

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 a right of way upon the westerly side thereof of which grantee has full knowledge, 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 aforesaid.

And for the consideration aforesaid, I, Stella Wheelock, wife of the grantor, do hereby release unto the said grantee and her heirs and assigns all right of or to both **DOWER** and **HOMESTEAD** in the granted premises, and all rights by statutes and all other rights therein.

IN WITNESS WHEREOF we the said Walter M. Wheelock and Stella Wheelock hereunto set our hands and seals this twenty third day of April in the year one thousand nine hundred and four.

Signed and sealed in presence of

witnesses to both

F. W. Evans

H. E. Fry

Walter M. Wheelock (seal)

Stella Wheelock (seal)

State of Iowa.

Boone County, ss. April 23rd, 1904. Then personally appeared the above-named Walter M. Wheelock and Stella Wheelock and acknowledged the foregoing instrument to be their free act and deed, before me,-

H. E. Fry, a notary public in and for Boone County, Iowa

WITNESS my hand and notarial seal the day & year first above written.

H. E. Fry (seal)

Notary Public in and for Boone County, Iowa.

My commission expires July 4th, 1906.

Rec'd. May 31, 1904, at 9h. 29m. A. M. Ent'd. & Ex'd.

Attest:

Daniel Taft

Register.

Hagerty

to

Greene

WHEREAS Michael Hagerty did by mortgage deed, dated August 16, 1880, and recorded in Worcester District Registry of Deeds, Book 1076, Page 506, convey the premises hereinafter described to the Uxbridge Savings Bank, and whereas in and by said mortgage deed the grantee therein named, or its assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in Uxbridge in the Commonwealth of Massachusetts, first publishing a notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined.

NOW THEREFORE KNOW ALL MEN that the said Uxbridge Savings Bank by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power it hereto enabling, and in consideration of the sum of five hundred dollars (\$500) to it paid by John Greene of said Uxbridge, does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto the said John Greene, all and singular the premises conveyed by the aforesaid mortgage deed and described therein as follows, "a certain tract of land containing seventeen acres and 46 rods more or less with the buildings thereon, situated in the westerly part of UXBRIDGE on both sides of the road leading by the house formerly owned by George W. Seagrave; being the first tract described in the deed of Daniel Mc Coffy dated August 23, 1855, and recorded in the Worcester District Registry of Deeds, Book 589, Page 274." The granted premises were sold and are hereby conveyed subject to all assessments, liens and unpaid taxes, if any, thereon.

TO HAVE and **TO HOLD** the same to the said John Greene, and his heirs and assigns to their own use and behoof forever.

IN WITNESS WHEREOF the said Uxbridge Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Charles A. Barton, its Treasurer, this twelfth day of April in the year one thousand nine hundred and four.

Signed and sealed in presence of

Wm. J. Taft

Uxbridge Savings Bank (seal)

by Charles A. Barton, Treasurer.

Commonwealth of Massachusetts.

Worcester, ss. April 12, 1904. Then personally appeared the above-named Charles A. Barton, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Uxbridge Savings Bank, before me,-

Wm. J. Taft, Justice of the Peace.

Rec'd. May 31, 1904, at 9h. 59m. A. M. Ent'd. & Ex'd.

Attest:

Daniel Taft

Register.