

Boston, Suffolk County, in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said William McNiedy, a certain tract or parcel of land situated in the Easterly part of said Mendon, on the road leading from the residence of Joseph Bates to Bellingham, containing twelve acres more or less, with the buildings thereon, and bounded as follows, viz: Beginning at the Northwesterly corner of the Premises at a corner of land formerly of Eliza Jackson and at said road; thence Southerly by said road 28 rods 12 links to a wall at land of heirs of John Howe; thence as said wall stands S. $73\frac{1}{2}^{\circ}$ E. 52 rods 5 links to corner of wall; thence N. 20° W. 40 rods 20 links; thence N. $28\frac{3}{4}^{\circ}$ W. 26 rods 14 links; thence S. $55\frac{1}{3}^{\circ}$ W. 33 rods 19 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 Howe, and Westerly by said road. Subject to any rights of way held by Jotham Howard now or formerly, his heirs or assigns over the Southeasterly corner of the premises; and subject to the mortgage for eight hundred dollars on the premises, made by Mary S. Munyon to Gustavus B. Williams, dated May 20th 1897, and recorded with Worcester District Deeds, book 1536 page 546, which grantee agrees to assume and pay as a part of the consideration for this conveyance. The premises being the same as were conveyed to me by deed of Mary S. Munyon dated June 19th A. D. 1897, and recorded with Worcester District Deeds, book 1541 page 647.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said William McNiedy 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 said mortgage and accrued interest; 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 claimants under said mortgage. And for the consideration aforesaid, I, William Spreadbury, husband of the said Mattie M. Spreadbury hereby release unto the grantee and his heirs and assigns all my right of or to or in the granted premises, whether the same is by the curreny or however otherwise obtained or held.