

Bancaster, containing four acres, one hundred and forty-three rods, more or less, described as follows. to wit - Beginning at a stake & stones, at the north-east corner by the bounty Road leading to Worcester, thence running S. 12° 30' W. sixteen rods, to a stake & stones, thence S. 85° W. thirty-six rods and five links, to a stake & stones, thence N. 18° 30' W, to a stake & stone, by said road. thence easterly, by said road, forty-seven rods to the first mentioned bound. Excepting and reserving therefrom, forty rods of land conveyed by me to the Inhabitants of the Town of Bancaster, by deed, dated, December 7. 1855. The premises being the same conveyed to me by Nathaniel Thayer & Joseph Willard, Executors of the last will & Testament of Saml. Ward, by deed, dated December 1st 1827, with the exception above stated. Reference to both said deeds being had, for a more particular description of the premises. To

have and to hold the above-granted premises, with the privileges and appurtenances thereto belonging, to the said George W. Parker, his heirs and assigns, to his & their use and behoof forever. And I the said Austin Davis for myself and my heirs, executors and administrators, do covenant with the said George W. Parker, his heirs and assigns, that I am lawfully seized in fee of the above-granted premises, that they are free from all incumbrances; that I have a good right to sell and convey the same to the said George W. Parker, 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 George W. Parker, his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, we the said Austin Davis and Sally, wife of said Austin, in token of her release of all right and title of or to both Dower and Homestead, in the granted premises, have hereto set our hands and seals, this twelfth day of February, in the year of our Lord eighteen hundred and sixty-four.

Signed, sealed and delivered, Austin Davis. (seal)
 in presence of us. Sally Davis. (seal)

E. W. Hosmer. }
 Worcester ss. Feb. 13. 1864. Then personally appeared the above named Austin Davis, and acknowledged the above instrument to be his free act and deed.

Before me - Jacob Fisher - Justice of the Peace.
 Recd. Feb. 23^d 1864. at 8th W. W. Court & Exp^t Bay Alex. H. Wilder, Reg^t

Staples, Abigail - Know all men by these presents, that A. Abigail Staples, of Mendon, in the
 to
 Nancy Smith. of nine hundred and thirty-one dollars, paid by Nancy Smith, wife of Benjamin W. Smith, of said Mendon, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey, unto the said Nancy Smith, her heirs and assigns, a certain tract of land, with all the

(Stamp)
 \$1.00
 cancelled