

Clifford A. Cook Justice of the Peace
My commission expires August 15, 1930.
Rec'd Dec. 3, 1923, at 8h. 30m. A. M. Ent'd & Ex'd.

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Wood
to
Quirk
4-\$1.00 Stamps
Cancelled

KNOW ALL MEN BY THESE PRESENTS that I, Mary L. Wood, of Hopedale, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other considerations, paid by Patrick F. Quirk, of Milford in the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Patrick F. Quirk, a certain parcel of land, including all buildings thereon, situate on the southerly side of the Uxbridge road, near Nipmuck Pond, in MENDON, in said County and Commonwealth, bounded and described as follows, to wit:- Beginning at the northeasterly corner of the granted premises at the intersection of Park Street with said Uxbridge road; thence southerly by said Park Street to land of Daniel H. Barnes et al; thence S. 62° E. 52 feet; thence S. 84° 15' E. 45 feet; thence S. 89° 30' E. 58 feet; thence S. 83° 30' E. 44 feet; thence S. 81° 15' E. 50 feet; thence S. 69° 30' E. 50 feet; and thence S. 63° 15' E. 118.50 feet as the wall now stands to a stake on the bank of a brook, the last seven lines bounding on land of Daniel H. Barnes et al; thence S. 22° 30' E. by last mentioned land and land of one Gaskill 168 feet to a stake in the brook at an angle; thence S. 70° E. by said Gaskill land 158 feet to a drill hole in a rock; thence S. 1° 30' W. still by said Gaskill land 167.50 feet to a stake at said Nipmuck Pond; thence southerly on the shore of said pond to a stone wall at land of Andrew C. Henry, formerly of one Daniels; thence S. 19° W. by said last mentioned land and as the wall now stands along part of said line, 60 rods to a corner of said wall; thence N. 69 1/2° W. 3.88 rods; thence N. 85 1/4° W. 14.44 rods; thence S. 87° W. 2.20 rods; and thence N. 86 1/2° W. 15.50 rods as the wall now stands to said Park Street, the last four lines bounding by land of Richard Henry; thence northerly by said Park Street 43 rods to land of said Gaskill; thence N. 73 1/2° W. 44 rods; thence N. 5 1/2° E. 10.80 rods; thence S. 73 1/2° E. 8.60 rods; and thence N. 3 1/2° W. 33.36 rods as the wall now stands and by land of said Gaskill; thence N. 69 1/2° W. by said Gaskill land 22.64 rods to a stake and stones; thence N. 36 1/2° E. by said Gaskill land 3.72 rods to said Uxbridge road; and thence easterly by said Uxbridge road to the point of beginning. Being a part of the premises described in deed of Amariah A. Taft to Elizabeth O. Wood, dated June 24, 1892, recorded with Worcester District Deeds, Book 1385, Page 278. The granted premises are conveyed subject to the right to maintain poles and wires across the granted premises as described in deed of Elizabeth O. Wood to Henry W. Gaskill, et als., said deed being duly recorded with Worcester District Deeds.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Patrick F. Quirk and his 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 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 aforesaid; that I have good right to sell and convey the same as aforesaid; and that I will and my 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 I, Ernest Wood, wife of said Mary L. Wood 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 Mary L. Wood and Ernest Wood, hereunto set our hands and seals this twenty-fourth day of November in the year one thousand nine hundred and twenty-three.

Signed and sealed in the presence of

Clifford A. Cook (to both)

Mary L Wood (seal)
Ernest Wood (seal)

Commonwealth of Massachusetts

Worcester ss November 24, 1923. Then personally appeared the above-named Mary L. Wood and acknowledged the foregoing instrument to be her free act and deed, before me-

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