

Thayer
to
Thayer.

To all People to whom this Instrument or Deed of Sale shall come. Ephraim Thayer of Bramby in the Colony of the Massachusetts in New England, and Sarah his wife. Sends greeting. Know ye that the said Ephraim Thayer and Sarah his wife for and in consideration of the (of 19^s) full and just sum of thirty one pounds ten shillings current money to them in hand paid & secured to be paid by Josiah Thayer of Mendon in the same Colony afores^d at or before the making of these presents and delivery thereof, the receipt whereof they do hereby acknowledge, & themselves therewith fully satisfied & contented and paid, have given granted bargained sold aliened, enfeoffed and confirmed, and by these presents do fully, freely & absolutely give grant bargain sell aliened enfeoff & confirm unto the said Josiah Thayer his heirs exec^s adm^s & assigns All their right title & interest in & unto a Twenty acre homestead lying and being in Mendon afores^d, the homestead & doubling lot lying together, bounded Easterly upon the Brook commonly called Muddy - Brook Westerly partly upon the lands of Samuel Hayward & partly upon the highway that goeth by Joseph Stevens' Shop, furtherly by lands of Peter Colbrook & furtherly upon lands of the heirs of Jonathan Thayer, the said homestead & second Division with all other Divisions of uplands, Swamps & meadows at present made, or future to be made, with all other Town rights & priviledges therunto belonging or in anywise, or by any means, appertaining. To have and to hold the said Twenty acre Homelot second Division, so butt'd & bounded as afores^d with all other the above mentioned premisses with all & singular the rights of Common, woods waters, profits & advantages whatsoever therunto belonging to him the said Josiah Thayer his heirs & assigns & to his & their own sole & proper use benefit and behoof for ever. And the said Ephraim Thayer & Sarah his wife for themselves their heirs exec^s & adm^s do hereby promise covenant & grant to & with the said Josiah Thayer his heirs exec^s & adm^s & assigns, that they the said Ephraim Thayer and Sarah his wife at & until the enrolling and delivery of these presents, are the true, sole & lawfull owners of all the afore bargained premisses, and that the said premisses are free & clear & freely & clearly acquitted, reconcered & discharged of fee & from all & all manner of former bargains sales gifts, grants, leases, mortgages, Wills, legacies, dowries, or title of dowries, thirds, or power of thirds, writs attachments, judgments, suits, executions or any other incumbrances whatsoever had made done or suffered to be done by them the said Ephraim Thayer and Sarah his wife from the beginning of the world to the day of this their present sale and alienation, and that they the said Ephraim Thayer & Sarah his wife their heirs exec^s and adm^s & every of them shall & will from time to time & at all times for ever hereafter warrant & defend the above granted premisses & their appurtes with every part and parcel thereof unto the said Josiah Thayer his heirs and assigns against all & every person or persons whatsoever any way lawfully claiming or demanding the same or any part or parcel thereof. And lastly that they the said Ephraim Thayer & Sarah his wife, their heirs exec^s & adm^s and every of them shall & will

give to him the said Josiah Thayer his heirs & assigns all such further and ample assurance of all the afore bargained premisses as in law or equity can be required or desired. In witness whereof the said Ephraim Thayer and Sarah his wife have hereunto set their hands & seals the third day of May 1692. Annoq. Regni. Gulielmi & Marice. Anglie. Scotie, Francie & Hibernie, Rex & Reginae Fidei, Reformo Quarto &c. Ephraim Thayer & a seal. Sarah Thayer & a seal. Signed sealed & del^d in presence of us Joseph III Plumbley, his mark, Thomas Thayer.

Ephraim Thayer acknowledged that this Instrument or Deed was his & Sarah his wife their act & deed 13th Februy 1692 before me Edmund Quinsey, one of their Maj^{ties} Justices for the County of Suffolk.

Rec^d to be Recorded May 9th 1700 & accordingly Entred & Exam^d p. Adm^r Davenport. Reg^r

This Indenture made the ninth day of May in the year of our Lord one thousand seven hundred and in the tenth year of the reign of King William the Third over England &c Between Joseph Bosworth of Hull in the County of Suffolk in New England Mariner, of the one part, and James Phippen of said Hull in the County afores^d Mariner, of the other part. Witnesseth that the said Joseph Bosworth for & in consideration of the sum of thorten pounds current money of New England to him in hand well & truly paid before the making and delivery of these presents by the said James Phippen, the receipt whereof he doth hereby acknowledge, and thereof by these presents doth acquit & discharge the said James Phippen his exec^s & assigns both given, granted aliened bargained sold enfeoffed & confirmed, and by these presents doth fully, clearly & absolutely give grant bargain sell, alien, enfeoff and confirm unto the said James Phippen his heirs & assigns for ever All that his piece or tract of land, containing twenty four rods, more or less, with all the dwelling house & barn & housing standing & being thereupon, which said Twenty four rods of land with the said dwelling house & barn is situate lying & being in the Township of Hull afores^d bounded with the salt marsh northward, and with the Way commonly called Marsh Lane southward, and with the land of Tobias Green westward, and with a certain Well Eastward, together with all & singular fence and fences and priviledges & appurtenances unto the said bargained premisses belonging or in anywise appertaining. And also all the right title interest estate, use possession property, claim & demands whatsoever of him the said Joseph Bosworth of in or to the said bargained premisses with their members priviledges & appurtenances & of in and to every part & parcel thereof To have and to hold all the said bargained premisses with their members & appurtenances unto the said James Phippen his heirs and assigns to their own sole use benefit and behoof forever. And he the said Joseph Bosworth for himself his heirs exec^s and adm^s doth covenant promise grant & agree to and with the said James Phippen his heirs & assigns in manner & form following, that is to say, that at the time of the enrolling and delivery of these presents he the said Joseph Bosworth is lawfully possessed of

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