

and both in the County of Worcester and in said Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Aldrich B. Cook and Alongo A. Cook, a certain tract or parcel of land, situated in the Easterly part of said Mendon on the Northerly side of the road leading from Mendon Village to South Milford Village so called, containing by estimation 2 acres, 119 rods, more or less, with part of a dwelling house thereon and bounded as follows, namely: Beginning at a stake and stones at land formerly of Gilbert Cook, deceased, thence S. $52\frac{3}{4}^{\circ}$ E. 16 rods, $16\frac{1}{2}$ links, thence S. $30\frac{3}{4}^{\circ}$ E. 7 rods, 3 links, thence S. $8\frac{1}{2}^{\circ}$ E. 3 rods 16 links to said road; thence by said road Westerly to a point opposite the center partition of said dwelling house; thence N. 25° W. through said house by the center partition thereof, 6 rods from the North side thereof, to stake and stones; thence N. 22° E. 26 rods to the first mentioned bound. Also the Southern half of the cellar under said house, said cellar being divided by a line running transversely to the partition line of said house. Said tract of land is bounded in part by stone walls and Northerly, Easterly and Westerly by land formerly of Gilbert Cook aforesaid, and it is hereby conveyed with all the privileges and subject to the reservations described in the set off to said Hannah Cook, wife of said Gilbert Cook, from whom we derive our title by inheritance; recorded with Worcester County Probate Records, Vol. 96. Partitions and Dowers pages 214 and 215.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Aldrich B. Cook and Alongo A. Cook and their 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 grantees and their 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 grantees and their 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