

Massachusetts Yeoman in consideration of three thousand dollars to me paid by Elias T. Bates of the same Mendon County and Commonwealth aforesaid Yeoman the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Elias T. Bates his heirs and assigns a certain tract of land situated in the Easterly part of said Mendon and nearly opposite of the house of Laban Bates. said tract contains about fourteen acres more or less and is bounded as follows. Beginning at a large stone heap in the corner of the wall on the town line between Bellingham and Mendon nearly opposite the shop of Wheelock Bullard and running on town line to the corner of the wall at Wm-books land thence on said wall to the road leading from So. Milford to Woonsocket thence on the road to the first mentioned bound. Also another tract of land adjoining the above tract and containing eleven acres & seventy four rods more or less and bounded as follows to wit, beginning at the Northwest of the premises on a town road thence on grantees land by a stone wall N. $86\frac{1}{2}^{\circ}$ E. thirty seven rods & twenty two links to land of Caleb Adams thence S. 82° W. thirty four rods thence S. 28° W. one rod and ten links thence S. 2° W. eleven rods & two links on land of said Adams thence N. 88° W. sixteen rods thence S. 88° W. twenty six rods & eighteen links, the last two corners bounded by a wall on grantors land thence N. 14° E. forty five rods & seventeen links by said town road to the first mentioned bound.

To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said Elias T. Bates his heirs and assigns to his & their use and behoof forever, and I the said William B. Bates for myself and my heirs executors and administrators do covenant with the said Elias T. Bates his heirs and assigns that I am lawfully seized in fee simple of the aforesaid premises, that they are free from all incumbrances, that I have good right to sell and convey the same to the said Elias T. Bates his 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 Elias T. Bates his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said William B. Bates with Eliza