Know all men by these presents

That James S. Howard of Boston in the County, of Suffolk and State of Massachusetts

IN CONSIDERATION OF one thousand dollars

paid by James S. Howard of Duxbury in the County of Plymouth and State of Massachusetts

the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARRIER, SELL, and CONVEY unto the said James S. Howard and his heirs and assigns for ever, a certain piece of land with the dwelling house and out buildings standing thereon, bounded as follows viz: on the West, North & East by a public road; and on the South by land of James S. Flowers containing one acre more or less; and on the South by another piece of land owned in common with the said James S. Flowers, with three feet of land and common house standing thereon, bounded as follows viz: on the West and North by a road and on the East and South by land of James S. Flowers; and on the South by land of James S. Howard, containing about one fourth of an acre not the fence nor boundary the above described property is situated on (sic) called (sic) Park Duxbury, and formerly a part of the estate of William Flowers and

also a piece of Cranbury ground containing fifty nine rods, situated at a place called (sic) Pool, on cranberry pond in said Duxbury and is bounded on all sides by land of said James S. Howard, the above named Cranbury ground was conveyed to me by Wm. Mayo from the said James S. Howard dated the 1st day of January 1872 and is recorded in Duxbury Registry of Deeds.
TO HAVE AND TO HOLD the above-granted premises, with all the privileges and appurtenances to the same belonging, to the said James Flower and his heirs and assigns, to their own use and behoof forever.

And I, the said grantor, for me and my heirs, executors, and administrators, do covenant with the said grantee and his heirs and assigns, that I am lawfully seized in fee simple of the afore-granted premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, I, the said James F. Flower and Sarah E. Flower, his wife, in token of my release of all right and title of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this fifth day of June in the year of our Lord one thousand eight hundred and seventy-eight.

Signed, sealed and delivered, in presence of

Joshua C. Reviere
James F. Flower
Sarah E. Flower

Barnstable, S.S. June 5, 1878
Then personally appeared the above-named James F. Flower and acknowledged the above instrument to be a free act and deed before me.

Joshua C. Reviere
Justice of the Peace.

Barnstable, June 2-5, 1878
at 6th 40m A.M.,
Received and entered with
Barnstable Register of

Utter Asa E. Lowell Register
Warranty Deed.

Estate:

From: A. S. Moore

To: A. S. Moore

Dated: June 8, 1878

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[1878-06-05; Deed, James F. Howes to James S. Howes:]

…I James F Howes of Boston… [for $1000] paid by James S Howes of Dennis… A certain piece of land with the dwelling house and out buildings standing thereon, bounded… on the West, North and East by a public road, and on the South by land of said James S Howes, containing one acre…

Also an undivided third part of another piece of land owned in common with the said James S Howes with third part of barn and corn house standing thereon, bounded… on the West and North by a road and on the East and South by land of Lydia Howes wife of said James S Howes containing about one fourth of an acre as the fence now stands, the above described property is situate on Sesuet Neck (so called) in said Dennis, and formerly a part of the Estate of William Howes dec'd. Also a piece of Cranberry ground containing fifty square rods, situate at a place called the Nole, on Sesuit Neck… bounded on all sides by upland of said James S Howes, the…

Cranberry ground was conveyed to me by Warranty Deed from the said James S Howes dated Nov 8th 1872… [5 June 1878]

[Witness:]

James F Howes [seal]
Joshua C. Robinson, J.P. Sarah E. Howes [seal]

[Rec. Barnstable, 25 June 1878; Book 132, folio 159; Asa E. Lovell, Reg'r.]