

Know all men by these presents

That I Charles N. Fitts of Northampton Mass. acting as Attorney for my mother Lucy F. Fitts, an insane person

IN CONSIDERATION OF Seventy Five Dollars paid by Jewettte S Adams, Clara S. Blance, Mary B. S. Parmenter and Sophronia E. Stetson, heirs at law of William B. Stetson late of Lenox, Franklin County Massachusetts. the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said heirs at law of William B. Stetson, and their legal successors and assigns, all the right title & interest of said Lucy F. Fitts, in a certain tract of land in said Lenox, which right and interest is by virtue of a certain mortgage deed given to her by Roscoe Phelps Thayer dated Dec 31, 1867 for \$225.00 and recorded in the Registry of deeds Franklin County in Book 261, Page 397 in which the same is described as follows. Beginning at a point on the highway from East Lenox to Southbury at the north west corner of said tract, at land formerly of James Fitts, and thence southerly on same to land formerly of Parsons Brook, thence Easterly on same to road thence northerly by a line parallel with the west line, to the said highway, thence westerly on said highway to the place of beginning, & containing eight acres more or less, and being the same premises which for some years past has been assumed to Alpheus Moore of Montague, a brother of said Lucy F. Fitts to whom she once agreed or intended to convey said tract but neglected to do so, but he having paid the taxes thereon is conceded to have an equitable right in the same and joins in this deed to release and transfer any & all his rights.

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said heirs of William B. Stetson and their heirs and assigns, to their own use and behoof forever. And I hereby for said Lucy F. Fitts and her heirs, executors and administrators, covenant with the grantee and their

heirs and assigns that said Lucy, lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, so far as relates to said mortgage deed, and so far as made by her

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 their

heirs and assigns forever against the lawful claims and demands of all persons claiming under her or under said mortgage deed. And for the consideration aforesaid I Alpheus Moore of Montague Franklin County, as explained in the body of this deed hereby release unto the grantee and their heirs and assigns all right in the granted premises.

IN WITNESS WHEREOF we the said Charles N. Fitts as attorney for Lucy F. Fitts as stated, and said Alpheus Moore

this fourth day of January in the year one thousand nine hundred and two. Signed, sealed and delivered in presence of Lucy F. Fitts G. A. Moore } Charles N. Fitts reads Alpheus Moore reads

COMMONWEALTH OF MASSACHUSETTS. Northampton, January 20, 1902. Then personally appeared the above-named Charles N. Fitts and acknowledged the foregoing and deed: before me, Percy C. McCloud, Justice of the Peace.

FRANKLIN, SS. Received August 6th 1903. Recorded and compared. Attest: John D. Douker Register.