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covenant with the said William H. & Mary Sherin their heirs and assigns that I am lawfully seized in fee simple of the aforegranted premises that they are free from all encumbrances that I have good right to sell and convey the same to the said William H. & Mary Sherin their heirs and assigns forever as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said William H. & Mary Sherin their heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Abraham Hixon and Jemima Hixon wife of the said Abraham Hixon in token of her release of all right and title of or to both dower and homestead in the granted premises have hereunto set our hands and seals this thirty first day of March in the year of our Lord eighteen hundred and fifty eight.

Signed sealed and delivered in presence of
John D. Seammell

Abraham Hixon (seal)
Jemima Hixon (seal)

Worcester ss. March 31st 1858

Then personally appeared the above named Abraham Hixon and acknowledged the above instrument to be his free act and deed. Before me

John D. Seammell Justice of the Peace.

Rec'd Apr. 1st 1858 at 8h A.M. Ent'd & Ex'd & Ex'd By Alex. H. Wilder Reg'r.

Sherin Wm H. &c. to Gideon Dickinson

Stamp 1.55 (Cancelled)

Know all men by these presents that we William H. Sherin David Sherin and Mary Sherin wife of David Sherin in her own right and all of Milford in the County of Worcester and Commonwealth of Massachusetts in consideration of thirteen hundred dollars paid by Gideon Dickinson of Boston in the County of Suffolk and Commonwealth aforesaid and Dentist and doing business as such in said Milford the receipt whereof is hereby acknowledged, do hereby give grant bargain sell and convey unto the said Gideon Dickinson his heirs and assigns a certain piece of land with a dwelling house barn and other out buildings thereon containing about twelve acres of land more or less and situated on the Westerly side of the road leading from the South Milford Post Office to Hoonsocket by the house of Simon D. Bicknell and bounded Northerly by land of John Hayward Easterly by said road Southerly by land of the estate of Benjamin Bates and Westerly by land of said estate and land of Johnson Parkman