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Double day, being the same piece of land & buildings this day deeded to me by Zelotes & Uesene Cooley.

To have and to hold the above granted premises with the privileges and appurtenances thereto belonging to the said Robert Cook his heirs and assigns to him & their use and behoof forever, and we the said Gardius & Clara Skinner for ourselves and our heirs executors and administrators do covenant with the said Robert Cook his heirs and assigns that we are lawfully seized in fee of the aforegranted premises, that they are free from all incumbrances. —

Provided nevertheless that if the said Gardius & Clara Skinner their heirs executors or administrators shall pay unto the said Robert Cook his heirs executors administrators or assigns the sum of three hundred dollars in manner following viz. as by his note of this date for value rec^d promised to pay Robert Cook or his order the above sum of three hundred dollars in six annual payments of fifty dollars with annual interest from the 1st day of April next then this deed as also said note bearing even date with these presents signed by the said Gardius Skinner whereby — promised to pay to the said Robert Cook the said sum and interest at the time and in the manner aforesaid shall be be absolutely void to all intents and purposes. but until default shall be made in the payment of said sum or some part thereof or of the interest therefor the said executors administrators or assigns shall have no right to take possession of the aforegranted premises. In witness whereof we the said Gardius & Clara Skinner have hereunto set our hands and seals this twenty fifth day of March in the year of our Lord one thousand eight hundred and fifty eight.

Executed and delivered
in presence of us

John Warner

John T. Chamberlin

Gardius Skinner Seal
Clara G. Skinner Seal
Hampshire ss. March 25, 1858.
Then personally appeared the within named Gardius Skinner and acknowledged the within instrument to be a free act and deed.

Before me John Warner Justice of the Peace
Rec^d May 5th 1858 at 7^h 30^m A. M. Ent^d & Ex^d By Alex. H. Wilder, Jy.

Bates Wm B.

to

Know all men by these presents that I William B. Bates
Elias T. Bates of Mendon in the County of Worcester and Commonwealth of