

and fifty Dollars paid by Benjamin Howard of said Mendon wherewith the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Benjamin Howard his heirs and assigns the following described premises situated in said Mendon said land is bounded as follows to wit beginning at the corner of the wall at land belonging to Charles C P Hastings and Mary M Hayward and running South $22\frac{1}{2}^{\circ}$ East 3 rods and 18 links then South $24\frac{1}{2}^{\circ}$ East 7 rods and $24\frac{1}{2}$ links to the corner of the post at land owned by Charles H Childs and Enos Gof bounding Westerly on land of the said Hastings and Hayward as the wall now stands thence turning and running North 63° East 3 rods and $18\frac{1}{2}$ links to the North West corner of the barn standing on land of the said Childs and Gof and bounding Southerly on said land of said Childs and Gof and formerly owned by Sweeting and Davenport then turning and running North $25\frac{2}{3}^{\circ}$ West 12 rods and $17\frac{1}{2}$ links to a stake on the road leading from Mendon to Uxbridge and bounding Easterly on land of the said Charles C P Hastings then turning and running South $47\frac{1}{2}^{\circ}$ West 3 rods and 15 links to the first mentioned bound and bounding Northerly on said road with the dwelling house standing thereon now occupied by Peter Thompson subject to the possession of the said Thompson to the first day of April A D 1844. To have and to hold the above granted premises with the privileges and appurtenances thereto belonging to the said Benjamin Howard and his heirs and assigns to his and their use and behoof forever And I the said Charles C P Hastings for myself and my heirs executors and administrators do covenant with the said Benjamin Howard his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free from all encumbrances that I have good right to sell and convey the same to the said Benjamin Howard as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said Benjamin Howard his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said Charles C P Hastings together with Anna W Hastings wife of the said Charles C P Hastings