

Carpenter Nathl. Know all men by these presents that I Nathaniel Carpenter of Douglas in ²¹⁷
 to the County of Worcester administrator on the estate of Ephraim Lee late of Mendon
 Ellis Esq. in said County deceased intestate by an order of the Court of Probate begun
 and holden at Worcester in and for said County of Worcester on the fifth day
 of January A.D. 1890 was licensed and duly empowered to sell and pass
 deeds to convey so much of the real estate of the said deceased for the pay-
 ment of his just debts and incidental charges as will raise the sum of
 eighteen hundred dollars and whereas I the said Nathaniel Carpenter hav-
 ing given thirty days public notice of the intended sale by posting up
 advertisements in Worcester the Shire town in said County also in Mendon
 where the estate lies & in the two adjoining towns of Uxbridge & Milford
 & all at public places in said towns and having first given bonds and taken
 the oath by law in such cases required did on the fifteenth day of February
 A.D. 1890 pursuant to the license and notice aforesaid sell at public vendue
 the following tracts of land being part of the real estate of said deceased to
 Ellis Esq. of said Mendon for the sum of six hundred & six dollars & fifty one
 cents he being the highest bidder therefor as follows to wit, nineteen acres
 & one hundred forty two rods of pasture land more or less situate in said
 Mendon bounded as follows viz, beginning at the end of a wall by Stephen
 Cooks land near Gafts pond so called thence E. 25° North 3 rods & 10 links to
 end of a wall said Cooks corner thence North 7 1/2° East 21 2/3 ³⁵⁰ rods to corner
 of wall said Cooks corner thence East 14 1/2° South 46 ¹⁵⁹ rods by said Cooks land
 to corner of wall a corner of thirds set off to said deceased Midway thence South
 7 1/2° West 26 ²¹⁴³⁰ rods to stones a corner of said thirds thence East 18° South 25 1/2
⁴¹⁵ rods by said thirds to corner of wall a corner of land this day sold to Samuel
 Gaskill thence South 13° & 23 ²²⁵¹⁶⁹ links to corner of wall said Gaskills corner & a
 corner of George Gafts land thence West 17° South 26 1/5 ¹³⁸ rods to corner of wall
 said Georges corner thence North 3 1/3 ⁵⁰ rods to corner of walls said Georges
 corner thence West 21 2/3° South 31 1/4 ⁵²² rods to stones by said pond said Georges
 corner thence bounding by said pond about 55 1/2 ⁹¹⁵ rods to the bounds first
 mentioned with a privilege to pass & repass with cattle & teams &c. from the
 road leading by the house where the deceased lived till his death thro the land
 by said house & thro the barnyard & the lane leading to the premises for the
 purpose of improving the premises by shutting gates & bars in as good order
 as they are found — Therefore know ye that I the said Nathaniel Carpen-
 ter administrator as aforesaid by virtue of the power and authority in me
 vested as aforesaid and in consideration of the aforesaid sum of six hun-
 dred six dollars & fifty one cents to me paid by the said Ellis Esq. the
 receipt whereof I do hereby acknowledge do hereby give grand bargain sell
 and convey unto him the said Ellis Esq. his heirs and assigns the
 tract of land herein above mentioned and described, or howsoever the same
 is reputed to be bounded or described — To have and to hold the above
 granted premises with all the privileges and appurtenances to the same be-
 longing to him the said Ellis Esq. his heirs and assigns forever to his