

Calvin Smith to James Weyson
To all People to whom these Presents

shall come,

Greeting.

K NOW Ye, That *Calvin Smith of Mendon in the County of Worcester*
Commonwealth of Massachusetts

For and in Consideration of the Sum of *one hundred & twenty six pound Money*
to me in Hand before the Enfealing hereof, well and truly paid by
James Weyson of Brookline in the County of Suffolk & Commonwealth aforesaid

the Receipt whereof *I* do hereby acknowledge, and *my self* therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge *from the said James Weyson*

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 *James Weyson*

his Heirs and Assigns forever, *three certain tracts or parcels of land* Situate lying & being near the *first* Congregational Societys meeting House in said *Mendon* the *first* piece contains one acre be it more or less & is bounded Southwesterly by a Town road leading to the meeting house Eastwardly by Land of *Jacob Smith* or his son *Stephen* northwardly by Land of *Benjamin Staples* & westwardly by Land of *Peter Snayer* - The second piece contains by Estimation three quarters of an acre be it more or less & is bounded as follows (viz) beginning at a Cherry tree about three rod north from the House on the premises thence running north 51° west sixteen rods thence S. 16° W. seven rods & an half to said road thence S. 52° E. sixteen rods & an half by said road to the Door yard barn thence N. 46° E. four rods to the Door Stone of *P. Snayer* thence through *P. Snayer* to the first mentioned bound including one half of the said house (viz) the Southwest half of the piece of land is bounded Southwesterly by *P. Snayer* & on all other parts by *P. Snayer* Land & House - The third piece lies on the Southwesterly side of said road & is bounded as follows (viz) beginning at the Center of a lane leading to the pasture front of the premises & from thence Southwesterly keeping the Centre of *P. Snayer* about forty rods to a well on the South line of the premises including one half of said well or a privilege of watering cattle thence South about 39° W. about one hundred & thirteen rods & an half to Stake & Stones on *Joseph Saffers* Land & is bounded Southwesterly by *P. Snayer* Land thence westerly by *P. Saffers* Land twenty one rods to *Seth Saffers* Land thence north 10° East by said *Seth Saffers* Land to a stump & heap of Stones thence north 30° East one hundred & sixty rods, or thereabouts to the said road & is bounded Northwesterly partly by Land of said *Seth Saffers*; partly by Land of *Benjamin Staples* partly by Land of *Joseph Saffers* & partly by Land of the Grantor thence Southwesterly by said road about forty seven rods to the first mentioned bound the whole of this last piece contains thirty six acres be it more or be it less

To HAVE and to HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities to the same belonging, or in any wise appertaining to *him* the said *James Weyson* *his* Heirs and Assigns forever. To *him* and *their* only proper Use, Benefit and Behoof forever. And *I* the said *Calvin Smith* for myself *my* Heirs, Executors, and Administrators, do Covenant, Promise and Grant to and with *him* the said *James Weyson*

his Heirs and Assigns, that before the Enfealing hereof, *I am* the true sole and lawful Owner of the above bargained Premises, and *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 *be the said* *James Weyson*

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 Calvin Smith* for myself *my* Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to *him* the said *James Weyson* *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. *In witness whereof* *I the said Calvin Smith* & *I Abigail* wife of *him*

Calvin have hereunto set our hand and seals this twenty seventh day of June 1784
one thousand seven hundred & eighty four & in the ninth year of *AMERICAN INDEPENDENCE*

Signed Sealed & Delivered
in the presence of us
William Merriam
Andrew Peters
Peter Smith
Polly Smith

Calvin Smith (Seal)
Abigail Smith (Seal)

Worcester June 28th 1784 Personally appeared the within named *Calvin Smith* & *Abigail Smith*, & acknowledged the within written Instrument, by them subscribed to be their free act & deed
Before me *AMERICAN* Justice of Peace

Pre June 29th 1784 Accordingly entered & examined for *Dan* Cap. Re.