

lawful claims and demands of all persons.

In witness

whereof I the said Matilda J. Newhall being unmarried have here unto set my hand and seal this fifteenth day of October in the year of our Lord eighteen hundred and sixty eight.

Signed sealed and delivered Matilda J. Newhall *Mat*

in the presence of us } Norfolk ss. November 3^d 1868. Then per
Nathan A. Cook } personally appeared the above named Matilda
Lorah A. Newhall } Newhall and acknowledged the above instrument to be her free act and deed.

Before me Nathan A. Cook Justice of the Peace
Rec^d Nov. 4th 1868 at 1^h 40^m P.M. Cont^d & Ex^d By Alex. H. Wilder Reg^r

Rice Dexter
to
John F. Pearl
Stamp
(Cancelled)

Know all men by these presents that I Dexter Rice of Hopkinton in the County of Middlesex and Commonwealth of Massachusetts, in consideration of four hundred and fifty dollars to me paid by John F. Pearl of Southborough in the County of Worcester and Commonwealth aforesaid Shoemaker the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said John F. Pearl his heirs and assigns a certain parcel of land with a dwelling house thereon situate in that part of said Southborough called Southville, containing forty rods more or less and is bounded as follows to wit. Beginning at the road leading from Southville to Westborough at land of Harvey Newton, thence running Easterly five rods by said road to a stake and stones, thence Southerly by land I this day conveyed to Hiram J. Carr to a stake and stones at land of Joseph Boyd, thence Westerly five rods by land of said Boyd to land of said Newton, thence Northerly by land of said Newton eight rods to the place of beginning, together with a right to get water from the well on the premises adjoining this on the East side, the said Pearl his heirs or assigns to pay one half the expense in keeping said well and wooden pump in order and also a right to enter said premises adjoining this on the East, which premises I have this day conveyed - Hiram J. Carr, to relay or repair the pipe leading to said well.

To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging to the said John F. Pearl his heirs and assigns to his and their use and behoof forever. And I the said Dexter Rice for myself and my heirs executors and administrators do covenant with said John F. Pearl his heirs and assigns that I am lawfully seized in fee simple of the afore granted premises, that they are free from all incumbrances, that I have good right to sell and