

in consideration of twenty five dollars paid by Joanna Hastings of said Mendon Meadow the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Joanna Hastings her heirs and assigns a certain tract of land situated in the north Parish in said Mendon on the easterly side of the road leading from Elisha Woods by Enos Taft and Welcome Staples to the road to Northbridge and bounded as follows to wit beginning at a corner of the wall on the easterly side of said road thence running north $35\frac{2}{3}$ west with the wall five rods to a stake and stones thence North $48\frac{1}{2}$ east eight rods to a stake and stones then south $35\frac{2}{3}$ east five rods to a stake and stones at land of Nathan George thence south $48\frac{1}{2}$ west eight rods bounding on land of said Nathan George to the first mentioned bound subject to the following conditions viz that the said Joanna Hastings her heirs and assigns shall within one year from the date of these presents build or cause to be built on the course running North $48\frac{1}{2}$ east eight rods and on the course running south $35\frac{2}{3}$ east five rods a good and substantial stone wall the trench for which shall be thrown out to the hard pan and forever afterwards keep said wall in good and sufficient repair-

To have and to hold the aforegranted premises to the said Joanna Hastings her heirs and assigns to her and their use and behoof forever and I do for myself my heirs executors and administrators covenant with the said Joanna Hastings her heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free of all incumbrances that I have good right to sell and convey the same to the said Joanna Hastings and that I will warrant and defend the same premises to the said Joanna Hastings her heirs and assigns forever against the lawful claims and demands of all persons—

In witness whereof I the said John George Metcalf and Abigail Metcalf in testimony of the relinquishment of my right of dower have hereunto set our hands and seals this first day of December in the year of our Lord one thousand eight hundred and thirty seven Signed sealed and delivered

in presence of us
 Ebenezer T. Metcalf }
 Charles C. P. Hastings }
 John George Metcalf (Seal)
 Abigail Metcalf (Seal)

Morcester Dec 1st 1837 - Then the above named John George Metcalf acknowledged the above Instrument to be his free act and deed

Before me Charles C. P. Hastings Just of Peace
 Rec. Dec. 7 1837 at 11. 35^{am} A. M. Ent & Ex. By M. Ward, Regt.

Howard Jacob
 to
 Chas. D. Boynton

Know all men by these presents that I Jacob Howard Guardian of Phebe S. Boynton and Persis F. Boynton minors children