

Know all Men by these Presents,

That *I Daniel L. Hodgkins of Ipswich in the county of Essex and State of Massachusetts - Carpenter*

IN CONSIDERATION OF *Twenty Dollars* paid by *William Sutton of said Ipswich*

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said *William Sutton* a certain piece of pasture land containing *ninety square rods more or less*, situated in said *Ipswich* bounded and described as follows to wit: beginning at a cedar stake standing by the wall by land of the grantee; thence running by the grantor's land North *54° 15'* West *thirty four rods and eighteen links* to a cedar stake standing at the end of the wall by land of *Asa Lord*; thence running *North easterly* by said wall *five rods and five links* to a stake; thence running *south easterly* by land of the grantee *sixteen rods and seven teen links* to a stake standing by land of the grantee; thence running *south westerly* by land of the grantee *six rods and ten links* to a stake; thence running *south easterly* to the point first described.

TO HAVE AND TO HOLD the above granted premises, with all the privileges and appurtenances thereto belonging, to the said *William Sutton his Heirs and Assigns*, to their use and behoof forever.

AND *I the said grantor* for myself and my Heirs, Executors and Administrators, do covenant with the said *William Sutton his Heirs and Assigns*, that *I am* lawfully seized in fee simple of the aforegranted premises; that they are free from all incumbrances,

that *I* have good right to sell and convey the same to the said *grantee his Heirs and Assigns* forever as aforesaid; and that *I* will and my Heirs, Executors and Administrators shall WARRANT AND DEFEND the same to the said *grantee his Heirs and Assigns* forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, *I the said Daniel L. Hodgkins together with my wife, Sarah Hodgkins who* in token of *her* release of all right and title of or to both dower and homestead in the granted premises, have hereunto set *our* hands and seals this *first* day of *June* in the year of our Lord *eighteen hundred and seventy four*.

Signed, sealed and delivered, in presence of

Aaron Cogswell

Daniel L. Hodgkins

Sarah Hodgkins

Essex - SS. *June 1st* 1874

Then personally appeared the above-named *Daniel L. Hodgkins* and acknowledged the above instrument to be *his* free act and deed; before me,

Aaron Cogswell

Justice of the Peace.

Received and entered with

Deeds, Lib.

Fol

Warranty Deed.

Estate.....

From *David & Mary Smith*.....

To *William Patton*.....

Dated *June 1st*..... 1874

Salem, June 3, 1874, 10 o'clock a.m.,
Recd and entd, with Esch & Deeds,
So, District, Book 905 leaf 81

Atte *John Brown Reg.*