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 Bates Laban Know all men by these presents that I Laban Bates of Mendon
 to
 Wm Bates in the County of Worcester and Commonwealth of Massachu-
 setts, Gentleman, in consideration of five hundred dollars
 paid by William Bates of Pawtucket in the County of Bristol
 and Commonwealth aforesaid, Trader, the receipt whereof
 is hereby acknowledged do hereby give grant bargain sell and
 convey unto the said William Bates his heirs and assigns a
 certain tract of land situated in said Mendon and
 opposite the house of Laban Bates and on the East side
 of the road that leads from South Milford towards Noon-
 socket Falls said tract contains about fourteen acres
 more or less and is bounded as follows, to wit, Beginning at
 a large stone heap in the corner of the wall on the town line
 between Bellingham and Mendon and nearly opposite
 of Wheelock Bullard Shop and running on town line to
 the corner of the wall at William Cooks land, then on
 said wall to road leading from South Milford to Noon-
 socket Falls thence on the road around to the first men-
 tioned bound — To have and to hold the above granted
 premises with the privileges and appurtenances thereto belonging
 to the said William Bates his heirs and assigns to his &
 their use and behoof forever And I the said Laban
 Bates for myself and my heirs executors and administra-
 tors do covenant with the said William Bates his heirs
 and assigns that I am lawfully seized in fee of the afore-
 granted premises that they are free from all incumbrances
 that I have good right to sell and convey the same to the
 said William Bates as aforesaid and that I will and
 my heirs executors and administrators shall warrant and
 defend the same to the said William Bates his heirs and
 assigns forever against the lawful claims and demands
 of all persons — In witness whereof I the said Laban
 Bates and Mary B. wife of the said Laban in bar of her
 right in said premises have hereunto set our hands and
 seals this twenty fourth day of May in the year of our Lord
 one thousand eight hundred and fifty three —
 Executed and delivered } Laban Bates Seal
 in presence of us } Mary B. Bates Seal
 Francis D. Bates } Commonwealth of Massachusetts
 Norfolk ss. May 24th 1853 Then personally appeared the above
 named Laban Bates and acknowledged the above instru-
 ment by him executed to be his free act and deed