

and his heirs and assigns to his and their own use and behoof forever. And I the grantor for myself and my heirs executors and administrators do covenant with the said 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 that I have good right to sell and convey the same to the grantee and his heirs and assigns forever 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.

On witness whereof I the said Joseph E. Phelps with Julia A. Phelps my wife in token of her release of all rights of dower and homestead exemption in the granted premises, have herunto set our hands and seals this fifteenth day of August in the year of our Lord one thousand eight hundred and seventy three.

Signed, sealed and delivered }
 in presence of }
 J. Henry Hill to J. E. P. }
 Augusta T. Wellington to J. A. P. }
 Phelps and acknowledged the foregoing instrument to be his free act and deed.

Before me, J. Henry Hill, Justice of the Peace.
 Rec^d Aug. 19th 1873 at 9^h 35^m A. M. Ent^d & Ex^d By Alex. H. Wilder Reg^r

Taft Samuel H.
 to
 Henry M. Taft

Know all men by these presents, that I, Samuel H. Taft of Mendon in the County of Worcester and Commonwealth of Massachusetts, in consideration of eighteen hundred dollars paid by Henry M. Taft of Uxbridge in said County of Worcester, the receipt whereof is hereby acknowledged, do hereby give grant, bargain, sell and convey unto the said Henry M. Taft his heirs and assigns, a certain tract of land with the buildings thereon, situated partly in said Uxbridge and partly in said Mendon and containing fifteen acres be the same more or less and bounded as follows to wit: Beginning at the point of intersection of the road leading from the house of Eliza Morry with the Boston and Hartford Turnpike (so called), thence Westerly bounded Northerly on said turnpike 59 rods & 16 links to the intersection of the road leading by the house of Jeremiah Wheelock with said turnpike, thence Southerly bounded Westerly on said road 38 rods to said Wheelock's land, thence S. 72¹/₂° E. 26 rods, thence S. 20° E. 14 rods,