

Deed John Nichols to  
Peter Lwally

11711756

To all people to whom these presents

Shall come  
John Meets of Sevirby in the County of West and State of  
Massachusetts and providence Plantation the Governour

For greeting know ye that by the said John Meets for me in Consideration  
of the sum of sixty pounds £m to mee in hand before the executing  
hereof well and lawfully pay by Peter Sewley of Norwich in the  
year past Comely and wale yeoman

He receivt whereasof I do hereby acknowledge and am therewith  
fully satisfied Contented and paid and thereof and of every part and  
parcel thereof do Exonerate acquit and discharge him the said  
Peter Sewley his heirs Executors and administrators for ever by  
these presents here given granted bargained sold aliened impleaded

Conveyed and confirmed and by these presents do freely fully  
and absolutely give grant bargain sell aliene Implead Convey and  
Confirm unto him the said Peter Sewley his heirs and assigns for

Ever one Certain lot of land situate lying and being in Sevirby upon  
said and is the same land that by the said John Meets now dwell  
on and is better and bounded as followeth Viz Beginning at a Stake and  
stones at the North East Corner of Thomas Matthews lot from thence

Southward on lands of the above said Sewley fifty five Rods from thence  
Southward on lands of the above said Peter Sewley from thence Southward  
across by on lands of Josiah Patten and John  
Dewell with the first merchand line on lands of Josiah Patten and John

Mellon fifty five Rods from thence Eastward on lands of Thomas Matthews  
to the first mentioned Round Stone Rods Containing five  
acres and one half No more Nor does withstanding ~~Thomas Matthews~~ <sup>Thomas Matthews</sup> ~~standing~~

to have and to hold the said grant and bargain and premises with all  
the appurtenances, privileges and Commodities to the same belonging or in any  
wise appertaining to him the said Peter Sewley his heirs and  
assigns for ever to him and their only proper use Benefit  
and behoofe for ever and y<sup>e</sup> the said John Meets for my self

and for my heirs Executors and administrators do Covenant promise and  
grant to and with the said Peter Sewley his heirs and assigns that  
I and before the executing hereof yam Wholly and lawfull  
Owner of the above bargained premises 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 sayfull authority to  
grant bargain sell convey and confirme the said bargained premises  
in manner as aforesaid and that the said Peter Swaley his heirs  
and assigns shall and may from time to time and at all times lawfully  
ever hereafter by force and vertue of these presents lawfully  
peaceably and quietly have had the occupy posses and enjoy the  
said demised and bargained premises with the appurtenances  
freed Cleer and freehold freely acquitted Governed and  
discharged of and from all and all manner of former or other rights  
Grants bargains sales leases mortgages will entails jointures devises  
Judgments Executions and incumbrances of what Name Nature Species  
that might in any measure or degree obstruct or make void this  
present Deed

Further more by the said John Nicolls for my self and for my heirs  
Executors and administrators do Covenant and engage the above demised  
Premises to the said Peter Swaley his heirs and assigns  
against the lawfull claiming or demands of any person or persons  
whatsoever for or to warrant secure and holden by these presents  
And grace Nicolls wife of mee the said John Nicolls  
sell freely and lawfully grate up all her right of dower  
and power of thirds to the above mentioned premises by these presents  
grace Nicolls of mee have hereunto set to our hands and seals  
this seventh Day of January 1786 and in the tenth year of  
Independence and in the year of our Lord one thousand  
Seven hundred and Eighty six

John Nicolls

Grace Nicolls

Signed Sealed and  
delivered in presence  
of us  
Stephen Botter  
Ruth Botter

Witness in executing the Day and Year above Written personally  
I opened the subscribers John Nicolls and acknowledged the above  
writing Instrument to be his Declaration and Seal with his  
standards Seal thereto a fixed before me this 7th of January 1786