

Sumner C. Reynolds (seal)

Commonwealth of Massachusetts.

Worcester ss. June 6th 1910. Then personally appeared the above-named Berton Williams and acknowledged the foregoing instrument to be his free act and deed, before me -

Clifford A. Cook Justice of the Peace.

Rec'd June 8, 1910, at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

Aldrich
to
Irons

KNOW ALL MEN BY THESE PRESENTS that I, Charles T. Aldrich of Mendon, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations to me paid by Lillian M. T. Irons of said Mendon, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Lillian M. T. Irons a certain tract of land with all the buildings thereon, situated in the westerly part of said MENDON on the cross-road leading from the road from Uxbridge to Mendon to the old Boston and Hartford Turnpike, containing about eighty-five acres, more or less, and bounded and described as follows: Beginning at a rock in Rock Meadow Brook at the northwest corner of the premises and at land of Frank H. Wood; thence by said last named land, southerly with said brook 31.4 rods; thence southwesterly with a wall 1.3 rods to the top of a large rock; thence with a wall N. 88° W., 13.25 rods to a corner of walls at land the grantor sold Samuel W. Wood; thence by said last named land with a wall S. 2° W., 10 rods to the south side of Rock Meadow Brook; thence with a wall S. 20° 30' W., 56.25 rods to a stake and stones in the meadow at land now or lately of Mary Devany; thence by said last named land S. 66° 15' E., 18.50 rods to a stake and stones at land of Amy B. Gaskill and Ruth B. Cornwell; thence by said last named land N. 20° 45' E., 2.20 rods to a stake and stones thence partly with a wall N. 83° 30' E., 12.56 rods; thence partly with a wall N. 84° E. 20.64 rods to a stake and stones; thence S. 44° 30' E. 27 rods to the end of a wall; thence S. 13° 20' W., 7.30 rods to the Uxbridge road; thence easterly with the Uxbridge road and land the grantor sold to the Milford and Uxbridge Ry. Co., 35 rods to the angle in the wall at land of John T. Manson; thence by said last named land and with a wall N. 50° 30' E., 13 rods to an angle in the wall; thence N. 73° 30' E., 3 rods; thence S. 85° E., 5.75 rods, thence N. 46° 30' E., 21.5 rods to the road leading through the premises; thence crossing said road and running easterly with the said road 18.25 rods to an old Town road, now discontinued; thence bounding by said road 3.75 rods to land of Sarah Henry; thence by said last named land N. 4° 30' W., 21 rods to stones on a large rock; thence N. 76° E., 11 rods to a stake and stones on a rock at land of Desire Roys; thence by said last named land N. 13° W., 27.25 rods to a stake and stones on a white oak stump; thence N. 69° 30' W., 16.5 rods to a stake and stones; thence north 16 rods by an old wall; thence north 7° west, 8 rods to a stake and stones; thence S. 39° 30' W., 15.10 rods to the end of a wall; thence with the wall S. 74° W., 13.5 rods; thence N. 39° 30' W., 75 rods to the place of beginning. The last line bounds by said Roys', William S. Southwick's and Frank H. Wood's land and crosses the road leading through the premises. The road crossing the premises excepted, and also an old burial ground. I derived title to the herein described premises under the will of my mother, Uranna S. Aldrich and she derived title under the will of her father George Mowry, both wills being allowed and proved at Worcester County Probate Court. And the grantee as a part of the consideration of this deed agrees to assume and pay the taxes for the year of 1910, and to hold the grantor harmless and indemnify him from all liability of every kind due to his selling and conveying said property, arising out of his agreements under a certain lease of the granted premises to Mary A. Kempton, dated Apr. 1, 1910, the premises being hereby sold subject to said lease, except that this agreement shall not be held to include any possible liability or damage arising from a voluntary removal from and surrender of the leased premises by the lessee. The grantor may enter the premises at the termination of said lease and remove or take and sell on the premises the personal property mentioned therein.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Lillian M.T. Irons and her 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, except as above mentioned 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 her heirs and assigns forever against the lawful claims and demands of all persons except as above.

IN WITNESS WHEREOF I the Charles T. Aldrich a single man hereunto set my hand and seal this fourth day of June in the year