

Before me: Arnold Taft. Justice of the Peace
 Rec'd Feb. 25th 1857 at 10.50. A. M. Ent'd & Ex'd By Mr. H. Wilder Reg.

Proper Merrick
 to
 Alex. H. Rugg &c

Know all men by these presents that I Merrick Proper of Sterling in the County of Worcester and Commonwealth of Massachusetts in consideration of eleven hundred dollars paid by Alexander H. Rugg & Charles H. Rugg both of said Sterling the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Alexander H. Rugg & Chas. H. Rugg their heirs and assigns a certain tract of pasture & wood land containing $44\frac{1}{4}$ acres of land more or less laying in the Southwesterly part of Leominster in said County & bounded Westerly on Leominster town line: Northerly on land of Luther B. Clark: Easterly on the highway: Southerly on land of Darwin Powers & for a particular description reference may be had to a deed of Sam^l Sawyer 2^d to Sylvester Proper & Silas Proper Jr dated April 18. 1811 & recorded with Worcester Deeds Book 181 Page 265.

To have and to hold the afore granted premises to the said Alexander H. Rugg & Chas. H. Rugg their heirs and assigns to their use and behoof forever. And I do for myself my heirs executors and administrators covenant with the said Ruggs their heirs and assigns that I am lawfully seized in fee of the afore granted premises: that they are free of all incumbrances: that I have good right to sell and convey the same to the said Ruggs and that I will and my heirs shall warrant and defend the same premises to the said Alexander H. Rugg & Chas. H. Rugg their heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Merrick Proper have here unto set their hands and seals this seventeenth day of February in the year of our Lord one thousand eight hundred and fifty seven.

Signed sealed and delivered }
 in presence of } the above named Merrick
 Wm D. Peck. } Proper acknowledged the above
 instrument to be his free act and deed.

Before me: Wm D. Peck. Just. of Peace.
 Rec'd Feb. 25th 1857 at 11. 5. A. M. Ent'd & Ex'd By Mr. H. Wilder Reg.