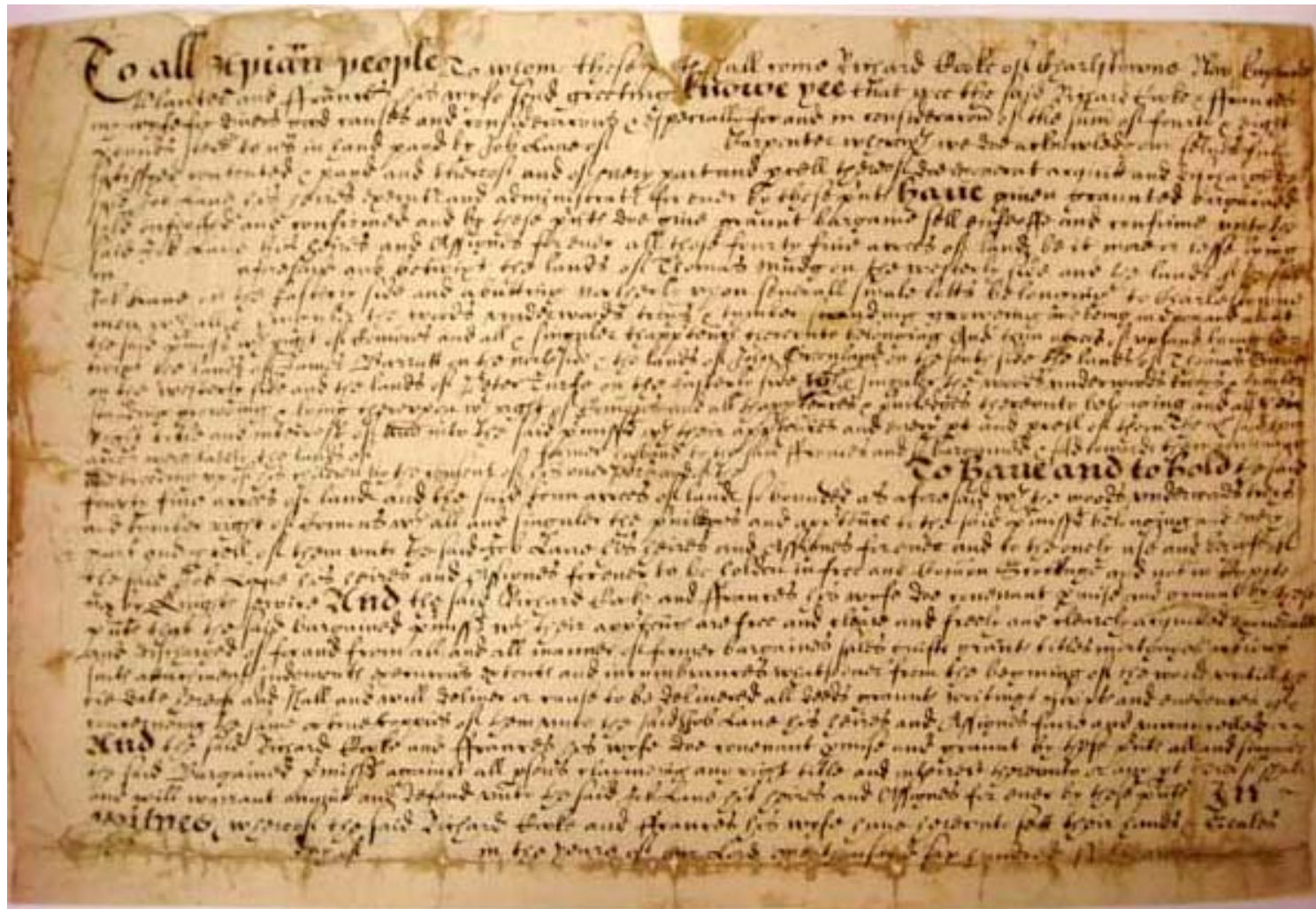


#23 1650s

Draft of deed (end of document is missing), Richard Cooke to Job Lane, carpenter



[Note: Words in **red** are uncertain.]

TO ALL CHRISTIAN PEOPLE To whom these presents shall come Richard Cooke of Charlestowne New England Plantor and Frances his wife send greeting KNOW YEE that wee the said Richard Cooke & Frances my wyfe for **divers** good causes and consideracion & especially for and in consideracion of the sum of fourty & eight pounds **sterling** to me in hand payd by Job Lane of [blank] carpenter **wherewith** we doe acknowledge our selves fully satisfied contented & payd and thereof and every part and pcell thereof doe Xonerat acquitt and discharge the said Job Lane his heires executers and administraters for ever by these presents HAVE given granted bargained sold **enfeoffed** and confirmed and by these presents doe give grant bargain sell enfeoffe and confirme unto the said Job Lane his heirs and assigns for ever all these forty five acres of land be it more or less lying in [blank] aforesaid and betwixt the lands of Thomas Mudg on the northerly side and the lands of the said Job Lane on the easterly side and abutting northerly upon severall smale lotts belonging to Charlestowne men with all ?& **singuler** that woods under woods **treys** & tymber standing growing and being in upon & about the said premisses with right of comons and all & singuler the app'tence there unto belonging And **?sum** ???? of upland lying betwixt the lands of James Barratt on the northerly side & the lands of John Greenland on the south side the lands of Thomas ?Grower on the westerly side and the lands of Peter Turse on the easterly side ???all & singuler the woods underwoods trieze & tymber standing growing & lying there upon with right of comons and all the app'tences & privledges thereunto belonging and all these right title and interest of and into the said premisses with their app'tences and every p(ar)t and p(ar)cell of them The **wh** said **tenants were lately** the lands of [blank] farmer husband to the said Frances and **so** bargained & sold towards the maintenance and breeding up of his children by the consent of his overseers and the [blank] TO HAVE AND TO HOLD the said forty five acres of land and the said tennanntts of lande so bounded as aforesaid with the woods underwoods treys and tymber right of comons with and singular the privledges and appurtence to the said premisses belonging and every part and p(ar)cell of them unto the said Job Lane his heirs and assigns for ever and to the only use and behoofe of the said Job Lane his heirs and assigns for ever to be holden in free and comon **securtage** and not in capi??? nor by **knichte** service AND the said Richard Cooke and Frances his wyfe doe covenant p(ro)mise and grant by these presents that the said bargained premisses with their app'tence are free and cleare and freely and clearly acquitted exonerated and discharged of for and from all and all manner of former bargaines sales gifts grants titles mortgages actions & suits attachments judgements execucones extents and encumberances whatsoever from the beginning of the **world** untill the **the** date hereof and shall and will deliver or cause to be delivered all deeds grants writings **escripte** and **ene?cwes** of & concerning the land or true coppies of them unto the said Job Lane his heires and assignes faire and **uncancelled** ~~AND the said Richard Cooke and Frances his wyfe doo covenant promise and grant by these presents all and singuler the said bargained premisses against all persons claymeing any right title and interest thereunto or any p(ar)t thereof shall and will warrant **acquitt** and defend unto the said Job Lane his heires and assignes for ever y these presents IN WITNESS whereof the said Richard Cooke and frances hi wyfe have hereunto sett their hands and seales the [blank] day of [blank] in the yeare of our Lord one thousand six hundred **fifty and** [document broken off here]