

herby give grant sell and convey unto the said Eli Pond Jr his heirs and assigns a certain tract or parcel of land with the buildings thereon situated in Mendon in the County of Worcester and Commonwealth of Massachusetts bounded as follows (viz) Northerly by the road formerly the old Boston & Hartford Turnpike. Westerly by land of Melcome Staples and lands formerly owned by Seth Hastings Southerly by lands formerly belonging to one Andrew Furness & others to an old road and thence with said old road to land of Widow Hawson easterly with land of Warren Hawson to a highway running southerly from said Turnpike and thence with said last mentioned highway to said Turnpike containing by estimation about forty acres, be the same more or less and is a part of the homestead farm and mansion house whereon said James formerly resided in said Mendon —

To have and to hold the aforegranted premises to the said Eli Pond Jr his heirs and assigns to his & their use and behoof forever And I do for myself my heirs executors and administrators covenant with the said Eli Pond Jr his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free of all incumbrances saving a lease to one Lewis Stone ending April the first 1841 that I have good right to sell and convey the same to the said Eli Pond Jr and that I will warrant and defend the same premises to the said Eli Pond Jr his heirs and assigns forever against the lawful claims and demands of all persons saving the lease aforesaid —

In witness whereof the said James Arnold and I Maty Arnold the wife of said James in relinquishment of my right of dower in the premises have hereunto set our hands and seals this seventeenth day of November in the year of our Lord one thousand eight hundred and forty — James Arnold (seal) signed sealed & delivered — Maty Arnold (seal)  
in presence of us { Providence } Nov<sup>r</sup> 18<sup>th</sup> 1840 Then the  
John Paine { abovenamed James Arnold acknowledged the above instrument  
Aaron White Jr } to be his free act and Deed before me —  
John Paine Just of Peace