

myself and my heirs, executors and administrators do cov-  
 enant with the said Jesse Despeaux his heirs and assigns,  
 that I am lawfully seized in fee of the afore granted  
 premises: that they are free from all incumbrances,  
 except a mortgage to Andrew W. Reed for twelve hun-  
 dred & fifty dollars and for a description of said mort-  
 gage, and the conditions therein, reference is made  
 to the record of the same in said Registry Book 591  
 Page 578 which conditions the said grantee is to  
 fulfil. that I have good right to sell and convey the  
 same to the said Jesse Despeaux as aforesaid and  
 that I will and my heirs, executors and administra-  
 tors shall warrant and defend the same to the  
 said Jesse Despeaux his heirs and assigns forever,  
 against the lawful claims and demands of all  
 persons. In witness whereof, we, the said Royal  
 Cummings and Sarah Cummings wife of said  
 Royal, in token of her release of all claim to said  
 premises under the homestead exemption laws of  
 Massachusetts and also in token of her release of  
 all claim to dower in said premises have hereun-  
 to set our hands and seals this twenty ninth day  
 of October in the year of our Lord one thousand  
 eight hundred and fifty eight.

Signed sealed and delivered } Royal Cummings  
 in presence of } Sarah Cummings  
 The word County being first inter- } Worcester ss. Nov. 1<sup>st</sup> 1858.  
 lined - Charles A. Bailey } Then personally appear-  
 ed the above named  
 Royal Cummings and acknowledged the above in-  
 struments by him executed to be his free act and  
 deed. - Before me - J. G. Kent - Justice of the Peace  
 Dec<sup>r</sup> Nov 3<sup>rd</sup> 1858 at 1<sup>st</sup> H<sup>h</sup> P. M. Entered By Miss M. Wilder Reg<sup>r</sup>

Despeaux Jesse  
 To  
 Royal Cummings  
 W. Bennett of Mendon  
 in the County of  
 Worcester and Common-  
 wealth of Massachusetts

Know all men by these presents that I, Jesse Despeaux of  
 Milford, County of Worcester and Commonwealth of  
 Massachusetts, in consideration of four hundred  
 dollars paid by Royal Cummings, of said Milford  
 physician, the receipt whereof is hereby acknowl-  
 edged, do hereby give, grant, bargain, sell and convey  
 unto the said Royal Cummings a certain tract or

Know all men by these  
 presents that David  
 W. Bennett of Mendon  
 in the County of  
 Worcester and Common-  
 wealth of Massachusetts