

fifty five rods & links thence North $51\frac{3}{4}$ West 12 rods thence South $36\frac{1}{4}$ West 26 rods 11 links thence South $28\frac{2}{3}$ East 19 rods 17 links thence South 9 West 12 rods 20 links thence South $34\frac{1}{4}$ West 13 rods 9 links thence South 30 East 15 rods to a stake by a brook thence on said brook to another branch of the brook to the grantees land thence by various courses bounded on the grantees land to the road aforesaid thence on said road 29 rods thence across said road Northerly to Elijah Thayer's land thence on said Elijah's land to grantees land thence on said grantees land to said road thence on the southerly side of the road to the first mentioned bound it being the farm on which the said Cushman formerly lived —

To have and to hold the aforesaid premises to the said Ichabod 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 Ichabod Cook his heirs and assigns that I am lawfully seized in fee of the aforesaid premises that they are free of all incumbrances that I have good right to sell and convey the same to the said Ichabod Cook and that I will warrant and defend the same premises to the said Ichabod Cook his heirs and assigns forever against the lawful claims and demands of all persons

Provided nevertheless that if the said Cushman Thayer his heirs executors or administrators pay to the said Ichabod Cook his heirs executors administrators or assigns the sum of one hundred ninety five dollars with interest on demand then this Deed as also a certain note bearing date with these presents given by the said Cushman to the said Ichabod to pay the same sum at the time aforesaid shall both be void otherwise shall remain in full force —

In witness whereof the said Cushman Thayer have hereunto set hand and seal this fifteenth day of April in the year of our Lord one thousand eight hundred and forty —

Signed sealed & delivered — Cushman Thayer (seal)
in presence of } Worcester J May 7 1840 Then the above
Dan Hill } named Cushman Thayer acknowledged
— — — } the above instrument to be his free
act and deed before me —

Dan Hill Just of Peace