

Gooch  
To  
James

Know all men by these Presents, That we, Samuel D. Gooch of Hingham in the county of Plymouth and commonwealth of Massachusetts, tailor, and Jane G. Gooch his wife who joins in this deed in her own right, and John G. Cole of Woburn in the county of Middlesex, in said commonwealth Painter, in consideration of Nine Hundred dollars to us paid by Joshua James of Hull in said county, county of Plymouth, mariner, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Joshua James his heirs and assigns forever, a certain lot of land with the buildings thereon standing, containing forty four rods, be the same more or less, situated in said Hull, and bounded as follows, viz: North West-erly by land belonging to the heirs of Daniel Sells, North Easterly, Southerly and Easterly by land of heirs of John Gould; and South West-erly by a street. Meaning hereby to convey the same premises which are described in a certain deed from Jane Dinwiddie to John Smalley dated June 14th 1821, & recorded in the Plymouth Registry of Deeds, book 152, page 187.

We Have and To Hold the above granted premises, with all the privileges and appurtenances to the same belonging, to the said Joshua James his heirs and assigns, to his and their use and behoof forever. And we the said grantors for ourselves and our heirs, executors and administrators, do covenant with the said grantee and his heirs and assigns, that we are lawfully seized in fee simple of the afore-granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same to the said grantee and his heirs and assigns forever as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof we the said Samuel D. Gooch and Jane G. Gooch his wife, who joins in this deed in her own right, John G. Cole, and Lucretia B. Cole wife of said John G. Cole, who hereby freely joins in this deed in token of her release of all right and title of or to both donor and homestead in the granted premises have hereunto set our hands and seals this Nineteenth day of

September in the year of our Lord eighteen hundred and fifty nine. Signed, Sealed and Delivered  
in presence of J. J. Beal witness to Samuel D. Gooch } Saml D. Gooch (Seal)  
Solomon J. Beal witness to Jane G. Gooch } Jane G. Gooch (Seal)  
D. L. Converse witness to John G. Cole } John G. Cole (Seal)  
Mrs. Cole witness to } Lucretia B. Cole (Seal)  
Lucy A. Riley

The words "Heirs of" were interlined before signing.

Attest: D. L. Converse

Commonwealth of Massachusetts. Middlesex ss. September 19th 1859  
Then personally appeared the within named John G. Cole and acknowledged the foregoing instrument to be his act and deed before me. D. L. Converse Justice of the Peace.  
Received October 24th 1859. and Recorded Nov 9th Russell Reg