

same sum three hundred & thirty five dollars at the time aforesaid shall all be void otherwise shall remain in full force. In witness whereof I the said Nahum Nixon have hereunto set my hand and seal this first day of April in the year of our Lord one thousand eight hundred & forty five.

Nahum Nixon (seal)

(Signed, sealed & delivered)

in presence of } Worcester, April 1. 1845, Then the above
Ann B. Holbrook } named Nahum Nixon acknowledged the
Thomas Burpee } above instrument to be his free act and deed
before me } J. H. Blood, Just. of Peace.
Rec'd April 15th 1845 at 9^h 30^m A.M. Ent'd & Exp'd By Mr. Ward, Regr.

Leland Ezra & I know all, more by these presents that we Leland Ezra and of
to Mendon in the County of Worcester and Commonwealth of Massachusetts
Riley Mitchel and Hannah Leland wife of the said Ezra in her right in consider-
ation of seventy three ⁷⁵ dollars paid by Riley Mitchel of said
Mendon in said County of Worcester the receipt whereof we do hereby
acknowledge do give grant sell and convey unto the said Riley
Mitchel his heirs and assigns the following described piece of
real estate situated in said Mendon and bounded as follows.
to wit, beginning at the northeasterly corner of a lot belonging
to Henry W. Wood & others on the westerly side of a town road
thence westerly by the land of said Wood & others as the wall now
stands eleven rods and twenty two links to a corner at land of Ste-
phen Cook 2^d. thence turning northerly by land of said Cook
five rods to a corner at land of the said grantor thence turning
Easterly by land of said grantor eleven rods and twenty two
links to the westerly side of said road thence turning and running
southerly by the westerly side of said road five rods to the place
of beginning containing fifty nine rods more or less. A
further condition or condition of this deed is that the said Riley
Mitchel his heirs or assigns are to build and forever maintain
a good & substantial fence against the land of the grantors -
To have and to hold the aforegranted premises to the said
Riley Mitchel his heirs and assigns to his then use & behoof forever.
And we do for ourselves our heirs executors and administrators cove-
nant with the said Riley Mitchel his heirs and assigns that we are
lawfully seized in fee of the aforegranted premises that they are
free of all incumbrances that we have good right to sell and
convey the same to the said Riley Mitchel and that we will
warrant and defend the same premises to the said Riley Mitchel
his heirs and assigns forever against the lawful claims and