

so called, containing by estimation 2 acres and 119 rods more or less, and 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 Westery to a point opposite the center partition of said dwelling house, thence N.  $25^{\circ}$  W. through said house by the center partition thereof, 6 rods from the North side thereof to stake and stones; thence N.  $22\frac{1}{2}^{\circ}$  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 Northernly, Easterly and Westery 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 my title is derived by inheritance, recorded in 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 I do hereby, for myself and my 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 me and that I will and my 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 me but against none other. And for the consideration aforesaid I, Esther M. McCaffey wife of the said Anson hereby release unto the said grantees and their heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said Anson McCaffey and Esther M. McCaffey his wife, hereunto set our hands and seals this eleventh