

Know all men by these presents

Turnbull  
to  
Riccio

that I, Robert F. Turnbull of Mendon in the County of Worcester and Commonwealth of Massachusetts

in consideration of One Dollar and other valuable considerations paid by Evangelista Riccio of Milford in the County aforesaid

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Evangelista Riccio a certain tract or parcel of land with the buildings thereon situated in the said Town of MENDON and being described and set forth in a certain quitclaim deed from Ida A. Whitmanly to Nathan Murdough dated April 7, 1900 and recorded with Worcester District Deeds in Book 1644 Page 414 as follows, to wit:- "A certain tract or parcel of land with buildings thereon situated in the easterly part of said Mendon on the road leading from residence of Joseph Bates to Bellingham containing twelve acres more or less; it being on the easterly side of said road adjoining lands now or formerly of Heirs of John Howe and the same premises as are conveyed to Abbie A. Murdough by deed of William McViety sometimes called William McViedy dated May 6, 1899 and recorded with Worcester Deeds L. 1612 Folio 245 to which deed reference may be had for a fuller description of the premises" This conveyance is made subject to Jothan Howard's right of way referred to in said deed.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Evangelista Riccio and his heirs and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators covenant with the said 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

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 said grantee and his heirs and assigns forever against the lawful claims and demands of all persons

In witness whereof I the said Robert F. Turnbull, single,

hereunto set my hand and seal this fifth day of November in the year one thousand nine hundred and ten.

Signed, sealed and delivered in presence of

John E. Swift } Robert F Turnbull (seal)

Commonwealth of Massachusetts.

Worcester ss. November 5, 1910. Then personally appeared the above-named Robert F. Turnbull his free act and deed, before me, and acknowledged the foregoing instrument to be

John E. Swift Justice of the Peace.

Received Nov. 7, 1910, at 8 h. 30 m. A. M. Entered and examined.