

Know all men by these presents -

That of John W. Manchester, of County in the State of Rhode Island, in consideration of one dollar to me paid by Elizabeth Manchester of said County, Widow of Joseph Manchester, late of said County deceased, the receipt whereof is here by content edged, do by these presents give, grant, bargain and convey to her said Elizabeth, for and during her natural life, the use and occupancy of the South East lower room, the Chamber over the same, the room in the North East corner on the lower floor, the out Kitchen in the new addition to said house adjoining said lower room and bedroom, the bedroom in the Southwest corner of the attic, and the room in the North East corner of the attic formerly used for a cheese room, in the manner to wit: that use of said Joseph Manchester in said County in which he dwelt at the time of his decease;

Also sufficient cellar room in the cellar under said house, with a right of passage in the hall, stairs, stairways & outer parcel room in said house, to and from the parts of said house hereby granted and conveyed to her; Also the middle room in the West West apartment to said house, with a right of way to and use of the well, spring and clothes yard for drying clothes, also appurtenant to said house. Also a garden plot near said house on the Homestead farm of said Joseph Manchester, to be set off by me said Joseph Manchester, year by year during the life of said Elizabeth to consist of twelve square rods of land when the same is cultivated and cared for, by me, with out charge to said Elizabeth, and of twenty four square rods of land when not so cultivated and cared for by me - at my option year by year.

As there and to hold said granted premises to her said Elizabeth for and during her natural life.

And further said John W. Manchester, for myself my heirs Executors and Administrators do covenant and agree to & with Elizabeth Manchester in manner following, that is to say That said Joseph W. Manchester my heirs, Executors, Administrators will yearly & every year during the natural life of said Elizabeth

4/1/1865

furnish & provide for said Elizabeth four cords of hard wood, three cords of chestnut wood, & one cord of soft pine wood, four feet in length, not assorted and culled, but as the same is grown to be delivered at said house at such times and in such manner in each year during her life, that she shall have always sufficient for use in harvest, of said amount of wood shall be sufficient for each year. That she said Elizabeth shall be furnished and provided with one hundred & fifty pounds of Pork in the hog, three bushels of Potatoes corn, & three bushels of Potatoes during the fall months of each & every year during her natural life, as she shall demand the same, also with two quarts of new-milk each day from the first day of May to the first day of November in each year during her life, to be delivered at said house, also with fifteen dozen of hens eggs each year during her life, to be delivered her in equal portions monthly at said house as her demand.

That she said Elizabeth during her life shall have all the fruit that shall grow on two apple trees in the front yard near said house, one a Redd Henawt & the other a Garden apple, and all the fruit that shall grow on a Spine apple tree that stands in front of the new part of said house, and all the fruit that grow on the rows of current bushes in the rear of said house. And further, said Elizabeth during her life shall the right to put up in the barn near said house, the horse of any friend or relative who may visit her and may use for said horse any hay that shall be in said barn belonging to me, not however obligating myself to keep any in said barn for that purpose or sufficient for that purpose.

And in relation to the tenement in said house, hereby granted & conveyed to said Elizabeth during her natural life it is mutually agreed between said Elizabeth & me, that said Elizabeth shall keep the same in a good repair as it now is on the inside and that I will keep the outside of said house in good repair, common wear and accidents by fire and tempest, in both cases to be excepted; and in case said Elizabeth shall desire to lease said tenement, it is further understood and agreed between us that if my heirs shall have the refusal of

same and that she has no right or power to lend the same to any person unless & on my heirs shall refuse to give the same of her at as full rent as she could receive for the same of any other tenant.

And further it is understood and agreed that I and my heirs will & shall during the life of said Elizabeth keep said Mannors house under insurance for a sum not less than fifty thousand dollars if so large an amount can be insured on the same, and in case said house shall be destroyed by fire, fire, storm and after that event during her life, I will pay her interest at six per cent annually on one third part of the sum so insured, at the time of the loss.

In witness whereof I have hereunto set my hand & seal this first day of April 1865.

signed sealed and delivered } John W. Mansfield  
in presence of ————— }  
Richard Storey

