

Worcester ss. July 3<sup>d</sup> 1845. Then personally appeared the within named Francis F. Goff and acknowledged the within instrument to be his free act and deed - Before me - Warren Rawson Just. of Peace  
Rec<sup>d</sup> July 8, 1845. at 11.30. A. M. Ent<sup>d</sup> & Exp<sup>d</sup> By, A. B. Ward. Reg<sup>r</sup>.

Robbin J<sup>r</sup>  
to  
Lewis Gardner

Know all Men by these presents, that I Joseph Robbins of Millbury in the County of Worcester and Commonwealth of Massachusetts German in consideration of one hundred and fifty dollars paid by Lewis Gardner of Mendon in said County, Doth Make the receipt whereof I do hereby acknowledged, do hereby give, grant, sell, and convey, unto the said Lewis Gardner his heirs and assigns a certain tract or parcel of land situated in said Mendon on the easterly side of the road leading from Ezra Selonds by Johnson Woods containing eleven acres more or less, described and bounded as follows to wit: beginning at said Road at the Rawson land now owned by Amariah Goff; thence easterly to the fence now stands and bounding westerly on said Goff's land till it comes to Samuel Gaskill's land and bounding easterly on said Gaskill twenty three rods to an old wall; thence turning and running westerly on said wall fifty four rods, to the ends of the wall to stakes and stones; thence still westerly thirty four rods & eleven links to said Road and bounding southerly in said Robbins' other land; thence turning and running northerly fifteen rods and 11 links and bounding westerly on said Road, to the place of beginning, To have and to hold the afore granted Premises, to the said Lewis Gardner his heirs and assigns, to his & their use and behoof forever. And I do for my self my heirs, executors and Administrators covenant with the said Lewis Gardner his heirs and assigns, that I am lawfully seized in fee of the afore granted Premises that they are free of all Incumbrances; that I have good right to sell and convey the same to the said Lewis Gardner and that I will warrant and defend the same <sup>Premises</sup> to the said Lewis Gardner his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof I the said Joseph Robbins have hereunto set my hand and seal this fourteenth day of June in the year of our Lord, one thousand eight hundred and forty five.

Signed, Sealed, and  
delivered in presence of us  
Warren Rawson

Joseph Robbins. (Seal)