


grant bargain sell and convey unto the said James Broughdy his heirs and assigns two certain parcels of land with all buildings thereon situated in Mendon in said County and bounded and described in a certain deed from Philo W. Brown to the grantor and dated the thirtieth day of September Anno Domini 1864 and recorded with Worcester County Deeds Book 694 Page 225. to which reference may be had for a full description of said premises

To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said James Broughdy his heirs and assigns to his and their use and behoof forever. And I the said Willard Wilcox for myself and my heirs executors and administrators do covenant with the said James Broughdy his heirs and assigns that I am lawfully seized in fee simple of the aforegranted premises that they are free from all incumbrances that I have good right to sell and convey the same to the said James Broughdy his heirs and assigns forever as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said James Broughdy his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Willard Wilcox and Betsey F. Wilcox wife of the said Willard Wilcox in token of her release of all right and title of or to both dower and homestead in the granted premises have hereunto set our hands and seals this sixth day of October in the year of our Lord eighteen hundred and sixty six.

Signed sealed and delivered Willard Wilcox 

in presence of Betsey F. Wilcox 

Geo. G. Parker to W. W. Worcester ss. October 6<sup>th</sup>

Henry M. Wheelock to B. F. M. 1866. Then personally

appeared the above named Willard Wilcox and acknowledged the above instrument to be his free act and deed. Before me Geo. G. Parker Justice of the Peace Rec<sup>d</sup> Oct 13<sup>th</sup> 1866 at 1<sup>15</sup> 50<sup>pm</sup> M. Court<sup>2</sup> By Alex. H. Wilder Reg<sup>r</sup>