

year of our Lord, eighteen hundred and fifty nine.

Signed, sealed and delivered
in presence of
Francis Deane to Mr. M. }
Merick Goldthwait }
Rosana Homes }
Minor Mowry }
Eliza Mowry }
Commonwealth of Massachusetts,
Morchester ss. April 14. 1859. - then person-
ally appeared the within named
Minor Mowry and acknowledged the foregoing instrument to
be his free act and deed.

Before me - Francis Deane - Justice of the Peace.
Recd. Apr. 19th 1859 at 1^{1/2} o'clk P.M. Ent'd & Ex'd by A. L. Wilder Reg.

Mowry Josiah
to
Eliza Mowry

Know all men by these presents, that J. Josiah Mowry of Uxbridge in
the County of Worcester and Commonwealth of Massachusetts, in
consideration of one dollar paid by Eliza Mowry of Mendon in
said County, wife of Minor Mowry, and in further consideration
of the uses and trusts created in a deed of trust from said Min-
sor Mowry to the grantor, bearing even date herewith, the receipt
whereof is hereby acknowledged, do hereby give, grant, bargain,
sell and convey unto the said Eliza Mowry, a certain tract or
parcel of land situate in the Westerly part of said Mendon,
on the Northerly side of the new County road leading from Ux-
bridge to Mendon, containing forty acres, be the same more
or less, with two dwelling houses, barn and other buildings
thereon, bounded Southerly by said County road, Easterly by a
cross road leading from the house of widow Southwick to the
old Turnpike road, Northerly by land of Perry, Wood and
Westerly partly by land of Jeremiah Wheelock and partly by
land of Samuel East 2^d, being the premises on which the gran-
tor now lives. To have and to hold the above granted
premises, with all the privileges and appurtenances to the
same belonging, to the said Eliza Mowry, her heirs and as-
signs, to her and their use and behoof forever. And I, the
said grantor, for myself and my heirs, executors and admin-
istrators, do covenant with the said grantee, and her heirs
and assigns that I am lawfully seized in fee simple of the
afore granted premises: that they are free from all incumbran-
ces: that I have good right to sell and convey the same to the
said grantee and her 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 her heirs and assigns forever, against the lawful claims