

more or less being part of a tract given by Samuel Cobb
to his son Matthew Cobb partly to these presents together
with all houses, gardens, woods, ways, waters and water
courses, mines and minerals and all other the profits
and commodities thereto belonging or in any wise apper-
taining. To have and to hold the said bargained
premises with the appurtenances unto the said Abraham
Mitchell his heirs and assigns forever, with the reversion,
and reversions, remainder, and remainders, rents, issues, and
profits thereof, and every part and parcel thereof. And
the said Matthew Cobb and Margaret his wife for them-
selves their heirs ex^{or} and adm^{rs}, doth covenant promise
grant and agree to and with the said Abraham Mitchell
his heirs and assigns, in the following manner (that is
to say) that they the said Matthew Cobb and Margaret
his wife at the time of sealing and delivery of these
presents stands lawfully seized and possessed of in
and to the said bargained premises in a good and sure
estate in fee simple, and that the same is fully, freely,
clearly, and absolutely, acquitted of and from all former
gifts, grants, deeds, mortgages, dowers, and jointures, and
of and from all manner of incumbrances whatsoever,
and that they the said Matthew Cobb and Margaret his
wife hath a good right and lawful authority to sell and
convey the aforesaid tract piece or parcel of land, unto the
said Abraham Mitchell his heirs and assigns forever
And Lastly the said bargained premises with the
appurtenances unto the said Abraham Mitchell his heirs
and assigns they the said Matthew Cobb and Margaret
his wife their heirs ex^{or} and adm^{rs} will warrant and
forever defend by these presents. In Witness whereof
they the said Matthew Cobb and Margaret his wife