

This Deed made this first day of January, in the year one thousand eight hundred and twenty four, between Richard B. Smith (son of Jos. C. Smith), Charles Walker, his son, Lawrence C. Brown & John Brown his husband, of the first part, and James B. Cook of the second part, as follows, to-wit: Whereas Benjamin B. Cook and his wife Ann Cook, died by Deed of Benjamin B. Cook, deceased, in record, in the Clerk's Office, of the County and State of New Hampshire, bearing date of February, in the first month of November A.D. 1848, grant and Convey to John C. Smith & Co. a certain tract of Land therein described, as follows, to-wit: That tract of land on which the said B. B. Cook and his wife have long since conveyed by Deed, to-wit: to certain persons, as follows, to-wit: and bounded by the South of the said R. B. Cook, W. of the said Joseph Brown, South of the said Joseph Brown, and thereon there was an agreement between the said John C. Smith and John B. Cook, by virtue of which the said John C. Smith was to be entitled to the first and second moiety or half of the said tract of land, and the said John B. Cook to the other moiety or half, and whereas the said John B. Cook, died by a certain Deed of Land, admitted to record, in the Clerk's Office, on the first day of February A.D. 1849, grant and Convey to John C. Smith, a Deed, and of the right, title and interest in the said tract of land in and to the said tract of land, (that is to say, the undivided moiety of the whole) also conveying to the said John C. Smith the interest in the said tract of land, the said John C. Smith has and the purchase thereof, and Deed of Benjamin B. Cook, was cancelled by the Clerk of the County, and admitted to record in the Clerk's Office on the thirteenth day of December A.D. 1849, by which all of the said Deed of right, title and interest in and to the said tract of land was granted and Conveyed to the said John C. Smith; and whereas the said John C. Smith has since disposed of this tract, bearing as follows, to-wit: he has the said Richard B. Smith, Charles Walker, John C. Smith and James his wife, his wife Ann C. Smith, having their interest, as the said John C. Smith, in the said tract of land, of the first part, first and in consideration of the sum of one hundred and thirty and no cents, and in consideration of the sum of one hundred dollars, this day paid to them, the receipt of which said sum as being acknowledged, he granted and Convey to the said James B. Cook, and to Joseph Walker, his wife, all his interest in and to the said tract of land, of every kind whatsoever, in law or equity, with general warranty, reference being had to the before mentioned Deed of Benjamin B. Cook.

Reynolds Lusk?	Real
Charles F. Lusk?	Real
Lynnie W. Barry,	Real
John Barry,	Real

Sarah Virginia, Coys of Southampton, &c
John Barry, Clerk
 Being lawfully appeared before me, a Justice of the Peace, for said County,
 in my Court held at Dover, Richard and Charles Jackson, exors & heirs
 against the foregoing parties, dated January 7th. A.D. 1852, and after
 having read the same to & them all in full.
 Have under my hand this 16th day of January A.D. 1852.

Wm C. Smith, J.P.

State of Pennsylvania, City and County of Philadelphia, ss. This day