

# Know all men by these presents

that I, A. Ross Andrews of Milford, in the County of Worcester, and Commonwealth of Massachusetts,

Andrews

in consideration of One Dollar and other valuable considerations paid by Ida F. Scott of said Milford, wife of Clinton R. Scott,

to

Scott

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Ida F. Scott, her heirs and assigns, a certain tract of land with all the buildings thereon, situated near the central part of MENDON, in said County, on the southerly side of Nipmuc Pond, so called, bounded and described as follows;— Beginning at a bound on the southerly side of said Nipmuc 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, et al; thence N. 48° W. 119 feet to a stake and stones at said Nipmuc Pond; thence on said Nipmuc Pond to the place of beginning. Together with the right to the said grantee, her 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 grantee 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 warranty deed from Walter L. Collins to me, dated April 9<sup>th</sup> 1908, recorded with Worcester District Deeds, Book 1876, Page 435.

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

And for the consideration aforesaid I, Myra L. Andrews wife of the said A. Ross Andrews do hereby release unto the said grantee and her heirs and assigns all right of or to both D O W E R and H O M E - S T E A D in the granted premises, and all other rights and interests therein.

In witness whereof we the said A. Ross Andrews and Myra L. Andrews

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

Signed and sealed in presence of

Walter F. Mann (to both)

A Ross Andrews (seal)

Myra L. Andrews. (seal)

### Commonwealth of Massachusetts.

Worcester ss. Milford, May 4<sup>th</sup> 1908.

Then personally appeared and acknowledged the

the above-named A. Ross Andrews his free act and deed, before me—

Walter F. Mann Notary Public. (seal)

Received Jan. 26, 1909 at 4 h. 23 m. P. M. Entered and examined.