conveyed and subject to the conditions therein contained. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Ellen F. McGahan and her heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except said conditions 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 grantee and her heirs and assigns forever against the lawful claims and demands of all persons except as above stated. In witness whereof I the said Ann McGahan hereunto set my hand and seal this Twenty-first day of April in the year one thousand eight hundred and ninety-eight.

Signed, sealed and delivered in presence of F. H. Thayer — Ann her X mark McGahan (seal)

Commonwealth of Massachusetts. Worcester, ss. April 21st 1898. Then personally appeared the above named Ann McGahan and acknowledged the foregoing instrument to be her free act and deed. Before me Francis H. Thayer Justice of the Peace.

Recd April 22nd 1898 at 8h 30m A.M. & Entd & Exd By Lizzie A. Barker Asst. Regr.

Best James R. to Roman Tario

Know all men by these presents that — James R. Best of Mendon, County of Worcester and Commonwealth of Massachusetts in consideration of One Dollar and other valuable considerations paid by Roman Tario of Woonsocket in the State of Rhode Island the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said Roman Tario A certain tract of land, consisting of wood land, pasture land and mowing land, containing ninety-two acres 1½ rods