Know all Men by these Presents, That
I, Nathaniel Sears of Dennis in the County of Barnstable, yeoman
in Consideration of twenty five dollars, Grant money paid by David Crowell of Dennis in the County of Barnstable, mariner

the Receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said David Crowell be to him and his heirs and assigns forever a certain piece of woods land situated partly in Dennis and partly in Bristow containing four acres be the same more or less and is bounded as follows viz: beginning at the Northwest corner sink from thence about south till the rang of sixsajackmiles are about thirty seven rods & eight links as they are marked to a tree marked then sets west in my rang as they are marked to a tree marked twenty seven rods then north in my rang as true as marked thence north by the wood land in the rang of the barn of Seth Sears of Dennis Dues to the north twenty eight to the firstmentioned bounds with all the privileges and appurtenances thereto belonging

To have and to hold the above-granted Premises to the said David Crowell
in Heirs and Assigns, to his by their Use and Behoof forever,

And I do covenant with the said David Crowell, his Heirs and Assigns, That I am lawfully seized in Fee of the above-granted Premises; That they are free of all incumbrances; That I have good Right to sell and convey the same to the said David Crowell

And that I will warrant and defend the same Premises to the said David Crowell in his Heirs and Assigns forever, against the lawful Claims and Demands of all Persons.

IN WITNESS WHEREOF, the said Nathaniel Sears and his
wife Rachael Sears

have hereunto set their hand and Seal this Twentyfifth Day of December in the Year of Our Lord, One thousand eight hundred and Twelve

Nathaniel Sears

Rachael Sears

Barnstable December 25th 1812 Then the above-named Nathaniel Sears acknowledged the above Instrument to be his free Act and Deed—before me,

Justice of the Peace
I Nathaniel Sears of Dennis... yeoman... [for $75] Curren money paid by David Crowell Jr of Dennis... mariner... a Certain pice of wood land Situated partly in Dennis and partly in Brewster Containing four acres... bounded... begining at the Northeast corner Sets from thence about South in the rang of micajah Sears about twenty Seven rods[3] & Eight links as trees are marked to a tree marked then Sets west in my rang as trees are marked to a tree marked twenty Seven rods then Sets North in my rang as trees are marked nineteen rods and Eleven Links to a Stake and Stone then Sets Easterly by the wood land in the rang of the heirs of Seth Sears of Dennis Deceased twenty eight rods to the first... Nathaniel Sears and his wife Rachel Sears... [24 Dec 1812]

[Witness:]
Jeremiah Howes, J.P.              Nathaniel Sears  [seal]
Nathaniel Sears Jun              her
Rachel X Sears                   [mark]

[Recorded Barnstable, 11 May 1814, Book 72, folio 184, by Job. C. Davis, Register.]
[Re-recorded Dennis, 28 Aug 1828, Dennis Book 1, page 16, by Jona Nickerson, Register.]

[1812-12-24; legal-sized warranty deed, Nathaniel Sears to David Crowell Jr.:]

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3 A rod is 16½ feet, and is one fourth of a chain (called Gunter’s Chain), 22 yards or 66 feet long. An area of 10 square chains is equal to one acre.