of William L. Aldrich and Alphonse L. Aldrich, minors and children of Moses Aldrich late of Mendon in said Commonwealth, the owners of two-thirds of the property hereinafter conveyed, and William J. Taft of Uxbridge in said Commonwealth, as Guardian of Edwin M. Aldrich, minor and child of the said Moses Aldrich, the owner of one third of the said property, by virtue of a license granted to said Warfield on the twenty-fourth day of October last by the Probate Court for the County of Franklin, in said Commonwealth, and by virtue of a license granted to the said Taft on the thirty-first day of said October, by the Probate Court for the County of Worcester in said Commonwealth, have sold the real estate of the said minors hereinafter described, and certain hay in the barn on said real estate, at private sale, to William H. Lapham and his wife Abbie M. Lapham of Mendon in said Commonwealth for the sum of Three Thousand Dollars. Now therefore, in consideration of the said sum of Three Thousand Dollars to us paid (two-thirds to the said Warfield and one-third to the said Taft) by the said William H. Lapham and Abbie M. Lapham, the receipt whereof is hereby acknowledged, we do, as Guardians as aforesaid, and by virtue of the aforesaid licenses, hereby grant, bargain, sell and convey unto the said William H. Lapham and Abbie M. Lapham, to hold as tenants in common, a certain farm known as the Moses Aldrich place, situated in the Western part of said Mendon, on the Northerly side of the "Old Boston & Hartford Turnpike," and bounded as follows: Beginning at a stone in the middle of a brook, near a bridge across said "Turnpike"; thence N. 35° E. 34 rods and 20 links by the center of said ditch to a stake, bounding Easterly on land formerly of Perry Wood; thence N. 78 1/4° W. 18 rods and 9 links by