

in consideration of one dollar paid by Josiah Mowry of Uxbridge in said bounty and in further consideration of the uses and trusts hereinafter set forth and also the love and affection I bear to my beloved wife, Eliza Mowry, for whose benefit this conveyance is made, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Josiah Mowry, a certain tract or parcel of land situate in the Westerly part of said Mendon, on the Northerly side of the new bounty road leading from Uxbridge to Mendon, containing forty acres, be the same more or less, with the two dwelling houses, barn and other buildings thereon, bounded Southerly by said bounty road, Easterly by a cross road leading from the house of widow Southwick to the old turnpike road and Westerly partly by land of Jeremiah Wheelock and partly by land of Samuel Taft 2^d being the premises on which the grantor now lives. The above described premises are bounded Northerly by land of Perry Wood. To have and to hold the above granted premises, with all the privileges and appurtenances to the same belonging to the said Josiah Mowry, his heirs and assigns, to his and their use and behoof forever, and to and for the sole use and benefit of said Eliza Mowry, wife of grantor and none other. And I, the said grantor, for myself and my heirs, executors and administrators do covenant with the said grantee and his heirs and assigns, that I am lawfully seized in fee simple of the afore granted premises: that they are free from all incumbrances: that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever, as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever, against the lawful claims and demands of all persons, for the purposes aforesaid. In witness whereof, I, the said Minor Mowry, and I, Eliza Mowry, wife of said grantor, who for the consideration aforesaid, and one dollar to her paid by said grantee, the receipt whereof is hereby acknowledged, do hereby release to said grantee, his heirs and assigns forever, all right of or to a homestead in or out of said real estate and also in token of her release of all right and title of or to dower in the granted premises, have hereunto set our hands and seals this fourteenth day of April in the