

Know all Men by these Presents,

that I, Edward Y. Perry of South Hanover, Plymouth County, and State of Massachusetts,

in consideration of Fourteen Hundred twenty six, ⁴⁰100 Dollars paid by Mrs. Olive T. Blackman of Marshfield, in said County,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said ~~Oliver T. Blackman~~ release, and forever quitclaim unto the said Olive T. Blackman her heirs and assigns forever A certain Lot of Land, at Branch's Island, so called, in said County, containing One Hundred Acres, more or less, bounded Northerly by Land formerly of Peleg Keene, deceased, and Branch Rock Creek, Easterly by the Sea, Southerly by the Sea, Washburns Point, and Green's Harbor River, and Westerly by said River, and said Branch Rock Creek with the Buildings thereon, being all the Farm on said Branch's Island, and Land adjoining, formerly owned by Sideon Hinkley, deceased, excepting, and reserving, all the Lots, or parcels of Land, that have been sold, conveyed, within the bounds of the premises herein described and bounded. The above described Real Estate is the same premises conveyed to me, by a Power of sale Decree from South Scituate Savings Bank, dated May 8th 1880 and recorded at Plymouth Book 461 Pages 32 and 33.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said ~~Oliver T. Blackman~~

and ~~his~~ heirs and assigns, to their own use and behoof forever.

And I do hereby, for ~~myself~~ and ~~my~~ heirs, executors, and administrators, covenant with the grantee and ~~his~~ heirs and assigns, that ~~they~~ are free from all incumbrances, ~~made or suffered by me~~

that ~~they~~ have good right to sell and convey the same as aforesaid; and that ~~I~~ will, and ~~my~~ 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 claiming by, through, or under me, ~~last against none other~~

And for the consideration aforesaid

I, Mary B. Perry wife of Edward Y. Perry

do hereby release unto the said grantee and ~~his~~ heirs and assigns, all right of or to both DOWER and HOMESTEAD in the granted premises.

In witness whereof, ~~and~~ the said Edward Y. Perry and Mary B. Perry

hereunto set ~~our~~ hands and seals this ^{Fifteenth} day of ^{January} in the year one thousand eight hundred and ninety six

Signed, sealed and delivered in presence of

Edward Y. Perry [SEAL.]

Mary B. Perry [SEAL.]

Commonwealth of Massachusetts.

Plymouth, ss. January 20, 1896

Then personally appeared the above-named Edward Y. Perry and acknowledged the foregoing instrument to be his free act and deed, before me, —

Thos. W. Bates Justice of the Peace.

Rec'd Jan. 24, 1896, at 11 a.m., and Recorded.

Mrs. P. Danforth Register.