

Signed and sealed
in presence of
Lowell & Fales
Commonwealth of Mass-
achusetts, Worcester ss.
October 17, 1894. Then
personally appeared the
above named George L.
Cooke and acknowledged the foregoing instrument to be
his free act and deed.

Geo. L. Cooke (seal)
Geo. Beatty (seal)
Christopher D. Albrow (seal)
Daniel C. Moowry (seal)
Nathan R. George (seal)
William W. Nelson (seal)
David W. Bennett (seal)
Francis B. Gunn (seal)

Before me Lowell & Fales Justice of the Peace.
Recd. Jan. 4th 1895 at 8 A. M. Ent'd & Ex'd By *Henry B. Milder* *clerk*

Coffin Eben M^{re}
to
Mattie A. Hodges
Know all men by these presents that we, Eben
M^{re} Coffin and Mattie E. Coffin wife of the said Eben M^{re} Coffin
in our own rights and the rights of each other, jointly, both
of Hubbardston, in the County of Worcester and State of Mass-
achusetts, in consideration of Nineteen Hundred dollars \$1900⁰⁰
paid by Mattie A. Hodges of Leominster in the County and
State aforesaid the receipt whereof is hereby acknowledged,
do hereby give, grant, bargain, sell and convey unto the
said Mattie A. Hodges, her heirs and assigns, Two certain
tracts of land with the buildings thereon situated in said
Hubbardston, being a part of the Hiram Grimes farm, so
called, the first tract being bounded as follows, viz: Be-
ginning at the southeast corner thereof on the line of the
road leading to Gardner at corner of land formerly of J. W.
Norcross; thence S. $67\frac{1}{2}^{\circ}$ W. 36 rods, 2 links by said Norcross
land to land formerly of Samuel S. Gleason; thence S. $61\frac{1}{2}^{\circ}$
W. 12 rods, 2 links; thence N. 28° W. 10 rods 20 links; thence
S. $62\frac{1}{4}^{\circ}$ W. 31 rods 15 links all by said Gleason's land to
the New Dimpteton road (so called) then N. $6\frac{1}{2}^{\circ}$ W. 10 rods
then N. 2° W. 22 rods then N. 5° W. 10 rods, then N. 11° W. 6 rods
then N. $8\frac{1}{2}^{\circ}$ W. 10 rods, 9 links to the Northwest corner of
said lot; then North $84\frac{1}{2}^{\circ}$ E. 50 rods, then N. $86\frac{1}{2}^{\circ}$ E. 24 rods
9 links to the road, then on line of the road S. $13\frac{1}{2}^{\circ}$ E. 37
rods, 15 links to place of beginning. Containing 22.88
acres and is the same which was conveyed to said
Eben M^{re} Coffin by deed by Harrison Grimes & others by
deed dated Dec. the 17th 1879 and recorded with Worcester