KNOW all Men by these Presents,

That I, Israel Nickerson of Dennis in the County of Barnstable, Commonwealth of Massachusetts, Goman

in Consideration of

Four hundred five dollars

paid by

Jonathan Nickerson of Dennis in the aforesaid County and State of Goman

the Receipt whereof I do hereby acknowledge, do hereby give, grant, fell and convey unto the said

Jonathan Nickerson in a certain piece

Swamp located situated in P Dennis lying at a place called Net water said is bounded as follows TO

beginning a marked Swamp wood tree at the South East corner in Jonathan Nickerson and Samuel Choate Range Third Set, Southwesterly as trees are marked in P. Samuel Choate his upland until it comes near this Line Thence westly

Still by marked long and in P. Choate Range to a white Oak tree marked on four side by the name of Waterr in P Samuels and Johnathan Nickerson Range Thence Northwesterly in P. Jonathan Nickerson Range until it comes to a marker Johnathan Nickerson Range near a large cedars tree Thence Easterly by P Nickerson to the first

merchantable timber containing a scant a half acre more

or less with all the Knowledge to the same belonging Excepting

for Semi Valley while water trespass previously touched by Jonathan Nickerson

To Have and to Hold the aforesaid Premises to the said

Jonathan Nickerson His Heirs and Assigns, to his Use and Behoof forever.

AND I do covenant with the said

Jonathan Nickerson

his Heirs and Assigns, That I am lawfully seiz'd in Fee of the aforesaid Premises; That they are free of all Incumbrances; That I have good Right to fell and convey the same to the said

Jonathan Nickerson his Heirs and Assigns

And that I will warrant and defend the same Premises to the said

Jonathan Nickerson his Heirs and Assigns forever, against the lawful Claims and Demands of all Persons.

In Witness whereof we the said

Israel Nickerson and my wife Ruth Nickerson

have hereunto set our Hand and Seals this twentieth day Day

in the Year of our Lord One thousand eight hundred and twenty eight

Israel Nickerson

Ruth D Nickerson

13th day of January 1828. Then the above-named Israel Nickerson acknowledged the above Instrument to be his free Act and Deed—before me,

Israel Clark

Tuft of Peace.
Received May 9th, 1837 and is recorded in the 20th Book of records folio 124 and compared.

Test: Josiah Davis, Register
“...I Israel Nickerson of Dennis... Yeoman... [for $45] paid by Jonathan Nickerson of Dennis... Yoman... a certain peace of Swampey land cituated in Sd Dennis Laying at a place caulled Mols watter... bounded... begining at a marked Swamp wood tree at the North East corner in Jonathan Nickersons and Samuel Chaces Range thence Sets Southerly as trees are marked in Sd Samuel Chaces Range by his upland untill ti Coms near his line thence westerly Still by marked trees and in Sd Chaces Range to a white Oake tree marked on four Sides Near the Run of watter in Sd Samuel Nickersons Range untill it Coms to a Stake in Jonathan Nickersons Range Near a Large ceader tree thence Easterly by Sd Nickerson to the first... Containing a bout a half acre... Excepting for Zeno Killey to tak off three white oake trees previously Sold to him... Israel Nickerson and my wife Ruth Nickerkerson...” 5 January 1828.

[Witness:]  
   Eleazer Nickerson  
   Betsey D Nickerson

[Signed & sealed:]  
   Israel Nickerson  
   [Ruth did not sign but there is a seal]

[Rec. 9 May 1837, Book 20, folio 124.]