

Worcester ss. May 13th 1858 - Then the above-named Willis Southwick, acknowledged the above instrument to be his free act and deed.

Before me - Arnold Taft - Justice of Peace.

Rec^d: May 15th 1858, at 2^h 40^m P.M. Ent^d: & Exp^d: By *Alex. H. Wilder Secy*

Newton. Wm

to

Andrew J. Holden.

Know all men by these presents, that I, William Newton, of Oxford, County of Worcester and State of Massachusetts, in consideration of Twenty-five dollars, paid by Andrew J. Holden of Oxford, aforesaid, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Andrew J. Holden, his heirs and assigns, a certain tract or parcel of land, situated on the westerly side of said Holdens land on the "Camp Hill Road", so called, containing about thirty square rods, more or less, and bounded as follows, viz - Beginning at the northwest corner of said Holdens land, on said road - thence south, $19\frac{3}{4}$ W. ten rods by land of said Holden - thence N. $66\frac{1}{4}$ W. three rods to a stake - thence N. $19\frac{3}{4}$ E. to the road, about ten rods and ten links - thence by said road, three rods to the place of beginning. The said Holden to erect a stone wall or fence, between said land, and land of the grantor. The conditions of this deed, are such, that if the said Andrew J. Holden, his heirs, executors administrators or assigns, by digging wells in said land, or otherwise, shall diminish or divert the water in or from a certain spring of water, situated near the southwest corner of said Holdens land, and mentioned in a deed of Horatio Bardwell to said Andrew J. Holden, given the twenty first day of June eighteen hundred and fifty-six, and recorded in the Registry of Deeds, October the thirteenth, of the same year, Book 568 - & Page 406, and shall continue to diminish, or divert said water, after being duly notified thereof, then this deed shall be null and void, otherwise shall be in full force and virtue. So have and ~~to~~ hold the afore-granted premises, to the said Andrew J. Holden, his heirs and assigns, to his and their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Andrew J. Holden his heirs and assigns, that I am lawfully seized in fee of the afore-granted premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Andrew J. Holden, and that I will and my heirs shall warrant and defend the same premises, to the said Andrew J. Holden, his heirs and assigns forever, against the lawful claims and demands of all persons. And I, Eliza S. Newton, wife of the said William Newton, for the consideration aforesaid, do hereby release and quit-claim, unto the said A. J. Holden, his heirs and assigns, all right, claim or possibility of dower in said premises. In witness whereof, we the said William Newton & Eliza S. Newton, have herewith set our hands and seals, this eighth day of May, in the year of our Lord one thousand eight hundred and fifty-seven.

William Newton. *(seal)*