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stone wall & bounding on said Hastings land  
 three S, 3<sup>rd</sup> E, eight rods to a stake three S,  
 57<sup>th</sup> W, eight rods & two links to the Downway as  
 for said two last two lines bounding on the  
 granted land three by and with and bounding  
 on said Down Way six rods and twenty four links  
 to the first mentioned bound. To have and  
 to hold the aforesaid premises to the said Asa  
 son C. Cook his heirs and assigns to his & their  
 use and behoof forever and I do for myself my  
 heirs executors and administrators covenant with  
 the said Asa son C. Cook his heirs and assigns  
 that I am lawfully seized in fee of the aforesaid  
 granted premises that they are free of all in-  
 cumbrances that I have good right to sell  
 and convey the same to the said Asa son C. Cook  
 and that I will warrant and defend the same  
 premises to the said Asa son C. Cook his heirs  
 and assigns forever against the lawful claims  
 and demands of all persons. Provided nev-  
 ertheless that if the said Henry Rawson his  
 heirs executors or administrators pay to the said  
 Asa son C. Cook his heirs executors administrators  
 or assigns the sum of four hundred and fifty  
 dollars in one year from the date hereof  
 with interest thereon then this deed also a certain  
 note bearing date with these presents given  
 by the said Henry Rawson to the said Asa son  
 C. Cook to pay the same sum with interest  
 at the time aforesaid shall both be void oth-  
 erwise shall remain in full force.

In witness whereof the said Henry Rawson  
 and Abby Rawson wife of the said Henry  
 thereby relinquishing her right to dower or  
 thirds in the aforesaid premises have  
 hereunto set their hands and seals this fif-  
 teenth day of December in the year of our  
 Lord one thousand eight hundred and fifty  
 three.

Henry Rawson (seal)  
 Abby Rawson (seal)  
 in presence of, Jno Geo Metcalf, Gustavus A. Staples