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To 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 the said grantee, his heirs and assigns, forever, to his and their only proper use, benefit and behoof, forever. And we the said grantors for ourselves & for our heirs, executors and administrators, do covenant, promise and grant, to and with the said grantee, his heirs and assigns, that at and before the enclosing thereof we are the true, sole and lawful owners of the above bargained premises, and are lawfully seized and possessed of the same in our own proper right as good, perfect and absolute estate of inheritance, in fee simple, and have in us 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 grantee, 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 and from all and all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dower, judgments, executions and encumbrances, of what name or nature soever, that might in any measure or degree obstruct or make void this present deed. Furthermore, We, the said grantors for ourselves & for our heirs, executors and administrators, do covenant and engage the above demised premises to the said grantee, his heirs and assigns, against the lawful claims or demands of any person or persons whatsoever, forever, to warrant, secure and defend by these presents. And, in consideration of the sum paid as aforesaid, do hereby release and grant quietum unto the said grantee, his heirs and assigns, all right of dower, in and to the aforesaid premises.

In testimony whereof, we have hereunto set our hands and seals this Twenty eight day of March eighteen hundred and seventy eight.

Signed, sealed and delivered }
 in presence of }
 Philip C. Scott }
 Hannah W. Taft (seal)
 James H. Taft (seal)
 Nimrod N. Taft (seal)

State of Rhode Island & Providence
 Plantations, County of Providence, ss. I Philip C. Scott, a Commissioner for the Commonwealth of Massachusetts, residing at Providence in the County of Providence, and in the State of Rhode Island, &c.