Betsey Nickerson and his Children the are heirs to the Estate of Israel Nickerson late of Dennis. Deceased to set off Real and Personal Estate enough to cancel all the debts against the Deceased Estate at the time of his decease or that has been contracted by the Deceased since that time now standing due at this time — and also to set off the Widow’s third and dower of the Remainder have agreed and set off Real Estate for his improvement during his natural life as follows: 1st. The western half of the dwelling house that she now lives in and the western half of the barn and the western half of the yard — and bounded as follows — beginning at the North west corner of the barn; by the road in the Manor belonging to the East and Half thereof, thence by the middle of the north side of the barn — thence southerly thence the middle of the barn and thence the middle of the well in to the back door and through the middle the house out of the front door; a lot twenty rods South thereof, thence easterly two rods to a stake in the East half range; thence northerly twelve rods to a stake thence easterly in De Range. 2nd. The Bakers farm — thence southerly and westerly in De Range and Samuel Willcox Range to the road, and by the North to the first mentioned bounds. 3rd. The easterly part of Duck Pond wooded bounded as follows: beginning on the South side of De lot in a deep bottom thence easterly a boat one hundred and seventy paces thereof northerly as trees are marked a boat one hundred and seventy paces thence easterly a boat the same distance in James Nickerson Range thence South in the Heirs' Range to the first mentioned bounds. 4th. The North part of the fiftieth woodland as trees are now marked — thence by the stake field and privy lot except that part this day deeded to Jonathan Nickerson by the other heirs. To as acres more or less, and Grace Nickerson to have the Privilege of making salt in the woods that he has already built.
and all the heirs are to pay and deliver to the
landing place in said field—fifthly the little field so-called
fifthly all the meadow on each side of Nickerson's grave so
called—seventhly the north part of the great swamp
of cedar bounded as follows beginning at a marked
cake tree in the great yard. thence easterly as tree
are marked through the PI swamp to James Nickerson
thence thence northerly to cake island thence,
northerly westward in PI Nickerson's range thence
southerly in PI range to the first mentioned bound
nortly one PI on the lower side in the
south
Mating house in Dennis

Personal Estate as follows

Viz first all the house hold furniture during
his life then to be divided equally between them
Secondly one pair of open cart and farrowing
wheats and one cow also one fourth part of the
Value of the Schooner Betty apprais'd at one
hundred and twenty five dollars. The above
personal estate except the house hold furniture
isment for his to dispose of as he may think proper
for his one support and if any should remain
at his death to be divided among the heirs
also one hundred & twenty five dollars given
to his by the Honorable John Davis Esq.
Judge of Probate for his one support

Agreed to and signed by us

Saml Chace

Reuben Baker

Judah Baker

Dennis the 18th 1812

This real & personal estate before mentioned set
off by Samael Chase Reuben Baker and
Judah Baker out of the estate of Israel Nickerson
Lute of Dennis. Decease gives me full satisfaction
for my thirds and Dower—Betsey Nickerson
We the subscribers being chosen by the Wd Betsey Nickerson and hir Children who are Heirs to the Estate of Israel Nickerson Late of Dennis Deceased to set off Real and Parsonal Estate enough to cancel all the debts a gainst the Sd Israels Estate at the time of his deaceas or that has ben contracted by the Sd Widow Sence that time now Standing due at this time – and also to Set off the Widows third and dower of the Remainder – have a gread and Sot off Real Estate for hir Improvement during hir natral Life as follows - Viz first the westerd half of the dewlling house that She now Resids in and the westerd half of the Barn and the westard half of the yard – and bounded as follows – begining Opeset the North west corner of the barn by  the road in the Range belonging to the Eastard half thence Easterly to the midil of the north Side of the barn – thence Southerly thru the mel of the barn and thru the mel of the well in to the back dore and throug the mel the house out of th front doar a bout two Rods South, thence Easterly tow Rods to a Stake in the East half Range thence Northerly twelve Rods to a Stake thence Easterly in Sd Range to the Wd Bakers fence - thence Southerly and westerly in Sd Range and Samuel Wheldens Range to the rode and by the Northerly to the first mentioned bounds – Secondly the Eastward part of the Duck pond wood lot bounded as follows begining on the South Side of Sd lot in a deep bottom thence Easterly a bout one hundred and Seventey paces thence [torn] Northerly as trees are marked a bout the Same distance in James Nickersons Range thence South in the Heirs Range to the first mentioned bound. – thirdly the North part of ben Riders woodland as trees are now marked – fourthly the flake field and privildg except that parte this day deaded to Jonathan Nickerson by the other Heirs, Tow acres more or Less and Israel Nickerson to have the Privilege of making Salt in the works that he has alredey built [page] And all the Heirs are to pass and Repass to the Landing place in Said field – fifthy the Little field So called – Sixthly all the meadow on Each Side of Nickersons Cove So Caulled – Seventhly – the North part of the Grait Swamp of Ceader bounded as follows begining at a marked Oake tree in the quail yard, thence easterly as trees are marked through the Sd Swamp to James Nickersons Range thence Northerly to Oake Island thence Westerly in Sd Nickersons Range thence Southerly in Sd Rang to the first mentioned bound. Eithly – one Pue on the Lower flour in the South Mating house in Dennis –

Personal Estate as followes Viz first all the house hold furniture during hir Life then to be Divided Equilly between the hiers – Secondly one pair of Oxen Cart and Farming utentials and one Cow also one Sixth part of the Vallue of the Schooner Betsey apprised at one hundred and twentey five Dollars – the a bove pesonal Estate Except the house hold furnitire is ment for hir to dispose of as She may think proper for hir one Seport and if any Should Remain at hir deceas to be divided among the heirs also one hundred & twentey five Dollars Given to hir by the Honarabel John Davis Esq: Judg of Proabts for hir one Desposal

Agreed to and Sined by us Samll Chase

Dennis the 18d 1812  Reuben Baker

Judah Baker
This Real & Personal Estate before mentioned Sot off by Samuel Chase Reuben Baker and Judah Baker Out of the Estate of Israel Nickerson Late of Dennis Deceased Give me full Satisfaction for my thirds and Dower -

[She is Betsy Doane, wife of Israel Nickerson, NFA No. 148. BETSY.BMP]