

Wheelock's heirs; thence Easterly by a wall 12 rods and 19 links  
thence N. 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 Frank H. Wood's land; thence  
Notherly by and with said "New Road" about 10 rods to  
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, Books 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 above described premises are those same premises  
conveyed to me by Edward J. Prest by deed dated Sept. 5  
1893, and recorded in said Registry, Book 1419, Page 589.

To have and to hold the granted premises with all the  
privileges and appurtenances thereto belonging to the said  
Samuel W. Wood, 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, 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  
heirs and assigns forever against the lawful claims  
and demands of all persons. And for the consideration  
aforesaid, I, Eliza Boyce, wife of the grantor do hereby re-  
lease unto the said grantee and his heirs and assigns  
all right of or to dower, homestead and all other rights  
in the granted premises.

In witness whereof we,  
the said Alexander Boyce and Eliza Boyce, hereunto set  
our hands and seals this first day of March in the  
year one thousand eight hundred and ninety eight.

Signed and sealed } Alexander Boyce. (seal)  
in presence of } Eliza Boyce. (seal)

Commonwealth of Massachusetts,  
Worcester ss. March 1, 1898, Then personally appeared the  
above named Alexander Boyce and acknowledged the