

and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except as aforesaid that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall **W A R R A N T** and **D E F E N D** the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid

And for the consideration aforesaid, we, Ruth E. Brooks, wife of Frank L. Brooks, Sarah A. Brooks, wife of said Walter J. Brooks, Della A. Brooks, wife of said Albert C. Brooks, and Abby P. Brooks, widow of said John C. Brooks, do hereby release unto the said grantee and his heirs and assigns all right of or to both **D O W E R** and **H O M E S T E A D** in the granted premises, and all other rights and interests therein. **I N W I T N E S S W H E R E O F** we the said Frank L. Brooks, Walter J. Brooks, Albert C. Brooks, Henry D. Brooks, Bertha P. Brooks, Ruth E. Brooks, Sarah A. Brooks, Della A. Brooks and Abby P. Brooks hereunto set our hands and seals this sixth day of June in the year one thousand nine hundred and five.

Signed and sealed in presence of

David F. Dillon <u>by</u> F.L.B.	Frank L. Brooks	(seal)
Laura Brooks <u>by</u> R.E.B.	Ruth E. Brooks.	(seal)
Alexis Bernstein as to W J.B.	Walter J. Brooks	(seal)
Mildred L. Brooks <u>by</u> S.A.B.	Sarah A. Brooks.	(seal)
William C. Heaton <u>by</u> A.C.B.	Albert C. Brooks	(seal)
Seth A Wetmore <u>by</u> D.A.B.	Della A. Brooks	(seal)
Julia M. Phelps <u>by</u> A.P.B.	Abby P Brooks	(seal)
Julia M. Phelps <u>by</u> H.D.B.	Henry D. Brooks	(seal)
Julia M Phelps <u>by</u> B.P.B.	Bertha Phelps Brooks.	(seal)

Commonwealth of Massachusetts.

Hampden ss. Palmer, June 6th 1905. Then personally appeared the above-named Frank L. Brooks and acknowledged the foregoing instrument to be his free act and deed, before me -

David F. Dillon Justice of the Peace.

Rec'd July 14, 1908, at 4h. 34m. P. M. Ent'd & Ex'd.

* * * * *

K N O W A L L M E N B Y T H E S E P R E S E N T S

Jenkins, Comm'r.

to

Hopedale Coal & Ice Co.

See Plan Book 13, Plan 73.

that whereas, Abbott A. Jenkins, of Milford, in the County of Worcester and Commonwealth of Massachusetts, was duly appointed commissioner to make partition of real estate in Hopedale and Mendon, Massachusetts, by making sale and conveyance thereof, as more fully appears by a warrant of the Probate Court within and for the County of Worcester dated May 22, 1908, reference thereto being made, and whereas said Commissioner has taken the oath required by law and given public notice of the time and place of the sale of the premises described in said warrant by publishing a notification thereof once in each week for three successive weeks in the Milford Daily Journal a newspaper published in said Worcester County and under and by virtue of the power him thereunto enabling has sold a part of the said real estate described in said warrant at public auction at the time and place fixed in said notice to the Hopedale Coal and Ice Company, a Corporation duly established by law, and located in Hopedale in the Commonwealth of Massachusetts, for the sum of twenty-six hundred twenty-five dollars which amount was bid by the said Hopedale Coal and Ice Company and was the highest bid made therefor at said auction.

N O W, T H E R E F O R E, in consideration of the said sum of twenty-six hundred twenty-five dollars to me paid by the said Hopedale Coal and Ice Company, the receipt whereof is hereby acknowledged, I, the said Abbott A. Jenkins, as commissioner as aforesaid and by virtue of the aforesaid warrant and of every other power thereunto enabling hereby **G R A N T, B A R G A I N, S E L L** and **C O N V E Y** unto the said Hopedale Coal and Ice Company, a certain tract of woodland on both sides of the road leading from Mendon to Hopedale, in said **MENDON**, bounded and described as follows, to-wit:- Beginning at a stake and stones at the southeasterly corner of the granted premises at land of the Draper Company and at land of one Taft; thence N. 17 4/5° W. 15 rods; thence N. 29° W. 18.04 rods, and thence N. 38 1/2° W. 29.48 rods by said Draper Company land to a stone bound; thence S. 71° W. 21.2 rods, thence S. 5° W. 21.6 rods, thence S. 17° 15' W. 4 rods, thence S. 67° 45' W. 3.6 rods, thence S. 72° W. 3.35 rods, thence S. 79° 30' W. 4.5 rods, thence S. 83° W. 3.5 rods to a point on the north side of said road, the last 7 courses bounding on land this day conveyed to Frederic A. and Ora P. Davenport; thence southerly across said road 3 rods; thence S. 7° 30' E. 4.5 rods; thence S. 10° 30' E. 28 rods, and thence S. 20° 30' E. 3.5 rods as the wall now stands and bounding on said last mentioned land to land of said Taft; thence N. 67 4/5° E. 16.3 rods, thence N. 67 1/2° E. 24.56 rods, and thence N. 68 1/2° E. 19.6 rods by said Taft land to the point of beginning; except that part