

**WARRANTY DEED.**

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Mary A. Phillips

TO

Matilda M. Spence.

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Received for Record,  
February 21, A. D. 1874,  
at 9 o'clock, A. M.

Town Clerk.

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Received for Record, in Coventry  
March 2d. A. D. 1874 at eleven  
o'clock A. M. and is Recorded in  
Book No. 29 at Page 107 of Coventry  
Land Records.

Witness. S. W. Griffin, Town Clerk

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Paid.

VALPEY, ANGELL & CO., Stationers, Booksellers and Printers.

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65  
17  
325  
43

**No all People to whom these Presents shall come:**

Mary a Philip of the Town of Warwick

County of Kent and State of Rhode Island

Said Greeting—Know Ye, That I the said Mary a Philip

consideration of the sum of One Dollar for and in  
to me

in hand before the en sealing hereof, well and truly paid by Mathias Shuman

Wife of Henry Shuman of the Town of Coventry County and

State of Massachusetts

the receipt whereof 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 the said Mathias a Shuman

has

Heirs, Executors, and Administrators, forever, by these Presents: have given, granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed; and by these Presents do freely, fully and absolutely, give, grant, bargain, sell, aliene, enfeoffe, convey and confirm unto the said Mathias a Shuman

has Heirs and Assigns, forever.

A certain lot of land situated in ~~Warwick~~ Providence said area is bounded and described as follows Beginning at the South West Corner of said lot at a stone bound on the highway leading from Philip's to Anthony's bridge running N 31° E 265 feet to a house on base by way from turning and running S 82° E 629 feet to lane of the River Colled from turning and running S 81° W 750 to base highway except as starting Point and is otherwise bounded westwardly by base highway and Northwardly lane of Grantor's land by the River Colled and Southwardly by lane of John Lovell with the buildings and improvements thereon by Estimation three acres be the same more or less Also an undivided half of a certain wood lot in the town of Coventry County and State of Rhode Island bounded and described as follows Beginning at the South West corner of base lot on the highway leading from Philip's to Anthony's bridge running N 34° E on base highway 338 1/2 feet then turning and running S 86° E 1240 feet then turning and running S 82° West 374 feet then turning and running N 34° W 1408 feet to the first mentioned house containing two Acres 30 rods be the same more or 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 the said grantee *Mr* Heirs and Assigns, forever, to *Mr* and their only proper use, benefit and behoof, forever. And *I* the said grantor for *Mr* Heirs, Executors and Administrators, do covenant, promise and grant, to and with the said grantee *Mr* Heirs and Assigns, that at and before the ensembling 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 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 the said bargained Premises, in manner as aforesaid. And that the said grantee *Mr* 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 and from all and all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, doweries, judgments, executions and encumbrances, of what name or nature soever, that might in any measure or degree, obstruct or make void this present deed.

FURTHERMORE, *I* the said grantor for *Mr* *my* Heirs, Executors and Administrators, do covenant and engage the above demised premises to the said grantee *Mr* Heirs and Assigns, against the lawful claims or demands of any person or persons whatsoever, forever, to warrant, secure and defend by these Presents.

~~AND~~ in consideration of the sum paid as aforesaid, do hereby release and forever quit-claim unto the said grantee *Mr* Heirs and Assigns, all right of Dower, in and to the aforesaid Premises.

In Testimony Whereof, *I* have herunto set *my* hand and seal this *20<sup>th</sup>* day of *February* eighteen hundred and seventy four

Signed, Sealed and Delivered }  
in presence of }  
*John Simpson* }  
*John Adams* }  
*Mary A. Smith* }  
*John Adams* }  
*Mary A. Smith* }  
*John Adams* }  
*Mary A. Smith* }



State of Rhode Island, &c. } 20th day of February A. D. 1894

County of Providence }  
In Providence & in and among this

personally appeared before me and acknowledged the foregoing instrument by "me" signed, to be, his free and voluntary act and deed. My Hand & Seal of said

Walter Green estate before signing  
J. A. Thompson  
Justice of the Peace

WARRANTY DEED.

Mary A. Childs

TO

Matilda M. Pierce

Recorded for Record,  
at Albany 21st. 1874,  
at 9 o'clock, A. M.

John Blank

Received for Record, in County  
of Wash. & D. C. 1874 at eleven  
o'clock A. M. and is recorded in  
Book No. 29 at Page 107 of County  
and Records,  
Witness, J. M. Griffin, Town Clerk

and.

VALLEY, ANGELL & CO., Stationers, Booksellers and Printers,  
Law Blanks of all kinds constantly on hand.

Recorded  
in Deed Book No. 38, at page 402.  
Witness,  
Sam W. Blankin  
Recorder of Deeds

of N. Y. 21. 18 74, in  
Harrisburgh Records