

unto set our hands and seals this ninth day of October in the
year of our Lord one thousand eight hundred and sixty eight.

signed sealed and delivered Seth Tucker *Seal*

in presence of 3 Webster H. Tucker *Seal*

Moses Fisk — 3 Betridge P. Tucker *Seal*

Worcester ss. October 10th 1868. Then the above named Seth Tucker
acknowledged the above instrument to be his free act and deed.

Before me D. Ellis Jr. Justice of the Peace

Rec'd Nov. 4th 1868 at 12^h 20^m P.M. Cont'd & Ex'd By Alex. H. Wilder Reg^r

Newhall Matilda J. 3 Know all men by these presents that I Matilda J. New-
hall of Mendon in the County of Worcester and Commonwealth
to of Massachusetts Widow in consideration of one hundred fifty
Elias J. Bates dollars paid by Elias J. Bates of said Mendon yeoman the re-
Stamp 50.
(Cancelled) ceipt whereof is hereby acknowledged do hereby give, grant, bar-
gain sell and convey unto the said Elias J. Bates his heirs and
assigns a certain tract of pasture land situate in the Easterly
part of said Mendon, containing five acres & forty eight rods
be it more or less & bounded as follows to wit, Beginning at
the North West of said tract & at the South West corner of gra-
ntor's land at the new road leading by the house of Laban
Bates, thence Southerly & bounded Easterly on said road 42
rods & thirteen links to land of Ellis Bullard, thence N. 78⁴/₃^o
& 28 rods & 4 links to the old road & bounded Southerly on land
of said Bullard, thence Northerly & bounded Easterly on said
old road 43 rods & 10 links to a stake & — at grantor's land,
thence S. 82¹/₂^o N. 12 rods to the place of beginning, bounded
Northerly on said grantor's land, being the same premises
conveyed to grantor by Nathan Hayward by deed dated April
5th 1833 and recorded with Worcester Deeds Book 291 Page 560.

To have and to hold the above granted premises with
the privileges and appurtenances thereto belonging to the said
Elias J. Bates his heirs and assigns to their use and behoof for
ever. And I the said Matilda J. Newhall for myself and my
heirs executors and administrators do covenant with the said
Elias J. Bates his heirs and assigns that I am lawfully seized
in fee of the afore granted premises, that they are free from
all incumbrances, that I have a good right to sell and convey
the same to the said Elias J. Bates his heirs and assigns for
ever as aforesaid and that I will and my heirs executors and
administrators shall warrant and defend the same to the
said Elias J. Bates his heirs and assigns forever against the