

KNOW ALL MEN BY THESE PRESENTS,

That I *Horatio Graves of Cumberland*

*Fitts
Original
piece*

in the County of *Franklin* and Commonwealth of Massachusetts, *Trades*

in consideration of *the sum of eighty four* dollars, to me
paid by *James Fitts of Beverly*

in the County of _____ and Commonwealth of ~~Massachusetts~~, *aforsaid* (you and)

the receipt whereof, I do hereby acknowledge, do hereby give, grant, sell and convey
unto the said *James* his heirs and assigns,

A certain Piece or tract of land situated in Beverly aforesaid bounded and described as follows viz. Beginning at the southwest corner at a stake & stones running Eastwardly joining land formerly owned by Enos Ford about thirteen rods to a stake & stones then Northwardly about twenty rods then Eastwardly about seven rods then Northwardly about fifteen rods then Eastwardly to Shutesbury line then about twenty four rods on said line to the center of the Brook then westwardly on the center of the Brook to Charles Stockwells land then Southwardly joining said Stockwells land to the first mentioned corner (excepting the highway on the above described land) containing twenty eight acres with the highway be it the same more or less it being the lot formerly owned by David Clambers

To have and to hold the aforesaid premises to the said *James Fitts*

his heirs and assigns, to his and their use and behoof forever.
And I the said *Horatio* do hereby for myself and heirs executors and administrators covenant with the said *James* his heirs and assigns, that I am lawfully seized in fee simple of the aforesaid premises; That they are free of all incumbrances;

That I have good right to sell and convey the same to the said *James*

And that I and my heirs, executors and administrators, will warrant and defend the same premises to the said *James* his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said *Horatio and Fanny the wife of the said Horatio*

have hereunto set our hands and seals this *Twenty Second* day of *March*
in the year of our Lord one thousand eight hundred and *forty six*

Signed, Sealed and Delivered, in presence of
Fanny A. Graves
Warrit S. Graves

Horatio Graves & Seal
Fanny Graves & Seal

Franklin ss. January 11th 1847 Then *Horatio Graves* within named personally appearing, acknowledged the within instrument by him subscribed to be his free act and deed. Before me, *Eliza W. Hatch* Justice Peace

The foregoing is a true copy of the original received August 13. 1850
Recorded & Compared By *Anna Admired Key*