

# Know all men by these presents

that I, Walter L. Collins, of Milford in the County of Worcester and Commonwealth of Massachusetts

Collins

in consideration of One Dollar and other valuable considerations paid by A. Ross Andrews of said Milford

to

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said A. Ross Andrews a certain tract of land with the buildings thereon situated near the central part of MENDON in said County on the southerly side of Nipmuck Pond so called, and bounded and described as follows:- Beginning at a bound on the southerly side of said Mendon Pond consisting of a stake and stones, and at land now or formerly of Ella G. Kinsley; thence S. 32 1/2° E. 137 feet to a stake and stones at land of said Kinsley; thence S. 52 1/2° W. 49 feet to a pine tree; thence S. 80° W. 23 feet to a stake and stones at land of Walter F. Mann; thence N. 48° W. 119 feet to a stake and stones at said Nipmuck Pond; thence on said Nipmuck Pond to the place of beginning. Together with the right to the said grantee, his heirs and assigns to pass and repass from the highway to said granted premises, over the same way as was granted to Dwight Russell by Elizabeth W. Taft. This conveyance is upon the express condition that the gate at the highway, shall forever be kept closed, and that the grantees shall erect and forever maintain a suitable fence around the granted premises where they adjoin any land that the said Kinsley has any interest in. Being the same premises described in a deed from Ella G. Kinsley to Clarence A. Lilley and Walter L. Collins dated July 30, 1900, recorded with Worcester Deeds Book 1662 Page 286. See also deed from said Lilley to said Collins dated Feb. 8, 1902, recorded with said Worcester Deeds B. 1710, Page 31. Possession to the said premises is to be given on May 1, 1908.

Andrews

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said A. Ross Andrews 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 heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Lilly E. Collins, wife of the said Walter L. Collins do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

In witness whereof we the said Walter L. Collins and Lilly E. Collins

hereunto set our hands and seals this ninth day of April in the year one thousand nine hundred and eight.

Signed and sealed in presence of  
John E. Swift to W.L.C. } Walter L Collins (seal)  
Charles H. Collins } Lilly E. Collins (seal)

### Commonwealth of Massachusetts.

Worcester ss. April 9, 1908 . Then personally appeared the above-named Walter L. Collins and acknowledged the foregoing instrument to be his free act and deed, before me—

John E. Swift Justice of the Peace.

Received April 18, 1908, at 11 h. 32 m. A.M. Entered and examined.