

Sanford to Wheelocks

To all people to whom these Presents shall come, Greeting

Know Ye, That I Thomas Sanford of mendon in the County of Worcester and in the Province of the Massachusetts Bay in New England German

For and in Consideration of the Sum of Three Pound Lawfull money to me in Hand before the Enfealing hereof, well and truly paid by Silas Wheelock of mendon aforesaid Husband man

and myself the Receipt whereof do hereby acknowledge, therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge him the said Silas Wheelock his Heirs, Executors and Administrators, forever by these Presents: HAVE given, granted, bargained, sold, aliened, conveyed and confirmed; and by these Presents, Do freely, fully and absolutely give, grant, bargain, sell, aliene, convey and confirm, unto him the said Silas Wheelock

his Heirs and Assigns forever, a Certain peice or parcel of land in mendon aforesaid Situate Lying and being in the Eastern side of a hill known by Name of Caleb Hill containing by Estimation two acres be the same more or Less it being a corner of the Grants Land, partly Enclosed with the Grants Land and a three Rod way running through said Land, which is herein is Excepted as the said peice of Land is bounded beginning at a heap of stones on the north side of said way being the Grants Southeast Corner thence running with a Direct Line as a fence now stands cross said way home to John Frenchs Land thence running westerly with said Frenchs Land home to the Grants Corner on the south side said way on all other parts on the Grants own Land

To have and to hold the said granted and bargained Premises, with all the Appurtenances, Priviledges and Commodities to the same belonging, or in any wise appertaining to him the said Silas Wheelock his Heirs and Assigns for ever. To his and their only proper Use, Benefit and Behoof forever. And the said Thomas Sanford for myself Heirs, Executors and Administrators, do covenant, promise and grant to and with him, the said Silas Wheelock his

Heirs and Assigns, that before the Enfealing hereof I am the true sole and lawful Owner of the above-bargained Premises, and am lawfully seized and possessed of the same in my own proper Right, as a good perfect and absolute Estate of Inheritance in Fee Simple: And have in myself good Right, full Power and lawful Authority, to grant, bargain, sell, convey and confirm, said bargained Premises in manner as aforesaid: And that the said Silas Wheelock his Heirs and Assigns, shall and may from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Possess and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Incumbrances of what Name or Nature soever, that might in any Measure or Degree obstruct or make void this present Deed.

Furthermore, I the said Thomas Sanford

for myself my Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to him the said Silas Wheelock his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend by these Presents. Dated February 8th first 1748

Signed sealed & Delivered In the presence of
Chamuel Green
Jonah Wheelock

Thomas Sanford Deceased

Worcester August 9th 1748 Thomas Sanford the within named Grantor personally appearing acknowledged the within written Instrument to be his free & voluntary act & Deed Before me Daniel Tapp Justice Peace
D. Chandler

Octo: 7th 1751 Recd & accordingly Entered & Examd