

Philo W. Brown
 to
 Willard Wiley
 Stamp
 3.01
 (Cancelled)

Know all men by these presents that I Philo W. Brown of Mendon, in the County of Worcester and Commonwealth of Massachusetts Herman in consideration of three thousand dollars to me paid by Willard Wiley of Mendon, County and Commonwealth aforesaid the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Willard Wiley his heirs and assigns a certain tract or parcel of land lying in Mendon, with the buildings thereon containing by estimation ninety two acres be the same more or less, and bounded as follows: Beginning at the Northeast corner and run N. 2° E. 93 rods crossing the road to a heap of stones bounded North by land of Alanson Freeman, then N. 2° W. 39 rods by the aforesaid land to a heap of stones, then W. 40° E. 49 rods on land of A. Taft to a heap of stones, then S. 4° W. 20 rods on land of E. N. Brown to a white oak stump, then S. 11° W. 59 rods by land of A. Taft to a heap of stones, then S. 4° W. 39 1/4 rods by land of O. Cunningham to a heap of stones, then S. 28° E. 46 rods to a white oak tree, then by land aforesaid S. 35° E. 22 rods to the he Rock by the road, then by said road N. 44° E. 24 rods, then N. 25° E. 36 rods, then S. 33° E. 1 1/2 rods crossing said road to a chestnut tree, then S. 31° E. 1 3/4 rods to land of R. H. Fletcher, then S. 31° N. 57 rods by land aforesaid to a heap of stones, then N. 21° W. 33 rods by land aforesaid to walnut tree, then N. 15° W. 36 1/2 rods to a heap of stones, then S. 12° N. 1 rod, then N. 3° W. 11 1/2 rods by lands of T. Gardner and A. Thayer to the first mentioned bounds. Also another lot of land of nine acres and one hundred and thirty four rods joining the above described lot and bounded as follows: Beginning at the road at a walnut tree, then N. 88 1/2° W. 17 rods to the corner of the wall, then N. 6 1/2° W. 7 rods and 14 links to corner of the wall, bounding of land of L. Wood, then S. 66 1/2° W. 34 rods and 10 links bounding on land of Austin Taft, then S. 1 1/2° E. 29 rods, then N. 89° E. 43 rods the two last lines bounded on said Brown's land to the road then on said road S. 33 rods and 19 links to the first mentioned bounds. To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said Willard Wiley his heirs and assigns to his and their use and behoof forever. And I the said Philo W. Brown for myself and my heirs executors and administrators do covenant with the said Willard Wiley his heirs and assigns that I am lawfully seized, in fee simple