and paid and doth of and from every part and parcell thereof acquitt and discharge the said
Mathias Hughes his heirs Executors Administrators and Assignes by these presents hath
granted bargained sold aliened enfeoffed and Confirmed and by these presents doth fully
clearly and absolutely grant bargain sell alien enfeoffe and Confirme unto the said Mathias
Hughes the Aforesaid forty Acres of land together with all and singular the edifices
and buildings to the same belonging or in any wise appertaining and the reversion
reversion remainder and remainders of all and singular the said forty Acres of land and
all the estate right title and demand Whatsoever of him the said Nicholas Gross
of in and to the same and of in and to every part and parcell thereof To have and
to hold the said forty Acres of land and all and singular the premises hereby by these
presents mentioned with all woods underwoods and trees now growing standing or
being upon the same premises or any part or parcell thereof with all and singular
the appurtenances to the said Mathias Hughes his heirs and Assignes forever to
the only proper use and behoofe of the said Mathias Hughes his heirs and Assignes
forever And the said Nicholas Gross for himself his heirs Executors and Admrs
hereby Covenant and grant to and with the said Mathias Hughes his heirs and
Assignes and every of them by these presents in Manner and form following
(that is to say) that he the said Nicholas Gross or any other person or persons
or thing by him or his means Consent privity or procurement had made committed
or done or Willingly or Wilfully suffered to the contrary hereof at the time of the ensealing &
delivery hereof shall or shall be lawfully and rightfully sold and unto the estate hereby
to be granted shall sufficiently quiet vested and settled in and upon the said Mathias
his heirs and Assignes and shall remain and be of all the premises of a good absolute
and perfect estate in fee simple to him and his heirs forever in his own right to
his own use without any manner of Condition or provisoe right title or limitation of
use or uses which may hereafter derogate or avoid the same other than such condicon
or proviso as is mentioned in the said recited deed of grant and that the said Nicholas
Gross Notwithstanding any such Act or thing as aforesaid hath good right full power and
lawfull authority in his own right to grant Convey and Assure the said premises and every
part and parcell thereof unto the said Mathias Hughes his heirs and Assignes in Manner
and form aforesaid according to the true intent and meaning hereof and that the
said Mathias Hughes his heirs and Assignes and every of them shall and may from time to
time and at all times during the estate hereby made and granted peaceably and quietly
have hold use occupy and enjoy all and singular the said granted premises with their
appurtenances according to the true intent and meaning hereof without any lawfull
troubles or charges whatsoever of or by the said Nicholas Gross his heirs or Assignes or any
of them or any other person or persons whatsoever lawfully having or claiming to have
any estate interest or thing of into or out of the said granted premises or any part thereof
by from or under the said Nicholas Gross or by his means privity consent or procurement
And that the said granted premises now are and be and so shall during the estate herein
continued are and be to the said Mathias Hughes his heirs and Assignes fully freely and or
clearly acquitted freed and discharged or upon reasonable request made to the said
Nicholas Gross his heirs and Assignes in that behalfe well and sufficiently saved and kept harmless
his and their owne proper cost and charges in the law shall be saved and kept harmless
by him the said Nicholas Gross his heirs and Assignes of and from all former and
other bargains and sales leases gifts grants estates and rents and of and from all
Jointures Dowers Statutes Recognizances Judgments Executions forfeitures Bonds

Henry

Extents and all other charges titles troubles Incumbrances and demands whatsoever made committed done or done by the said Nicholas Gross his heirs or Assignes
or any other person or persons whatsoever lawfully claiming or to claim by from or under
him them or any of them or by his their or any of their means title or procurement
this rent and services from henceforth growing due and payable to the chief Lord or Lords
of the fee or fees thereof only excepted and foreprized And the said Nicholas Gross doth
further Covenant and grant for himself his heirs Executors and Admrs to and
with the said Mathias Hughes his heirs and Assignes and every of them by these
presents that the said Nicholas Gross and his heirs and all and every other person
and persons any estate right title or demande having or lawfully claiming to have
or which any thing shall have or lawfully may claim into or out of the premises
before mentioned to be granted or any part or parcell thereof by from or under
the said Nicholas Gross shall and will from time to time and at all times hereafter
during the space of Seven Years next and following after the date hereof at the
reasonable request cost and charges in the law of the said Mathias Hughes his heirs and
Assignes do make Acknowledge execute and suffer And cause and procure to be made
Acknowledged executed and suffered all and every such further and other reasonable Act and
Acts assurance and Assurances in the law whatsoever for the further and better assuring and
surety surermaking and Conveying of all and singular the said granted premises with the
appurtenances or any part or parcell thereof unto him the said Mathias Hughes his
heirs and Assignes According to the true intent and meaning hereof but by fine feoffment
or recovery or otherwise or by the said Mathias Hughes or his Assignes or their Counsell
learned in the law in that behalfe shall be reasonably devised or Advised or required and
such further and better Assurances as aforesaid to be shall be to the only use of the said
Mathias Hughes his heirs and Assignes forever and to no other use intent or purpose
whatsoever In Witness whereof the said Nicholas Gross hath interchangeably set
his hand and Seale the day and Year first above written

Sealed and Delivered in
the presence of us

Jno Lhey
Ann Lhey

Nicho. his mark Gross (Seal)

On the back of the foregoing deed was endorsed as follows. Viz.

Memorandum this Ninth day of September Anno Dni 1690 came before us
two of his Majesty's Justices of the Peace for the County of Middlesex Nicholas
Gross within mentioned Nicholas Gross and being severally examined by us
of his free and voluntary will gave his consent to the within mentioned bargain
& premises without any fear threats or other persuasions of his husband or any other
person or persons whatsoever In Witness whereof We have hereunto subscribed our hands
the day and Year above written

Nich. Greenberry
Wm Hopkins

Enrolled in Libro Rotulorum Henry Bonner Cler

Sect