

Offin of Mendon in the County afores^d Have by these presents fully & freely and
absolutely given granted made over & fully confirmed unto the s^d Robert Coffin
his heirs & assigns my Homestead Houfe & Land together with all my ^{Right} Rights &
Tittles Interests in Lands Divided or Undivided within the Townshipp of Mendon
excepting a certain Tract of Land Laying on the Westly side of Mendon Near
to or Adjynning to James Keeth Jun^r farm in s^d Mendon to be Seized of the
One half of the above granted Houfe & Land or Land at the time of the Invealing
hereof the Other half the s^d Jethro Coffin Do Reserve the Improvement thereof
to my self During my Naturall life & the Naturall life of my wife And I the
s^d Jethro Coffin Do further Reserve to my self the Improvement of the Meadow
On the Easterly part of s^d farm Laying on Muddy Brook & s^d Robert Coffin
to Improve the Meadow Commonly known by the Name of the Round Meadow
And I the s^d Jethro Coffin Do further Reserve the West End of the House & other
I have built In Addition thereto to my own use & Improvement During
the time as afores^d & the s^d Robert Coffin to be seized of the Other
half after the Decease of I my wife as a free Donary or Gift TO HAVE
And to hold the above granted Houfings & Lands together with
all profits & priviledges Rights Commodities or hereditaments whatsoever
that may Accue thereunto To the only proper Use Benefit & Reproof of
the s^d Robert Coffin his heirs & assigns forever And the s^d Jethro Coffin
for my self my heirs & admin^{rs} Do hereby Covenant promise &
grant to & with the s^d Robert Coffin his heirs & assigns that at the time
of the Invealing & Delivery of these presents I am the true sole and
Lawful Owner of all the above granted premises am Lawfully seized
of & in the same In my own proper Right & have In my self full
Power good right & Lawfull authority to give grant Convey make over
& assure the same to the s^d Robert Coffin his heirs & assigns as a
good perfect Estate of Inheritance In fee simple without any manner
of Condition Reversion or Limitation other than Above mentioned
whatsoever so as to alter Change Defeat or make void the same
And that the s^d Robert Coffin his heirs & assigns shall & may from
time to time & at all times forever hereafter by force & virtue
of these presents Have & hold use & Occupie possess & Enjoy all the
above granted premises with their Appur^{ts} Every Part thereof Clear
& Clearly acquitted & Discharged of from all Manner of former
& other Gifts Grants Bargains Sales Joynitures Dowryes & from all other
Tittles troubles or Incumbrances whatsoever had made Comitted done or
Suffered to be done by me the s^d Jethro Coffin or any of my heirs or
assigns at any time or Times after the Invealing hereof & that
all the above granted premises shall by virtue of these presents forever
hereafter be Warranted to the s^d Robert Coffin his heirs & assigns
Against alle Every Person or persons any way Claiming or Demanding
the same or any part thereof By from or Under me In Witness
whereof I have hereunto set my hand & seal It being January the
29th day Anno Dom^o 1721.2 the word (after) that is Interlined
In

In the seventeenth Line was before signing & sealing Jethro Coffin & seal signed
sealed & Delivered in presence of us Robert Evans Edmund Evans Justices of Mendon
Aug^r 7th 1722 Mr Jethro Coffin Personally Appearing freely Acknowledged
this Instrument to be his Act & Deed before me John Chandler Just^{ice} Pac^{is} May
31st 1726 Rec^d & Accordingly Entered & Examined

John Gallanting

To all People to whom these Presents shall Come greeting Knowledge
That I Edmund Evans formerly of Mendon in the County of Suffolk the province of
the Massachusetts Bay In New England but now Resident in Enfield in the
County of Hampshire province afores^d Housewright for & in Consideration of
the sum of fifteen pounds to me in hand well & truly paid Before the Inveal-
ing hereof by Robert Coffin of Mendon afores^d Husbandman the Receipt
whereof I do hereby Acknowledge to full Content & Satisfaction HAVE
given granted Bargained sold aliened Ratified Released & confirmed
And by these presents do fully Clearly & Absolutely give grant bargain
sell aliene ratify release & confirm unto him the s^d Robert Coffin his heirs
& assigns forever a certain Tract of Land situate Lying & being in said
Mendon on the West side the great River Being the whole of what I
am in possession of on that side s^d River Containing by Estimation
fifty Acres be the same more or be it less as the same is a bulled &
bounded & as by the Records of s^d Mendon will more fully & amply
Appear s^d Land Originally laid out unto my honoured Father
Robert Evans of s^d Mendon & granted unto me by a Deed of Gift
from my s^d Father &c To Have and to hold the above Bargain
& Demised premises with alle singular the priviledges profits gains
Intinities to the same belonging or in any kind Appertaining to him
the s^d Robert Coffin his heirs & assigns forever to his their own Use
Benefit & behoof forever And I the s^d Edmund Evans for me my heirs
& admin^{rs} Do Avouch my self at & Before the Invealing here
of to be the true sole & Lawful Owner of the above Bargaind premises
And have in my self good right full power & authority to make sell
& Dispose of the same as in manner is above Expressed And that
the s^d Robert Coffin his heirs & assigns shall & may at all times forever
hereafter by force & virtue of these presents Quietly & peaceably Have
hold Use possess & Enjoy the premises Demised as afores^d with their Appur^{ts}
free & Clear from all Manner of Incumbrances & Debts whatsoever
And Lastly I the s^d Edmund Evans for me my heirs & admin^{rs} Do Engage the
premises as afores^d unto him the s^d Robert Coffin his heirs & assigns whomsoever of
all lawful Claims Challenges Demands of any person or persons whatsoever hereon
hereafter to Warrant Secure Defend In Witness whereof I have here
set to my hand & seal the 4th day of February Anno Dom^o 1723
Edmund Evans seal signed sealed & Delivered in the presence of
Jonathan Gibbs W. Byer Suffolk s^d February 5th 1723/4 Edmund
Evans