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Coffin  
to  
Gerry

**T**O all People to whom these Presents shall come, Greeting,  
Know ye, That Robert Coffin of Sherborn in y<sup>e</sup> County of Nantasket

in y<sup>e</sup> Province of y<sup>e</sup> Massachusetts Bay in New England Yeoman  
For and in Consideration of the Sum of five Hundred pounds of Currant Money  
to me in hand before the Ensealing hereof, well and truly paid by my sister Margrett Gerry y<sup>e</sup> Wife  
of Samuel Gerry of Union in y<sup>e</sup> County of Windham in y<sup>e</sup> Colony of Connecticut in New England  
Clerk the Receipt whereof I do hereby acknowledge, and my self  
therewith fully satisfied and contented, and thereof, and of every part and parcel thereof, do exone-  
rate, acquit and discharge the said Margrett Gerry her

Heirs, Executors and Administrators for ever by these Presents: HAVE given, granted,  
bargained, sold, aliened, conveyed and confirmed, and by these Presents, do freely, fully and abso-  
lutely give, grant, bargain, sell, aliene, convey and confirm, unto her the said Margrett Gerry  
Heirs and Assigns for ever, all y<sup>e</sup> Lands and Right in y<sup>e</sup>

her  
Township of Mendon and Uxbridge that my honoured father Jethro Coffin late of  
Mendon gave to me by Deed of Gift namely y<sup>e</sup> Waye and home stead containing  
about one Hundred acres in Mendon that was my fathers one Hundred acres lying on y<sup>e</sup> west-  
side of William Howards lott be it more or less and all my Right in y<sup>e</sup> north Cedar Swamp  
and all my whole Right and Interest that I have or ought to have unto my Lands in  
y<sup>e</sup> aforesaid Township of Mendon and Uxbridge that was given unto me by my fathers  
aforementioned Deed or other wise howsoever (a certain peice of meadow there known by y<sup>e</sup> name  
of y<sup>e</sup> Round meadow and about sixteen acres of upland adjoining to it only Excepted &  
fore prized

**To have and to hold**, the said granted and bargained Premisses, with all the Appurte-  
nances, Priviledges and Commodities to the same belonging, or in any wise appertaining to her  
the said Margrett Gerry her  
Heirs and Assigns for ever. To her and their only proper Use, Benefit and Behoof for ever. And

I the said Robert Coffin for my self my  
Heirs, Executors, and Administrators, do Covenant, Promise and Grant to and with y<sup>e</sup> said Margrett  
Gerry her for my self my  
Heirs and Assigns, that before the Ensealing  
hereof, I am the true, sole and lawful Owner of the above-bargained Premisses, 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 my self good right, full power, and lawful au-  
thority, to grant, bargain, sell, convey and confirm, said bargained Premisses, in manner as aforesaid.  
And that y<sup>e</sup> said Margrett Gerry her Heirs and Assigns, shall  
and may from Time to Time, and at all Times for ever hereafter, by force and vertue of these Presents,  
lawfully, peaceably and quietly Have, Hold Use, Occupy, Possess and Enjoy the said demised and  
bargained Premisses, with the Appurtenances free and clear, and freely and clearly acquitted, exone-  
rated and discharged of, from all and all manner of former or other Gifts, Grants, Bargains, Sales,  
Leases, Mortgages, Wills, Ehtails, Joyntures, Dowries, Judgments, Executions, or Incumbrances of  
what Name or Nature soever, that might in any measure or degree obstruct or make void this present  
Deed.

Furthermore, I y<sup>e</sup> said Robert Coffin  
do Covenant and Engage the above demised Premisses to for my self my Heirs, Executors, and Administrators,  
the said Margrett Gerry her  
Heirs and Assigns, against the lawful Claims or Demands  
of any Person or Persons whatsoever, for ever to warrant, secure and defend by these Presents. In witness

whereof I have hereunto set my hand and seal this twenty eighth Day of June Anno Dom  
1736 Annoque Regni Regis Georgij secundij Magnae Britaniae Franciae et Hiborniae &c Decimo.  
Robert Coffin & seal signed sealed and Delivered in y<sup>e</sup> presence of John Coffin Mary  
Newell Nantasket ss. Sherborn June y<sup>e</sup> 29<sup>th</sup> 1736 this Day y<sup>e</sup> within named Robert Coffin  
personally appeared before me one of his majesties Justices of y<sup>e</sup> peace for y<sup>e</sup> County  
aforesaid and acknowledged y<sup>e</sup> within written Instrument to be his voluntary act and Deed  
Joseph Gardner August 12: 1736 Recd and accordingly Entered & Seal

John Chandler J. Doy