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Holbrook Peter to Benjamin Legg

To All People to whom these Presents shall come,

Greeting. Know Ye, That I Peter Holbrook of Mendon in the County of Worcester and Commonwealth of Massachusetts, former

For and in Consideration of the Sum of Nine pounds Lawful Money to me in Hand before the enfealing hereof, well and truly paid by Benjamin Legg of the same Mendon 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 Benjamin Legg 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 Benjamin Legg his Heirs and Assigns forever, A certain

tract or parcel of land situate lying and being in the Western part of the Township of Mendon aforesaid containing four acres and twenty four rods it being the whole of the land set off to the aforesaid Grantor in the second division of the Great Estate of Benjamin Holbrook late of said Mendon deceased and is butted and bounded as follows, viz Southwardly by a Town Road Northwardly by land set off to Nathaniel Tapp out of the Estate of the said deceased Northwardly by land belonging to William Greenleaf Esq and Southwardly by land set off to the aforesaid Grantor out of the Estate of the said deceased

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 wife appertaining to him the said Benjamin Legg his Heirs and Assigns forever. To him and their only proper Use, Benefit and Behoof forever. And I the said Peter Holbrook

for myself my Heirs, Executors, and Administrators, do Covenant, Promise, and Grant, to and with him the said Benjamin Legg 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 myself good Right, full Power, and lawful Authority, to Grant, Bargain, Sell, Convey, and Confirm said bargained Premises, in Manner as aforesaid: And that He the said Benjamin Legg 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 and 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 Peter Holbrook

for myself my Heirs, Executors, and Administrators, do Covenant and Engage the above demised Premises to him the said Benjamin Legg 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 the said Peter Holbrook and I Mary Holbrook Wife of the said Peter have hereunto set our hands and seals this tenth Day of January Annoque Domini 1784 and in the eleventh year of the American Independence

Signed sealed & delivered in the presence of us
Peter Holbrook (S)
Mary Holbrook (S)

Seth Tapp & Elijah Tapp
Wherefore on March 12th 1784 Personally appeared Peter Holbrook Signer to the within written instrument and Acknowledged the same to be his voluntary Act and Deed Before Benjamin Reed Justice Peace

Recd April 27th 1784 Intend and Examined me Dan Clap Reg