

Fairbanks Point. I NOW ALL MME by these presents that  
 to Samuel Fairbanks of Mendon in the County of Wor-  
 SETH CHAPIN  
 cester, Commonwealth of Massachusetts the Gentleman  
 in consideration of nineteen dollars paid to me by  
 SETH CHAPIN of Mendon - County & Commonwealth  
 of aforesaid Gentleman the receipt whereof I do hereby  
 acknowledge do hereby give grant sell convey unto  
 the said SETH CHAPIN his heirs assigns a certain tract  
 or parcel of land lying in Mendon with the buildings stand-  
 ing thereon containing by estimation more or less two acres  
 be the same more or less and is bounded as follows  
 beginning at the Northeast corner runs N 2° S of 3 rods of-  
 fering the road to a heap of stones bounded North by Dr. Peter  
 Penniman's land then N 2° W 39 1/2 rods by said land to a  
 heap of stones then N 40° S 49 rods by Jotham Tafts land  
 to a heap of stones then S 4° W 20 rods by Calvin Wheelock's  
 land to a white oak stump then S 11° W 49 rods by Jotham  
 Tafts land to a heap of stones then S 4° N 39 3/4 rods by Elijah Hay-  
 ward's land to heap of stones then S 28° E 46 rods to white oak  
 tree then by said land S 35° E 22 rods to Phebe rock at the road  
 then by said road N 44° E 24 rods then N 25° E 36 rods then S  
 33° E 19 1/2 rods crossing said road to a chestnut tree then S  
 31° S 13 3/4 rods to land improved by Nathan Keith then S 31°  
 N 47 rods by said land to a heap of stones then N 21° W 33  
 rods by land formerly by Capt. Wilson's land to a walnut  
 then N 15° W 36 1/2 rods by Dr. Penniman's land to heap  
 of stones then E 12° N 1 rod then N 3° W 1 1/2 rods by said Penni-  
 man's land to the first mentioned bounds

Likewise another piece of land lying in Mendon of aforesaid  
 below what is called narrow passage containing by estima-  
 tion 3 acres and 9 1/2 rods be the same more or less beginning  
 at the Northeast corner at a black birch tree runs S 4° E 22 1/2  
 rods by Jotham & Elijah Tafts land to a white oak tree  
 then W 2° N 8 1/2 rods by SETH Tafts land to a stone heap at  
 the meadow then W 22 1/2° N 25 1/2 rods by the Rev. Caleb Al-  
 anders land to a stake & stones at Saban Fairbanks' land  
 then E 30° N 42 3/4 rods by said land to heap of stones then  
 E 23° N 11 rods by said land to black birch stump then  
 N 30° E 9 1/2 rods by said land to heap of stones then S 38° E 9 3/4