

Know all Men by these Presents,

\$1.00
N.C.
Stamp

That We James Fitts and Mary Fitts his wife of Levenett

in the County of Franklin, and Commonwealth of Massachusetts,

in consideration of Five hundred and Fifty dollars
paid by

Rhodolphus Turner of Amherst,

in the County of Hampshire,
the receipt whereof which is hereby acknowledged, do hereby give grant, bargain sell and convey
unto the said Turner A certain tract of woodland situated in said

Levenett, bounded and described as follows (viz) Commencing at the
southwest corner of said tract at a stake and stones; thence running
Easterly on land of Emsons Road, James Fitts and — Part
about one hundred and twenty six rods and eight links to a
stake and stones in Shutesbury line thence Northerly on Shutesbury
line about twenty three rods and sixteen links to the bed of the
brook; thence Westerly on the highway leading from East Levenett
to Shutesbury about one hundred and twenty six rods to a stake
and stones, thence Southerly on land of said Fitts about twenty
rods and Seven links to the first-mentioned corner. Containing,
eleven acres, more or less.

TO HAVE AND TO HOLD the before granted premises with the privileges and
appurtenances thereto belonging to the Rhodolphus Turner
his heirs and assigns, to his and their use and behoof forever.

And We do for ourselves our heirs, executors and administrators
covenant with the said Turner
his heirs and assigns, that We are lawfully seized in fee of the a fore granted premises;
That they are free of all incumbrances;

That We have good right to sell and convey the same to the said Turner.

And that We will warrant and defend the same premises to the said Turner his
heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We the said James Fitts, together with Mary
Fitts his wife, hereby relinquishing all rights in said premises,
including the right of dower,

have hereunto set our hand (and seal) this Twenty Fourth day of December
in the year of our Lord one thousand eight hundred and sixty four.

Signed, Sealed, and Delivered, in presence of
Allen C. Field, Caroline J. Fitts, Mary Fitts, seal
Franklin Co. January 9th, 1865 then the within named James Fitts personally
appeared and acknowledged the within instrument to be his deed.
Before me, Allen C. Field, Justice of the Peace.
Franklin Co. Dec 19th, 1865
Recorded & Examined By Elizabeth Thomas

App.