

*Seth to Elijah Deft*

309

# TO all People to whom these

Presents shall come, Greeting. KNOW YE, That I Seth Deft of Mendon in the County of Worcester  
Commonwealth of Massachusetts Gentleman

For and in Consideration of the Sum of *two hundred and fifty pounds*  
to me in Hand before the enfealing hereof, well and truly paid by *Elijah Deft of the Town*  
*County & Commonwealth of aforesaid Yeoman*

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 Elijah Deft 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, aliene, convey and confirm, unto *him the said Elijah Deft his*  
Heirs and Assigns forever,

*both equal half of all my lands and building, both quantity & quality except a piece of wood land adjoining Lem. Abraham Staples land and bounded as followeth lying in two pieces the first bounded southerly by land of the heirs of Caleb Deft dec. easterly by the highway, land Northwesterly by George Defts land & Enos Defts land & by the ground to the above said heirs land always excepting and reserving for the use of the publick the Road leading through the premises - The other piece lying on the West side of the Road leading to the South Parish Meeting house beginning at a heap of stones at corner of Deors & Thompsons land being the Northeast corner of said premises thence Westward by said Thompsons land to a heap of stones at Laban Fairbanks land being the Northwest corner thence Southward & bounded Westwardly by said Fairbanks land and north by land of Seth Deft Junr to a heap of stones at another piece of said Thompsons land being the Southwest corner thence southerly and bounded southerly by said Thompsons land and north by a Road until it comes to the aforesaid Road thence turning Northward by said Road to the first bounded the whole containing about one hundred and twenty Acres be the same more or less also a two Acre right in the common and undivided land in the former Township of Mendon from and after the tenth Division*

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 Elijah Deft his*  
and their only proper Use, Benefit and Behoof forever. And I the said *Seth Deft*  
Heirs and Assigns forever. To

for my self my Heirs, Executors and Administrators, do Covenant, Promise, and Grant to and with *him the said Elijah Deft his*  
Heirs and Assigns, that before the enfealing 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 my 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 Elijah Deft 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 Seth Deft

for my self my Heirs, Executors, and Administrators, do Covenant and Engage the above demised Premises to *him the said Elijah Deft 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 and seal this second Day of August in the year of our Lord seventeen hundred and eighty two

Seth Deft

*Benjamin Read  
Comfort Read*

*Worcester 29<sup>th</sup> January 1793 Personally appeared the within named Seth Deft and acknowledged this written instrument to be his free act and Deed  
Before me Benjamin Read Justice Peace*

*Recd. October 24<sup>th</sup> 1793 Entered & Examined P. Saml. Clap. Reg.*