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pieces or tracts of land lying and being in Mendon aforesaid containing by measure
 sixty acres and twenty nine rods and is situated upon the road that runs through said
 premises to Benjamin Thayer's house and is bounded as follows beginning on the north
 side of said road at a stake and stones by the well then bounding on the road
 easterly forty seven rods and one fourth of a rod thence north west eight &
 three fourths of a rod to a stake and stones thence north eighty eight Deg. west twenty
 two and half rods thence north twenty deg. west four rods thence west $\frac{3}{4}$ of a rod thence
 north twelve and three fourths of a rod to a stake and stones thence north eighty two
 deg. west fourteen rods thence west ten rods to a stake and stones thence south eight deg.
 west thirteen rods thence south four Deg. east thirteen and half rods to the first mentioned
 bounds thence crossing said road and running westerly and bounded northerly on said
 road a various line eighty six rods to a stake and stones thence south twenty deg. west
 one hundred and thirty rods and one fourth of a rod. All of the above mentioned lines
 are bounded on the Grantors land except where bounded on the road thence turning
 a corner at a stake and stones and running north eighty and a half deg. east sixty one
 and a quarter rods and bounded south on Royal Cooks and John Haywards land
 thence north eighty five and $\frac{1}{2}$ deg. east nine and half rods and bounded south on
 Silas Thayer's land thence north thirty nine degrees east eighty three and half rods
 thence north fifteen deg. east nine and three fourths of a rod thence north five and a
 half east twenty one rods to the road and the bounds first mentioned & bounded easterly on
 Joshua Lafalls land the above two pieces being divided by the road and I the said
 Aaron Thayer reserve to myself the privilege of passing and re-passing with a team
 through the south part of said land by the keeping up the bars

To have and to hold the same to the said Dexter Thayer and to his heirs and
 assigns to his and their use and behoof forever and I do covenant with the said Dexter
 Thayer his heirs and assigns that I am lawfully seized in fee of the premises that
 they are free of all incumbrances and that I will warrant and defend the same to the
 said Dexter Thayer his heirs and assigns forever against the lawful claims & demands
 of all persons - In witness whereof I the said Aaron Thayer and Rosanna the
 wife of the said Aaron have hereunto set our hands and seals this first day of April
 in the year of our Lord one thousand eight hundred and three

Signed Sealed & Delivered in presence of - Aaron Thayer (Seal)
 Rosanna Thayer (Seal)
 Allen Thayer
 Cyrene Thayer

Witnessed at May 30th 1803 then Aaron Thayer above named acknowledged
 this instrument to be his free act and Deed before me Benjamin Peabody Justice
 Rec^d Dec. 6. 1809 Ent^d Exam^d Jr. Saw Cap Meq

Phillips W^m
 to
 Salmon Willard

Know all men by these presents that William Phillips
 of Boston in the County of Suffolk Esq. in consideration of one hundred and ten
 Dollars to me paid by Salmon Willard of Lancaster in the County of Worcester