Know all men by these presents

that  I Lucius A. Sage

in consideration of

paid by  Howes Baker of Dennis, County of Barnstable, State of Massachusetts

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Howes Baker and his heirs and assigns forever one (1) third of a certain piece of Cranberry ground and island, the said piece bounded in common and subdivided with Howes Baker of Dennis, and situated in South Dennis and is bounded as follows:

Commencing at the North East corner of the premises and the range of the late Polly Richardson and the late Bathsheba Baker, thence Southward, 60 feet, to a ditch and fence to the fence and range of Howes Baker land, heirs of said Sage, thence Westward and thence as the fence now stands to the range of Amos G. Hinkley, thence North 100 feet as the fence now stands to the range of the late Polly Richardson as the fence now stands. thence Eastward as the said Polly Richardson's range as the fence now stands, to the said

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Howes Baker 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 said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances.

that I 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.

And for the consideration aforesaid paid by the said Honore Baker

I, Honore Baker, heretofore married to the aforesaid, 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, we, the said

hereto set our hands and seal this day of in the year one thousand eight hundred and eighty-

Signed, sealed, and delivered in presence of

Commonwealth of Massachusetts.

 ss. 188. Then personally appeared the above named and acknowledged the foregoing instrument to be a free act and deed, before me—

Justice of the Peace.

188 at o'clock and minutes

M. Received and entered with Deeds, libro folio

Attest: Register.
[Undated, unsigned deed:]
... I Lucius M Gage... paid by Howes Baker of Dennis... one (1/3) third of a
certain piece of Cranberry ground and upland... owned in common and
undivided with Howes Baker... situated in South Dennis... bounded...
Commencing at the North East corner... in the range of the late Polly
Nickerson and the late Bathsheba Baker, thence Southerly by a ditch and
fence to the fence and range of Howes Baker and heirs of Zeno Gage, thence
Westerly and northerly as the fence now stands to the range of Almon G.
Hinckley, thence still north-westerly by said Hinckley’s range to the range of
the late Polly Nickerson as the fence now stands, thence Easterly in said
Polly Nickerson’s range, as the fence now stands, to the first... being a
triangular piece containing one quarter acre... the heirs or assigns of the
late Israel Nickerson to have the right of passing to and from their lands
across... Cordelia Gage wife of Lucius...