

said Road to the first mentioned Bounds it being land set off by Execution out of the Estate of Caleb & Nahum Wilder to Clark & Nightingale Preference thereunto being had may fully appear this Land contains by Estimation 12 Acres be the same more or less. To have & to hold this said bargained premises with all the appurtenances privilege & homoduties to the same belonging or in any wise appertaining to them the said Joseph Adams & Josiah Adams Junr and to their heirs & assigns forever to their own proper use & Benefit & behoof forever and I the said Josiah Adams for my self only him Executors Admors do Covenant promise & Grant to & with them the said Joseph and Josiah Adams Junr & with their heirs & assigns that before if concealing hereof I am the True sole & lawfull owner of the above bargained premises Furthermore we the said Josiah Adams & Sarah Adams his Wife do for our selves our heirs Executors & Admors Covenant & Engage the above demised premises to them the said Joseph Adams and Josiah Adams Junr and to their heirs & assigns against all lawfull Claims or Demands of any person or persons whosoever forever hereafter to Warrant sure & Defend by this presents In Witness whereof we the said Josiah Adams & Sarah Adams have hereunto set our hands & seals this 20th Day of December in the year of our Lord 1779

Joseph Adams (Seal)
 Sarah Adams (Seal)
 James Lovett Bethiah Adams & 2

Worcester 19th May 1780 Personally appeared the within named Josiah Adams and acknowledged the within written Instrument to be his act & Deed before me

Joseph Dorr Just Peace

Recd May 20 1780 Entered & Exam^d Nath^l Baldwin Reg^r

Know all men by this presents that we Joseph Adams Phy- Adams Jo. & Josiah Adams Junr Traders both of Mendon in y^e County of Worcester & State of the Massachusetts Bay in New England for John Ballard in consideration of Three hundred pounds in silver money in hand paid to us by John Ballard of Boston in the County of Suffolk and State aforesaid Traders have given granted bargained sold Alien Conveyed and confirmed and by this presents do fully fully & absolutely give grant bargain sell alien confirm & convey unto him y^e John Ballard his heirs & assigns forever a certain Tract or parcel of land lying & being in y^e Township of Mendon aforesaid lying in several parcels or pieces containing in y^e whole about Ninety Acres be the same more or less The first piece butted & bounded as followeth viz beginning at y^e Northeast corner of Joseph Dorr Land on y^e West side of the County road leading from Mendon to Worcester running Southwesterly to land of Mr Moser Thpt then turning & running Northerly about 20 rods then turning & running Westerly to a Stake & heap of Stones bounding Southerly on y^e Thpt Land then turning & running Northerly to the Old County road leading from Mendon to Northbridge then turning & running Easterly on y^e Road to y^e County Road leading to Worcester then turning Southerly & running by y^e Road to y^e first mentioned Bounds with all the Buildings thereon Erected The second piece of Land lyeth on y^e West side of the County road leading to Worcester upon y^e North side of the road leading to Northbridge beginning at the southwest corner of y^e land at a white Oak stump & heap of Stones & running Northerly to a white