This Deed of Division and partition made this Eighteenth Day of February seven thousand eight hundred and twelve by and between Israel Nickerson Jonathan Nickerson Muford Nickerson and Thomas Nickerson all of Dennis in the County of Barnstable in New England.

That where as the said Israel Nickerson Jonathan Nickerson Muford Nickerson and Thomas Nickerson be and are and hold in common and undivided the following pieces of Land wood Land Meadow and Seeder Swamp viz that piece of wood Land Lying in Cordey's neck containing two lots two pieces of Meadow Lying in said neck known by the Name of Hixson and Bunge Marsh together with all the wood Land joining said Meadow all that is within the old fence that was our Father's Right viz The Dry Seeder Swamp at south sea known by the Name of the Dry Seeder Swamp the great flat Meadow so called all the above Lying in Dennis so fore said.

Now to the Intent that these may be a final Division and partition of said Land wood Land Meadow and Seeder Swamp so that each may have and hold their Part or Share in severality it is mutually agreed and covenanted by the said Parties for themselves their Heirs and Assigns forever that the said Israel Nickerson his Heirs and Assigns shall have hold and enjoy in severality for ever one fourth of the Premises the hereinafter described piece of Land wood Land Meadow and Seeder Swamp viz the West half of the East part of wood Land in Cordey's neck beginning at the great Seeder Swamp at south about twenty one Degrees West to the sea as trees are marked also the South half of the Marsh called wixons Marsh and 4th part of the Dry Seeder Swamp at south 4th and Northern part of the Dry Seeder Swamp at Southern 4th bounded as follows beginning at the Northern corner in John Nickerson's Range at a Seeder tree then 4 lengths in straight line through the Swamps then 4 lengths about three Leeches by the upland to a Stake there set N & E through the Swamp or trees are marked to the upland then northerly by the upland to the first menhead fence. In consideration whereof the said Israel Nickerson for himself and his Heirs and Assigns forever quit all claim to the remaining Part of the above said Land wood Land Meadow and Seeder Swamp it is also mutually agreed and covenanted by the said Parties for themselves their Heirs and Assigns forever that the said Jonathan Nickerson his Heirs and Assigns shall have hold and enjoy in severality forever one forth part of the Premises hereinafter described piece of Land wood Land Meadow and Seeder Swamp viz the hereinafter described piece of land wood Land Meadow and Seeder Swamp.
hereafter described piece of Land wood Land Meadow and Seeder
Swamps Wv the west half of the West wood Lot in Coochancegick.
Beginning at the great Seeder swamps then set South about twenty
degrees West to the Sea. This piece of the dry Seeder swamps at Southern
Bound as follows: Beginning at Israel Nickerson's North East corner then take a
lot Wv as they are marked through the swamps to the upland then set
Easterly by the upland about three Rods then set N 8 E as they are marked
through the swamps to the upland then set westerly by the upland about
three Rods to the first mentioned boundary and one third of the great
Flat Marsh. In consideration where of the said Jonathan Nickerson
for his self his Heirs and Assigns forever quit all Claim to the
remaining part of said Land wood Land Meadow and Seeders
also the said Jonathan Nickerson for his self his Heirs and Assigns
forever Quit all Claim to the one fourth part which is set off to the
said Israel Nickerson in this Deed,
and that the said Mulford Nickerson for himself his Heirs and
Assigns shall have hold and enjoy in severalty for one fourth part
of the Premises viz the hereafter described piece of Land wood.
Meadow and Seeder swamps Wv the eastward half of the westwood
Lot in Coochancegick beginning at the great Seeder swamps
then set South twenty one degrees West to the Sea then the
premise of Marsh known by the name of Burger Marsh and the
South part of the great Seeder swamps at South east boundary as follows:
Beginning at the NW Corner of John Nickerson, Seeder swamps then
set S 8 W in said John Nickerson's range as they are marked
to the upland then set W 32 E by the upland about five Rods then
set N 8 E as they are marked through the swamps to the upland then
set Easterly by the upland to the first mentioned place.102
Herein where of the said Mulford Nickerson for himself his Heirs
and Assigns forever Quit all Claim to the remaining part of said Land
wood, Land, Meadow and Seeder swamps. Also the said Mulford Nickerson
for himself his Heirs and Assigns forever Quit all Claim to the
one fourth part which is set off to the said Jonathan Nickerson in this
Deed and the one fourth part which is set off to the said Israel Nickerson
in this Deed and that the said Thomas Nickerson for himself
his Heirs and Assigns shall have hold and enjoy in severalty the
one fourth part of the Premises viz the hereafter described piece of Land
wood land, Meadow and Seeder swamps the eastward half of the eastward
wood lot in Coochancegick Beginning at the great Seeder swamps then set
South about Thirty one degrees West of the Sea. Also all of that piece of wood
wood and adjoining swamp, and also the North half of Nickerson Marsh and one piece of the Trueseda Swamp at Southside, bounded as follows: beginning at the NW corner of Medford; then set South west through the Swamp in Nickerson Range; from thence as they are marked to the upland then set South by the upland about three rods to Jonathan Nickerson. Range then set N/W in said Jonathan Range, through the Swamp to the upland then set East by the upland to the first mentioned bounds. In consideration whereof the said Thomas Nickerson for himself his heirs and assigns forever sets all claim to the other part which is to the said Israel Nickerson, Jonathan Nickerson and Medford Nickerson in this Deed.

It is further mutually agreed by the said Israel Nickerson, Jonathan Nickerson, Medford Nickerson and Thomas Nickerson that we do preserve for each one for his own use the Providence of fishing with Earts to and from each one's own piece of Land wooded, Seeded Swamps and Meadow that are above bounded in the Deed.

in witness whereof we the Israel Nickerson, Jonathan Nickerson, Medford Nickerson and Thomas Nickerson have set our hands and Seals this day the date as above. Being the Eighteenth Day of February one thousand Eight Hundred and twelve.

Signed Sealed in presence of us:

Israel Nickerson
Jonathan Nickerson
Medford Nickerson
Thomas Nickerson

Barnstable, 1st February 1812. This the above named Jonathan Nickerson Israel Nickerson Medford Nickerson Thomas Nickerson acknowledge the above instrument to be their free act and deed before me — Nathan Stone— Notary Public.
Recd. May 13th, 1814 and is Recorded in the 15th Book of Records for the County of Barnstable, folio 146th and is Compared.

Attest job C. Davis Register

Barnstable for Dennis Month 14th 1814 and is recorded in the county records Book for the town of Dennis, No. 2, page 186 and is compared.

Attest Jona Nickerson Regn.
This Deed of Division and partition made this Eighteenth Day Day of February Anno Dommini one thousand Eight hundred and twelve by and between Israel Nickerson Jonathan Nickerson Mulford Nickerson and Thomas Nickerson all of Dennis in the County of Barnstable Witnesseth

That whereas the Said Israel Nickerson Jonathan Nickerson Mulford Nickerson and Thomas Nickerson Do own and hold in common and undivided the following peices of Land wood Land Meadow and Seeder Swamp Viz that peice of wood Land Lying in Crekers neck Containing two Lots two peeces of Meadoe Lying in Said Neck known by the Name of Wixsons and Burges Marsh togethier with all the woodland Joining Said Meadow all that is within the old Fence that was our Fathers Right – the Dry Seeder Swamp at the South Sea known by the Name of the Dry Seeder Swamp – the great Flat Meadow So called – all the above Lying in Dennis afore said Now to the Intent that there may be a final Division and Partition of said Land wood Land Seeder Swamp and Meadow – So that each may have or hold their Part or Shair in Severalty it is mutually agreed and covenanted… that the Said Israel Nickerson… Shall have… one fourth of the Premises… the West half of the East lot of wood Land in Crocker neck Begining at the Grate Seeder swamp Sets South about twenty one Degrees west to the Sea as trees are marked Also the South half of the Marsh Called wixsons Marsh, and the North part of the Dry Seeder Swamp at South Sea Bounded as follows begining at the North East corner in John Nickersons Range at a Seeder tree then Sets a Bout S W as trees are marked in Sd John Range through the Swamp then Sets Southerly about three Rods by the upland to a Stake then Sets a Bout N E through the Swamp as trees are marked to the upland then Northerly by the upland to the first… that the Said Jonathan Nickerson…Shall have… one forth part of the Premises… the west half of the West wood lot in Crockers neck Begining at the Grate Seeder swamp then Sets South about twenty one Degrees West to the Sea as trees are marked Also a peice of the Dry Seeder swamp at the South sea Bounded… Begining at a Seeder tree at Israel Nickersons North East corner then Sets about S W as trees are mark through the Swamp to the upland then Sets Easterly by the upland about three Rods then Sets westerly by the upland About three Rods to the first… and one third of the Grate Flat Marsh… and that the Said Mulford Nickerson… shall have… the Eastward half of the west ward woodlot in Crockers neck Begining at the Grate Seeder swamp then Sets South a bout twenty one Degrees West to the Sea as trees are marked – Also the peice of Marsh known by the Name of Burges Marsh – and the South part of the Dry Seeder Swamp at South Sea Bounded… Begining at the N W Corner of John Nickerson,⁸ Seeder swamp then Sets S. W. in Said John Nickerson Range as trees are marked to the upland then Sets westerly by the upland about five Rods then Sets N E as trees are marked through the Swamp to the upland then Sets Easterly by the upland to the first… and that the Said Thomas Nickerson… Shall have… the Eastward half of the Eastward wood lot in Crekers neck Begining at the Grait Seeder Swamp then
Sets South about Twenty one Degreas west to the Sea as trees are marked Also all of the peice of wood Land ajoining Burges Marsh which is within the old fence also the North half of Wixsons Marsh and one peice of the Dry seeder Swamp at South sea Bounded... Begining at the N W Corner of Mulford peice then Sets South west through the Swamp in Mulford Nickersons Range as trees are marked to the upland then Sets westerly by the upland about three Rods to Jonathan Nickersons Range then Sets N E in Said Jonathan Range as trees are marked through the Swamp to the upland then Sets Easterly by the upland to the first... It is further mutually agread... that we Do Reserve for Each one for his owne use the Priveledg of Pasing with Carts to and from Each Ones owne peice of Land...” 18 February 1812

[Witness:] Judah Baker
Eleazer Nickerson

[Signed & sealed:] Israel Nickerson
Jonathan Nickerson
Mulford Nickerson
Thomas Nickerson

[ACK. before Nathan Stone, J.P., 18 Feb 1812.]
[Recorded, 12 May 1814, Book 75, folio 146.]
[Re-recorded, 14 Nov 1828, Dennis Book 2, page 186.]