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the same premises to the said Charles Fletcher, his heirs and assigns forever, against the lawful claims and demands of all persons. And Rhoda M. Cook, wife of the said Welcome B. Cook, for the consideration aforesaid, do hereby release and quit-claim unto the said Charles Fletcher, his heirs and assigns, all right, claim or possibility of dower, in said premises.

In witness whereof, we the said Welcome B. Cook, and Rhoda M. Cook, have herewith set our hands and seals, this twenty-third day of August, in the year of our Lord one thousand eight hundred and fifty-eight.

Signed, sealed and delivered.

Welcome B. Cook. seal

Rhoda M. Cook. seal

in presence of,  
Amariah Graft.  
Daniel P. Cook.

Commonwealth of Massachusetts.  
Worcester, ss. August 24<sup>th</sup> 1858. Then personally appeared the within named Welcome B. Cook, and acknowledged the within instrument to be his free act and deed.

Before me - Amariah Graft - Justice of the Peace.

Rec<sup>d</sup> Sept. 2<sup>d</sup> 1858, at 9<sup>h</sup> 55<sup>m</sup> A.M. Sub<sup>d</sup> & Exp<sup>d</sup> By Alex. H. Wilder, Reg<sup>r</sup>

Shaffin. Otis  
to  
Daniel G. Newton  
I Daniel G. Newton the Mortgage named in the deed here recorded, having rec<sup>d</sup> all the money intended to be secured thereby do in consideration hereby release & discharge the same. Witness my hand this 29<sup>th</sup> day of March A.D. 1861.  
Alex. H. Wilder, Reg<sup>r</sup>

Know all men by these presents, that I, Otis Shaffin, of Westborough, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Four hundred and eighty dollars, to me paid by Daniel G. Newton of said Westborough, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey, unto the said Daniel G. Newton, his heirs and assigns, a certain tract of land, situate in the southeasterly part of Westborough, on the road leading from the old "Mellen House", to the house of Lowell Belknap, containing two acres, more or less, with the privileges & appurtenances thereto belonging, being the same premises conveyed to me by deed from Seth Pierce, dated September 18, 1830, & recorded in the Registry of Deeds, at Worcester, - Book 278 - Page 198. Also one other lot of land, adjoining the above described premises, containing one & a half, acre, more or less, being the same lot conveyed to me by deed from John Hardy, dated April 11<sup>th</sup> 1836, to which deeds & record reference is had, for a more particular description of the afore-granted premises.

Go have and to hold the afore-granted premises, to the said Daniel G. Newton, his heirs and assigns, to his & their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Daniel G. Newton, his heirs and assigns, that I am lawfully seized in fee of the afore-granted premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Daniel G. Newton, and that I will and my heirs shall warrant and defend the same premises, to the said Daniel G. Newton, his heirs and assigns forever, against the lawful claims