

Obadiah Paine  
to  
Refus Paine

To all people to whom these presents shall come, I Obadiah Paine of Southfield in the County of Providence and State of Rhode Island &c. Groom - Send Greeting, Know ye that I the said Obadiah Paine for and in consideration of the sum of one thousand dollars in hand, before the enscaling hereof, well and truly paid by Refus Paine of Mendon, County of Worcester & State of Massachusetts, Trader, for the one third of the following described premises & for the other two thirds for the lovegood with which I have & do bear towards my before named Son, the receipt whereof I do hereby acknowledge and am therewith fully satisfied, contented and paid, and thereof and of every part and parcel thereof do exonerate, acquit and discharge him the said Refus Paine his heirs executors and administrators, forever by these presents, Have given granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed, and by these presents do freely fully and absolutely, give grant, bargain, sell, alien, enfeoff, convey and confirm unto him the said Refus Paine his heirs and assigns forever a certain farm or tract of land situate in Mendon in the said County of Worcester, and containing one hundred & thirty four acres be the same more or less and is the same farm I bought of Levi Rawson by deed the fourteenth day of January in the year one thousand eight hundred and thirteen and duly Record in the Registry of Deeds for said County of Worcester Book 184, Page 625, and is the same farm whereon the said Refus Paine now dwells -

I have and to hold the said granted and bargained premises with all the appurtenances, privileges and commodities, to the same belonging, or in any wise appertaining to him the said Refus Paine his heirs and assigns, forever, to his & their only proper use, benefit and behoof forever, and I the said Obadiah Paine for myself my heirs executors and administrators do covenant, promise and grant to and with the said Refus Paine his heirs and assigns that at and before the enscaling hereof I am the true sole and lawful owner of the above bargained premises and am lawfully seized and possessed of the same, in my own proper right as a good perfect and absolute estate of inheritance, in fee simple, and have in myself good right full power and lawful authority to grant bargain, sell convey and confirm the said bargained premises, in manner as aforesaid, and that the said Refus Paine 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 devised and bargained premises, with the appurtenances free and clear, and freely and clearly acquitted exonerated and discharged of and from all and all manner of former or other gifts, grants bargains sales leases, mortgages, wills, entails, jointures, dowries, judgments, executions and incumbrances of what name or nature soever, that might in any measure or degree obstruct or make void this present Deed - Furthermore I the said Obadiah Paine for myself my heirs executors and administrators, do covenant and engage the above devised premises to him the said Refus Paine his heirs and assigns against the lawful claims or demands of any person or persons whatsoever, to warrant secure and defend by these presents and Penelope Paine wife of the said Obadiah Paine in token of her consent