

Southwick Rufus Know all men by these presents that I Rufus Southwick of Mendon in the County of Worcester and Commonwealth of Massachusetts in consideration of four hundred and fifty dollars paid by Fenner Wilcox of Cumberland State of Rhode Island the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Fenner Wilcox his heirs and assigns all my right title and interest in and unto a certain tract or parcel of land situated in the Westerly part of said Mendon being the farm that my Father Seth Southwick died possessed of, with the buildings thereon standing and with all the priviledges and appurtenances thereto belonging, my right in said estate being one undivided fifth part subject to Wid. Deborah Southwicks thirds,

And also my dwelling house and other out buildings on said estate not subject to said thirds, containing by estimation twenty four acres more or less. For a more particular description reference may be had to a deed given by Rufus Paine to Seth Southwick recorded in the Registry of Deeds at Worcester Book 330. Page 57. Also one other tract or parcel of woodland situated in Uxbridge in said County Easterly of Pout pond (so called) and adjoining the same, containing three acres & eighty two rods more or less. Said woodland subject to said widows thirds, my right in said land being also one undivided fifth part. For a more particular description reference may be had to a deed given by Josiah S. Fisher to Seth Southwick recorded in the Registry of Deeds in Worcester Book 381 Page 453.

To have and to hold the aforegranted premises to the said Fenner Wilcox his heirs and assigns to his and their use and behoof forever except said thirds, and I do for myself my heirs executors and administrators covenant with the said Fenner Wilcox his heirs and assigns that I am lawfully seized in fee of the aforegranted premises, that they are free of all incumbrances, except said Deborah Southwicks thirds that I have good right to sell and convey the same to the said Fenner Wilcox and that I will and my heirs shall warrant and defend the same premises to the said Fenner Wilcox, except as above, his heirs and assigns forever against the lawful claims and demands of all persons. and wife of the said for the consideration afore-said do hereby release and quitclaim unto the said heirs and