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4-6-1875

## Warranty Deed, April 6, 1875

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# WARRANTY DEED.

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Crawford Howland  
TO

Asa Eliza Hopkins

Dec 75 18

Received for Record April 9<sup>th</sup> 1875. at 5<sup>1</sup>/<sub>2</sub> O. Clock P. M. and

Recorded April 23<sup>d</sup> 1875, in the Town of Foster R<sup>of</sup>  
in Deed Book, No. 14, at page 421

Witness;

Geo. W. Phillips

~~Recorder of Deeds.~~

Town Clerk

To all People to whom these Presents shall come:

I Bradford Howland of Roster County  
of Providence in the State of Rhode Island, hereinafter called the grantor,

Send Greeting.—Know Ye, That I the said grantor for and in considera-  
tion of the sum of Fifty Dollars to me  
~~Dollars to~~ in hand before the ensembling hereof, well and truly paid by

Assess Eliza Hopkins wife of James C. Hopkins  
of said Roster hereinafter called the grantee,  
the receipt whereof I do hereby acknowledge, and ~~am~~ therewith fully  
satisfied, contented and paid; and thereof, and of every part and parcel thereof  
do exonerate, acquit and discharge the said grantee ~~her~~ Heirs, Executors,  
and Administrators, forever, by these Presents: have given, granted, bargained,  
sold, aliened, enfeoffed, conveyed and confirmed; and by these Presents do freely,  
fully and absolutely give, grant, bargain, sell, aliene, enfeoff, convey and confirm  
unto the said grantee ~~her~~ Heirs and Assigns, forever.

One certain tract of land situated in said  
Roster. Bounded as follows. to wit Beginning  
at the North East corner thereof at ~~A~~ stake &  
stones in the line of land of Isaac C. Hopkins:  
thence Southerly joining said Hopkins land 28  
rods & 17 links to the South East corner of said  
lot, it being the S. E. corner of Stephen S. Hopkins  
land: thence Westerly joining said S. S. Hopkins  
land 21 rods & 22 links to land of Mossey P. Arnold jr.:  
thence <sup>West</sup> Northerly joining said Arnolds land 22  
rods & 20 <sup>links</sup> to a stake & stones: thence Easterly (a straight  
line) 25 rods & 14 links to the first mentioned bound  
and containing by estimation Four Acres, be the  
same more or less.

To Have and to Hold the said granted and bargained premises, with all the appurtenances, privileges, and commodities to the same belonging, or in any wise appertaining to the said grantee her Heirs and Assigns, forever, to her and their only proper use, benefit and behoof, forever. And I the said grantor for myself my Heirs, Executors and Administrators, do covenant, promise and grant, to and with the said grantee her Heirs and Assigns, that at and before the ensealing hereof, I am the true, sole and lawful owner of the above bargained premises, and am lawfully seized and possessed of the same in my own proper right, as good, perfect and absolute estate of inheritance, in fee simple, and have in me good right, full power and lawful authority to grant, bargain, sell, convey and confirm the said bargained premises, in manner as aforesaid. And that the said grantee her Heirs and Assigns, shall and may from time to time and at all times forever hereafter, by force and virtue of these Presents lawfully, peaceably and quietly have, hold, use, occupy, possess and enjoy, the said demised and bargained Premises with the appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of and from all and all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dowries, judgments, executions and encumbrances, of what name or nature soever, that might in any measure or degree, obstruct or make void this present deed.

FURTHERMORE, I the said grantor for myself my Heirs Executors and Administrators, do covenant and engage the above demised premises to the said grantee her Heirs and Assigns, against the lawful claims or demands of any person or persons whatsoever, forever, to warrant, secure and defend by these Presents.

AND I Mary S. Howland wife of the said Crawford Howland

in consideration of the sum paid as aforesaid, do hereby release and forever quit-claim unto to said grantee her Heirs and Assigns, all my right of Dower, in and to the aforegranted Premises.

In Testimony Whereof, We have hereunto set our hands and seals this  
6<sup>th</sup> day of April eighteen hundred and seventy-five (1875.)

Signed, Sealed and Delivered }  
in presence of

Geo. W. Phillips

Crawford Howland

Mary S. Howland

State of Rhode Island, &c.

Providence In *Roster*

this *6<sup>th</sup>* day of *April*

A. D. 1875.

*I*

*Thos Crawford Howland*

personally appeared before me and acknowledged the foregoing instrument by  
him signed, to be his free and voluntary act and deed.

*Geo. W. Phillips*

*James Clark*