

edged do hereby give, grant, bargain, sell and convey unto the said Edward J. Crest, a certain parcel of land, with the dwelling house, barn and other buildings thereon situated partly in Mendon in said Commonwealth and partly in said Uxbridge, on the southerly side of the "Old Boston & Hartford Turnpike" contains nine acres and 80 rods more or less and is bounded as follows: Beginning at the forks of the roads by the dwelling house on the granted premises, thence S. 82 $\frac{1}{4}$ ° W. on said "Turnpike" 28 rods and 3 links to land of Heirs of Henry M. Taft, thence S. 4° E. 14 rods and 17 links, thence Easterly 11 links, thence S. 2° W. 14 rods and 14 links, thence N. 85° W. 25 rods and 13 links to a Town way leading from said Taft's place past the dwelling house formerly of Jeremiah Wheelock, the last four lines being on a stone wall and on said heirs' land, thence S. 3 $\frac{1}{2}$ ° E. by said town way 14 rods to land of heirs of said Wheelock, thence S. 72 $\frac{1}{2}$ ° E. 26 rods, thence S. 20° E. 14 rods to land of Frank C. and Samuel W. Wood, the last two lines being on land of said Wheelock Heirs, thence Easterly by a wall 12 rods and 19 links, thence N. 1 $\frac{1}{4}$ ° E. 48 rods and 12 links, thence Easterly on wall to a town way formerly known as the "New road" the last three lines being on said Wood's land, thence Northerly by and with said last named Town way about 10 rods to the place of beginning.

Reserving and excepting however from this deed all rights reserved to Perry Wood his heirs and assigns in a deed from said Perry Wood to Samuel H. Taft recorded in Worcester District Registry of Deeds Book 807 Page 551; also the right to said Perry Wood his heirs and assigns to draw water through a pipe from the well on the southerly part of the granted premises. The premises are hereby conveyed and this deed is made subject to a mortgage on the granted premises given to Fayette E. Bartlett on which is now due \$800 with interest from May 1, 1893; also subject to the taxes for the year 1893. The above described ^{are the premises} premises, conveyed to me by Henry M. Goldthwait by deed dated August 1, 1883 and recorded in said Registry, Book 1151 Page 300.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said Edward J. Crest 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, 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