

said Albert E. Munyon, his heirs and assigns. A certain piece of land situated in the easterly part of Mendon aforesaid on the road leading from the residence of Joseph Bates to Bellingham, containing twelve acres, more or less, with all the buildings thereon, bounded and described as follows, viz: Beginning at the northwesterly corner of the premises at a corner of land late of Eliza Jackson and at said road; thence running southerly by said road twenty eight rods and twelve links to a wall at land of heirs of John Hove; thence as said wall stands S.  $73\frac{1}{2}$  degrees E. fifty-two rods and five links to a corner-wall; thence N. 20 degrees W. forty rods and twenty links; thence N.  $28\frac{3}{4}$  degrees W. twenty-six rods and fourteen links; thence S.  $55\frac{1}{3}$  degrees W. thirty-three rods and nineteen links to the place of beginning; bounded northerly partly by land late of Eliza Jackson and partly by land of Joseph Bates; easterly by land of said Bates; southerly by land of heirs of John Hove and westerly by said road with the right of Jotham Hayward, his heirs and assigns, a privilege to pass and re-pass across the southeasterly corner of the afore-granted premises, by the cart-way heretofore used to and from the land owned by said Hayward lying easterly of said premises, for all necessary purposes; Being the same premises which Ezekiel P. Burr conveyed to Ann Hunnewell by deed dated October 15<sup>th</sup> 1815 and recorded with Worcester County Deeds, Libro 967, Folio 230. I derive my title hereto as the only heir-at-law of said Ann Hunnewell, whose estate is probated at Middlesex County.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mary S. Munyon 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