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Wepson James to Joseph M. Clintock
To all People to whom these Presents shall come,

Greeting. Know Ye, That I James Wepson of Marlborough in the County of Middlesex & Commonwealth of Massachusetts Esq

For and in Consideration of the Sum of *one hundred & thirty two pounds lawful money* to me in Hand before the enfealing hereof, well and truly paid by *Joseph M. Clintock of Mendon in the County of Worcester & Commonwealth aforesaid Gentleman*

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 *him the said Joseph M. Clintock his*

Heirs, Executors, and Administrators, forever by these Presents: HAVE Given, Granted, Bargained, Sold, Alien'd, Conveyed, and Confirmed; and by these Presents, Do freely, fully and absolutely Give, Grant, Bargain, Sell, Aliene, Convey and Confirm, unto *him the said Joseph M. Clintock his*

Heirs and Assigns forever, a certain tract or parcel

of land situate in Mendon aforesaid containing *thirty five acres* lying on the Southwestwardly side of a Down road leading from the granted dwelling house to the first Congregational Society's Meeting house in said Mendon, and is bounded & bounded as follows *(viz)* Northeastwardly by the said Down road Northwestwardly by part by land of the grantee, part by land of Joseph Sadler and part by land of Dan Aldrich & Benjamin Staples, Westwardly by land of Seth East, and Southwardly part by land of Thomas Legater Esq and part by a lane leading from said road to said Legater's Barn

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 Joseph M. Clintock his*

only proper Use, Benefit and Behoof forever. And I the said *James Wepson*

and Administrators, do Covenant, Promise, and Grant, to and with *him the said Joseph M. Clintock 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 *my self* 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 Joseph M. Clintock 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 James Wepson*

for *my self my* Heirs, Executors, and Administrators, do Covenant and Engage the above demised Premises to *him the said Joseph M. Clintock 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 James Wepson have hereunto set my hand & Seal this thirteenth day of November Annoque Domini 1786 and in the eleventh year of the American Independence

Signed Sealed & Delivered *

Wepson Seal

In the presence of us *Middlesex ss. Nov: 18th 1786* - Then James Wepson subscribed of the within Instrument personally appeared & owned the same to be his free act & Deed before me - *Stephen Dana* Jui: of Peace

* N.B. the words "Brookline" & "Suffolk" were erased, and the words "Marlborough" & "Middlesex" inserted before signing sealing & delivering

Decr April 28th 1787 Entered & Examined *Sanctus*