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The only Island in said pond — To have and to hold the
 said granted bargained premises with all the appurtenances privileges &
 commodities to the same belonging or in any wise appertaining to him
 the said George R. Russell his heirs & assigns forever to his & their only
 proper use benefit & behoof forever and I the said Samuel Willard for
 myself his executors & administrators do covenant promise & grant
 to & with him the said George R. Russell his heirs & assigns that
 before the enacting hereof I am the true sole & lawful owner of the
 above bargained premises & am lawfully seized possessed of the same
 in my own proper right as a good perfect & absolute estate of inheritance
 in fee simple and have in myself good right full power & lawful author-
 ity to grant bargain sell convey & confirm said bargained premises in
 manner as aforesaid and that the said George R. Russell his heirs &
 assigns shall & may from time to time & at all times forever hereafter
 by force & virtue of these presents lawfully & quietly have hold use occu-
 py possess & enjoy the said demised & bargained premises with the ap-
 purtenances free & clear & freely & clearly acquitted exonerated and
 discharged of from all & all manner of former or other gifts grants bar-
 gains seals leases mortgages with entails jointures dower's judgments
 Executions or incumbrances of what name or nature soever that might
 in any measure or degree obstruct or make void this present deed
 Further I the said Samuel Willard for myself my heirs & executors
 administrators do covenant & engage the above demised premises to him
 the said George R. Russell his heirs & assigns against the lawful
 demands or claims of any person or persons whatsoever forever hereafter
 to warrant secure and defend by these presents — In witness whereof
 we the subscribers have hereunto set our hands & seals this twenty
 fourth day of March Anno Domini 1817 in the forty first year of
 American Independence — Samuel Willard 
 Benjamin Wheelock } Sally Willard 
 Leonard G. Aldrich } Witness Js June 11, 1817 personally appeared
 the above named Samuel Willard and acknowl-
 edged the above instrument by him subscribed to be his free act and
 deed — before me Warren Rawson Justice of the Peace
 Dtd. March 15. 1820 Ent. Honam. P. J. Fiske Reg^r

Mood Elisha
 to
 Jon^r Russell

Know all men by these presents that I Elisha Mood of Mendon
 in the County of Worcester and Commonwealth of Massachusetts Gentleman
 In consideration of four hundred and twenty five dollars paid by Jona-
 than Russell of Mendon aforesaid Esquire the receipt whereof I do hereby
 acknowledge do hereby give grant sell and convey unto the said Jonathan
 Russell his heirs and assigns a certain piece or tract of land situate and
 lying in the North Parish in said Mendon containing seven acres &