

262

*Smith, Solo-
to
Turner Ellis*

TO all People to whom these Presents shall come, Greeting. Know Ye, That *I Solomon Smith of Mendon in the County of Worcester Lord wainor*

For and in Consideration of the Sum of *Four Hundred & five pounds*, to me in Hand before the Ensealing hereof, well and truly paid by *Turner Ellis of Mendon and County aforesaid Gentleman*

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 exonerate, acquit and discharge *him* the said *Turner Ellis his* Heirs;

Executors and Administrators, forever by these Presents: HAVE given, granted, bargained sold, aliened, conveyed and confirmed; and by these Presents, Do freely, fully and absolutely give, grant, bargain, sell, aliened; convey and confirm unto *him* the said *Turner Ellis his* Heirs and Assigns forever,

a certain Tract or parcel of Land situate lying and being in the Township of Mendon & Exbridge containing sixty acres & is bounded as followeth begining at a black Oak tree being y^e South west Corner thence running North to a white Oak stump in stone wall and is bounded West part on Ephraim East & part on Comfort West thence to a popple stump much the same course & bound, still on Comfort West thence turning Eastwardly to a Walnut stump & is bounded North on James, West thence running the same course to a black oak stump & is bounded North on Nathan Morick thence turning South running to the brook to a heap of stones by the edge of P^r Brook and is bounded East on Nathan Morick thence continuing the same course to the southwest corner of Israel Morays Land to a black stump & is bounded East on P^r Morays Land thence turning East across the meadow to a heap of stones & is bounded North on P^r Morays Land thence turning South to a black tree now fallen down thence turning East to a heap of stones & is bounded North on the above Morays Land thence turning West to the first bound, mentioned and is bounded South on the Granters Land the bound, of the above P^r Morays South west Corner is a stump which is interlined above but not plain to be seen the above Deforbed Tract of Land contains sixty acres by Estimation be the same more or less.

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 *him* the said *Turner Ellis* and to his Heirs and Assigns forever. To his and thurs only proper Use, Benefit and Behoof forever. And I the said *Solomon Smith* for myself, Heirs, Executors and Administrators, do Covenant,

Promise and Grant to and with *the said Turner Ellis his* Heirs and Assigns, that before the Ensealing hereof, I am the true, sole and lawful Owner of the above bargained Premises, 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 myself good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that *the said Turner Ellis 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, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, 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 the said Solomon Smith* for myself, my Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to *him* the said *Turner Ellis his* Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend by these Presents. In Witness whereof

I have hereunto set my hand & Seal this tenth Day of April A^d One Thousand Seven hundred & Eighty three *Solomon Smith the said*
Vign Seal in presence of us Edward Hawson & Benj^r Cogswell Jun^r Hawson
Worcester 5th May 9th 1783 *Personally appeared Solomon Smith & acknowledged*
the above Instrument to be his act & deed before me
Nathan Tyler Jus^r Sec^r

Rec^d Sep^r 2 1783 Entered & Exam^d P^r Nathan Bradley in Regⁿ