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To all People to whom these Presents shall come, ~~Executing~~
 We John Clarke and Joseph
 Nightingale of Providence in the County of Providence in the
 Colony of Rhode Island and Providence Plantations in New England
 Merchants in Company send greeting knowing that We the said Clarke and
 Nightingale

For and in Consideration of the Sum of three hundred & Sixty Pounds Law Money
 to us in Hand before the Enfealing hereof, well and truly paid by Otho Whipple of
 Cumberland in said County of York in

the-Receipt whereof We do hereby acknowledge, and are ~~to~~ therewith fully satisfied and
 contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge
 him the said Otho Whipple his

Heirs, Executors and Administrators, forever by these Presents: HAVE given, granted, bargained, sold,
 aliened, conveyed and confirmed; and by these Presents, Do freely, fully and absolutely give, grant,
 bargain, sell, aliene, convey and confirm, unto him the said Otho Whipple
 his Heirs and Assigns forever,

One Certain Tract of land Situate in
 the Township of Mendon in the County of Worcester in the Province
 of the Massachusetts Bay containing by Estimation five Acres by
 the same more or less bounded as follows to wit beginning at a heap of Stones
 by a four Rod way near a Well thence easterly by said Road of Way
 until it comes to the Corner by the Road leading to Worcester thence
 Northwesterly and bounding easterly by said Road until it comes to the
 land belonging to Noah Aldrich and his Wife thence Westwesterly by said
 Aldrich's land until it comes to the first Menioned boundary and
 Samuel Aldrich's land until it comes to the first Menioned boundary
 taking in one half of the aforesaid Well together with all the build-
 ings, Edifices thereon situated being all that same land & buildings
 thereon which John Sawyer Junr. heretofore sold to Caleb Wilder
 and Nathum Wilder by his Deed bearing Date the eighth
 Day of October A.D. 1768 and Recorded in said County of Worcester
 may fully appear which land & Premises were appraised and set
 off to us to satisfy a Debt due to us from Wilders as by the appraisals
 there of duly Recorded, in said County of Worcester may appear

To have and to hold the said granted and bargained Premises, with all the Appur-
 tenances, Privileges and Commodities to the same belonging, or in any wise appertaining, to
 the said Otho Whipple his
 Heirs and Assigns forever. To his and their only proper Use, Benefit and Behoof forever.

And We the said Clarke & Nightingale
 for our selves our Heirs, Executors and Administrators, do Covenant, Promise and Grant to and with
 the said Otho Whipple his

Heirs and Assigns, that before the Enfealing hereof We are the true, sole and lawful Owner of the
 above-bargained Premises, and are lawfully seized and possessed of the same in our own proper
 Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in our selves
 good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm said bargained
 Premises in Manner as aforesaid: And that Otho Whipple 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, Grants,
 Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Incum-
 brances of what Name or Nature soever, that might in any Measure or Degree obstruct or make Void
 this present Deed,

Furthermore, We the said Clarke & Nightingale

for our selves our Heirs,
 Executors and Administrators, do Covenant and Engage the above-demised Premises to the said
 Otho Whipple 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.

And Lydia Clark the Wife of
 the said John Clarke and Betsy Nightingale the Wife of the said Joseph
 Nightingale for the same Consideration aforesaid do here by Wholly
 Relinquish and Surrender up to the said Otho Whipple and to his heirs and
 assigns forever all their Respective Right and Rights of Dower and power
 of Attorney in and to the above mentioned and granted Premises in Witness
 whereof We the said John Clarke and Lydia Clark and Joseph Night-
 ingale and Betsy Nightingale have here unto set our hands & seals
 the Eleventh Day of March in the fourth Year of his Majesty King George
 the third King of Great Britain. In the year 1774 John Clarke Seal Lydia Clark Seal
 Joseph Nightingale Seal Betsy Nightingale Seal Signed Sealed & Delivered
 in Presence of Joseph an Henry John Murday of the said Colony of Rhode Island
 March 11 1774 The witness Names John Clarke and Joseph Nightingale in their
 proper Persons came & acknowledged the within written Instrument by their
 Act & deed with hands & seals the within offered before me In Teste
 mee March 31 1774 Benj^r & Exam

J. Am. Davis