

have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to him the said Royal Mellen Wheelock his heirs and assigns forever to his and their only proper use benefit and behoof forever. And I the said Stephen look for myself my heirs executors and administrators do covenant promise and grant to and with the said Royal Mellen Wheelock his heirs and assigns that at and before the sealing hereof I am the true sole and lawful owner of the above bargained premises and am lawfully seized and possessed of the same in my own proper right as good perfect and absolute estate of inheritance in fee simple, and have in me good right full power and lawful authority to grant bargain sell convey and confirm the said bargained premises in manner as aforesaid, and that the said Royal Mellen Wheelock his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free and clear, and freely and clearly acquitted, exonerated and discharged of and from all and all manner of former or other gifts grants bargains, sales, leases, mortgages, wills, entails, jointures, doweries, judgements, executions and encumbrances of what name or nature soever, that might in any measure or degree obstruct or make void this present deed. Furthermore I the said Stephen look for myself my heirs executors and administrators do covenant and engage the above demised premises to him the said Royal Mellen Wheelock his heirs and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents. And I Joanna S. wife of said Stephen in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said Royal Mellen Wheelock his heirs and assigns all my right of dower in and to the aforesaid premises.

In testimony whereof we have