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Waff Seth to George 1791

To All People to whom these Presents shall come—Greeting.

Know ye, That I Seth Waff of Mendon in the County of Worcester & Commonwealth of Massachusetts Gentleman

For and in Consideration of the Sum of eighty pounds

to me in Hand before the Ensealing hereof, well and truly paid by George

Waff of the Town County & Commonwealth of aforesaid yeoman

the Receipt whereof I do hereby acknowledge, and my self therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit, and discharge him the said George Waff his Heirs, Executors, and Administrators, forever by these Presents: HAVE Given, Granted, Bargained, Sold, Alienated, Conveyed, and Confirmed; and by these Presents, Do, freely, fully, and absolutely, Give, Grant, Bargain, Sell, Alien, Convey, and Confirm, unto him the said George Waff his Heirs and Assigns forever,

A certain tract or parcel of land lying & being in Mendon aforesaid bounded & bounded as follows: to wit beginning at a heap of stones on a rock by the left side of the Road leading by said Grants dwelling house thence running easterly & bounded southerly by the Grants land about four rods to a stake & heap of stones thence turning a little to the easterly to a heap of stones on the easterly side of a swamp at Elijah Waffs land thence bounded southerly by said Elijah Waffs land about eleven rods to land formerly belonging to the Miss of Josiah Waff dec. thence Northwesterly & southerly by said land to land lately owned by Lieut. Ben^l Staples thence turning Northwesterly & bounded easterly by said Staples land to the aforesaid Road thence turning Westerly and bounded Northwesterly by said Road round at the wall now stands until it comes to Mrs Waffs land thence turning easterly and southerly and Westerly by the said Mrs Waffs land to the said Mrs Waffs wall now stands to the aforesaid Road thence southerly by said Road to the first bounds containing twenty five Acres be the same more or less with a privilege in the Lane on the South side of said premises to pass and repass over to the left side of the swamp where the causeway is now made to the said George breaking the fence on the Northwesterly of said Lane

To HAVE and to HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities, to the same belonging, or in any wife appertaining to him the said George Waff his Heirs and Assigns forever. To his and His only proper Use, Benefit and behoof forever. And I the said Seth Waff

for myself my Heirs, Executors, and Administrators, do Covenant, Promise, and Grant, to and with him the said George Waff his Heirs and Assigns, that before the Ensealing 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 a good, perfect, and absolute Estate of Inheritance in Fee Simple: And have in myself good Right, full Power, and lawful Authority to Grant, Bargain, Sell, Convey, and Confirm, said bargained Premises, in Manner as aforesaid: And that the said George Waff 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, from all and all Manner of former or other Gifts, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Incumbrances, of what Name or Nature forever, that might in any Measure or Degree obstruct or make void this present Deed.

Furthermore, I the said Seth Waff for myself my Heirs, Executors, and Administrators, do Covenant and Engage the above demised Premises to him the said George Waff his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend by these Presents.

In Witness whereof I the said Seth Waff have hereunto set my hand and seal this thirtieth Day of April in the year of our Lord fourteen hundred and Ninety One

Signed sealed & delivered

Seth Waff

in presence of Benjamin Read Josiah Waff

Worcester 30 April 13th 1791 personally appeared Seth Waff signed to this within written instrument & acknowledged the same to be his free Act and Deed

Before me Benjamin Read Justice Peace

Recd April 25th 1791 Interd & examined P^r Dan Clapkey