

thence Northerly 3 feet on said Staples land to land of the grantor, thence Southwesterly in a line parallel with the first described line to said Lincoln Street; thence on said Lincoln Street to the place of beginning. Being a part of the premises conveyed to me by Isaac W. Wood by deed dated April 25, 1864 and recorded with Worcester County Deeds Book 1069, Page 633.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Daniel W. Forbes 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 Frances M. Robbins; being unmarried, hereunto set my hand and seal this Thirty first day of March in the year one thousand eight hundred and eighty four.

Signed, sealed and delivered } Frances M. Robbins seal
in presence of } Commonwealth of Massachusetts, Worcester ss, April
W. F. Forbes — } 12, 1884.

Then personally appeared the above named Frances M. Robbins and acknowledged the foregoing instrument to be her free act and deed.

Before me, W. Frowbridge Forbes Justice of the Peace.
Rec. April 14th 1884 at 2-15 P. M. Ent. & Ex. By Harry B. Miller Jy

Broughney James We hereby certify that we were this day present and saw Edwin G. Wilcox, Administrator of the Edwin G. Wilcox's estate of Willard Wilcox, the mortgagee named in a certain mortgage deed given by James
Meriden