

274  
Jest Leonard  
to  
Seth Davenport

Know all Men by these presents that I Leonard Jest of Mendon in the County of Worcester and Commonwealth of Massachusetts, Wheelwright in consideration of eleven hundred and fifty dollars paid me by Seth Davenport of Mendon aforesaid Gentleman, the receipt whereof I do hereby acknowledge do hereby give, grant, sell and convey unto the said Seth Davenport his heirs & assigns forever a certain tract of land situate and lying in said Mendon containing by estimation forty five acres be the same more or less, bounded and described as follows, to wit, beginning at the district School House near the House of John Fisher, thence running West  $32^{\circ}$  South, thirty eight rods & an half bounding on the land of Joseph Adams, Esquire, thence running West  $31^{\circ}$  South sixteen rods bounding on land of the said Adams, thence running West  $25^{\circ}$  South twenty four rods and three fourths bounding on land of the said Adams thence running West thirty seven rods and a quarter bounding on land of the said Adams thence running North  $2^{\circ}$  East seventy two rods to a stake in the swamp or meadow bounding on land of said Adams, thence running North  $108^{\frac{1}{2}}$  East to the County road and bounding Northerly on land of the Grantee, thence running South  $12^{\circ}$  East forty six rods and bounding easterly upon said County road thence running South  $13^{\circ}$  East thirty rods to the said district school House being the first mentioned bound and bounding eastwardly upon said County road or howsoever otherwise bounded with all the buildings thereon standing and all the privileges & appurtenances thereunto belonging being all the land which Israel Mowry conveyed to me by his deed bearing date the thirtieth day of July A.D. 1824, on the west side of said County road reference to said deed which is recorded in the Registry of deeds for said County of Worcester Book 237 Page 624 — I have and to hold the aforegranted premises to the said Seth Davenport his heirs and assigns to his and their use and behoof forever and I do covenant with the said Seth Davenport his heirs and assigns that I am seized in fee of the above granted premises, and that they are free of all incumbrances except the following, to wit, the following rights, privileges and conveniences given, bequeathed and granted unto Abigail Lovett and Nancy Lovett both of said Mendon, sisters, by the last will & testament of James Lovett late of said Mendon deceased, viz. they the said Abigail & Nancy shall have the use of the North Lower room in the House of the said deceased to live in and the use of the Chamber over said room, together with the use of as much cellar room as they may have occasion for — Also a privilege of doing their baking and washing in the back kitchen in said House, also the use of the well for as much water as they shall stand in need of, also the privilege of as much yard room for laying their wood near the House as they may need, also as much land for a garden near the House as they may wish to improve as such they are also to have one third part of all the fruit of all kinds, that may grow in the Orchard near the House and barn, which Orchard they and each of them are to have free access to whenever they please the occupants or occupant of said premises, is also to keep a cow for the use of the said Abigail and Nancy