CITY OF PROVIDENCE. R. I.

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Know all Men by these Presents

That I. Hiram Mason of the Town of Providence. County of Providence. State of Rhode Island. Trader for and in consideration of the Sum of Seventy five Dollars to me in hand paid by Skiletus Hovey at and befor the Sealing and delivery of these Presents. the receipt whereof is hereby achnowledged. have bargained. sold and delivered unto the said Skiletus Hovey of Providence. One Tea Kettle. one frying Pan One Coffee Pot. one mixing Pan. one chopping Knife. One Looking Glass. four Standing & hanging Lamps. one Wash Tub. One soup plate. two Oyster Knives two Pitchers. four hunting Pictures. twenty do. one segar Case. Eights. candy Jars. One Stove and Pipe. one Clock. Twenty four Tumblers. Seven Bar Room Chairs. Seven common do. Six Stools. one Round Table. three common do. nine three gallons Jugs. Two ten gallons do. Two one do. ——— To Have and to Hold the said things unto the said Skiletus Hovey of Providence, his Executors administrators and Assigns. to his their own proper use benefit forever. ——— And I the said Hiram Mason for myself. my Heirs. Executors & Administrators and Assigns. from and against all Persons whomsoever. ——— In witness whereunto I have hereunto set my Hand & Seal Providence Sept 25. th. 1849. ———

Executed in presence of
Henry Rowdale

Hiram P Mason. [L.S.]

Recorded Nov 23. 1849 at 2 oclk P.M. ———

Witness ——— Albert Pabodie
City Clk

Know all Men by these Presents

That I. Thankful Fenner of Canajoharie. State of New York. have constituted made appointed. and by these Presents. do constitute and appoint Joseph C Potter of the City and County of Providence. in the State of Rhode Island. my true and lawful Attorney. for me and in my Name and for my own use and benefit. to ask. demand sue for. recover and receive. all sum and sums of Money. that are now due and owing to me. or that may hereafter be due owing and coming to me. the said Thankful Fenner. as one of the Legatees. under the last Will and Testament of Dexter Irons. late of the aforenamed City of Providence. deceased. and also for me and in my Name. to invest all sum and sums of money belonging to me. the said Thankful Fenner. which may hereafter be received by my said Attorney. in Mortgages upon Real Estate. or to invest the same in other Property. as my said Attorney. may think best for my interest. ——— Also for me and in my Name to receive all such Dividends and Interest. as may from time to time accrue from Monies belonging to me. the said Thankful Fenner. and invested in Mortgages upon Real Estate. or invested in Stock or other Property ——— And for me and in my Name. to take and use all lawful ways and means to recover the same. by suit at law. or otherwise. and to compound and agree for the same. and all lawful and necessary Acquittances or other sufficient discharges for me and in my Name. to make. Seal and deliver. and to do all other lawful Acts. whatsoever. concerning the Premises. as fully in every respect. as I myself. might do. were I personally present at the

Know all Men by these Presents

That I. Hiram Mason of the Town of Providence, County of Providence, State of Rhode Island, Trader, for and in consideration of the Sum of Seventy five Dollars to me in hand paid by Fideltus Hovey at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have bargained, sold and delivered unto the said Fideltus Hovey of Providence, One Tea Kettle, one frying Pan, One Coffee Pot, one mixing Pan, one chopping Knife, One Looking Glass, four Standing or hanging Lamps, one Wash Tub, One soup plate, ten Crystal Vases, ten Pitchers, four hunting Pictures, twenty do, one segar Case, Eight, candy Jars, One Stove and Pipe, one Clock, Twenty four Tumblers, Seven Bar Room Chairs, Seven common do, Six Stools, one Round Table, three common do, nine three gallons Jugs, Six ten gallons do, Six one do. _____

To Have and to Hold the said things unto the said Fideltus Hovey of Providence, his Executors administrators and Assigns, to his their own proper use benefit forever. _____ And I the said Hiram Mason for myself, my Heirs, Executors & Administrators and Assigns, from and against all Persons whomsoever. _____ In witness whereunto I have hereunto set my Hand & Seal Providence Sept 25, A. D. 1849. _____

Executed in presence of
Henry Randall } Hiram P Mason. L. S.

Recorded Nov 23. 1849 at 2 o'clk P.M. _____

Witness Albert Pabodie
City Clk

Know all Men by these Presents

That I. Thankful Fenner of Canajoharie, State of New York, have constituted and appointed, and by these Presents, do constitute and appoint Joseph C Potter of the City and County of Providence, in the State of Rhode Island, my true and lawful Attorney, for me and in my Name and for my own use and benefit, to ask, demand sue for, recover and receive, all sum and sums of Money, that are now due and owing to me, or that may hereafter be due owing and coming to me, the said Thankful Fenner, as one of the Legatees, under the last Will and Testament of Dexter Irons, late of the aforenamed City of Providence, deceased, and also for me and in my Name, to invest all sum and sums of money belonging to me, the said Thankful Fenner, which may hereafter be received by my said Attorney, in Mortgages upon Real Estate, or to invest the same in other Property, as my said Attorney, may think best for my interest. _____ Also for me and in my Name to receive all such Dividends, and Interest, as may from time to time accrue from Monies belonging to me, the said Thankful Fenner, and invested in Mortgages upon Real Estate, or invested in Stocks or other Property _____ And for me and in my Name, to take and use all lawful ways and means to recover the same, by suit at law, or otherwise, and to compound and agree for the same, and all lawful and necessary Acquittances or other sufficient discharges for me and in my Name, to make, seal and deliver, and to do all other lawful Acts, whatsoever, concerning the Premises, as fully in every respect, as I myself, might do, were I personally present at the

doing thereof ___ And Attornies, one or more under him, for the purposes aforesaid to make and the same again at his pleasure to revoke, Ratifying and Confirming and by these Presents allowing whatsoever my said Attorney shall in my Name lawfully do or cause to be done, in and about the Premises, by virtue of these Presents. ___

In Testimony whereof I have hereunto set my Hand and Seal, this Twenty third day of November in the Year, One Thousand Eight Hundred and forty nine. (1849). ___

Signed Sealed & delivered
in presence of
Israel D Manchester — Hannah Fenner (L.S.)

State of Rhode Island, County of Providence ss. In the City of Providence on the Twenty third day of November A.D. 1849 Then personally appeared the within named Hannah Fenner, before me and acknowledged the within Instrument by her signed to be her free Act and Deed. ___

Before me Israel D Manchester ___
Justice Peace. ___

Recorded Nov 23. 1849 at 5 oclk P.M. ___

Witness ___ Albert Pabodie City Clerk

We, the Swan Point Cemetery Company duly incorporated in the State of Rhode Island and Providence Plantations, in consideration of Seventy two 72/100 Dollars, unto us paid, hereby grant, bargain, sell and convey and confirm unto Stephen Allwater of Providence, in the State aforesaid his Heirs and Assigns forever. ___

Lot No One (1) in Group One Hundred and Twenty (120) measuring Twenty three feet and nine (23-9) inches in width, and extending in length from Path to Path Forty (40) feet, situated in our Cemetery Lands, in the County of Providence, in said State; reference being had, for the situation and bounds of the groups of Lots, to a Plat of the same in our possession, drawn by Messrs Allwater & Schubarth dated July 29th 1846; and, for the situation and bounds of the several Lots, to a Book kept by us, for the purpose of a more particular delineation and division of the several Groups into Lots. ___

To Have and to Hold the same to him the said Stephen Allwater, and to his Heirs and Assigns, for the sepulture of the Dead forever; subject to the Charter, and to the By-Laws, Rules and Regulations made or to be made in conformity therewith; and entitled to the Rights and Privileges by said Charter, By-Laws, Rules & Regulations secured. ___

This Deed is given on condition that the Grantee shall devote the Premises to the specific purpose for which the Cemetery was established and to no other. ___ In testimony whereof our common seal is hereunto affixed on the 12 day of April in the year of our Lord 1849 by our Treasurer thereunto duly duly authorized ___

In presence of
Recorded Nov 26. 1849 at 11½ oclk A.M. Witness

Thomas C Hartshorn Treasurer (L.S.)

Albert Pabodie City Clk

Know all Men by these Presents ___

That I, Jesse Calder of the City and County of Providence and State of Rhode Island, for and in consideration of the Sum of Eight hundred Dollars to me paid by Stephen I Salisbury of said Providence, the receipt thereof, I do hereby acknowledge, have Remised, Released and forever Quitclaim, and by these Presents do Remise, Release and forever Quitclaim unto him the said Stephen I Salisbury, his Heirs and Assigns forever, all the right, title, interest, property, claim and demand which I now have or of right ought to have or claim in and to a certain Cottage House, situate on the Northerly side of Arnold Street in said Providence, on a Lot of Land bounded Southerly by said Street, Easterly by an Alley or Gangway from Arnold to John Streets, Northerly by Land of Wm Millard, & Westerly by Land now or late held by Franklin White. Also the Leasehold Interest of the Grantor in and to said Lot, said Lease being from Charles Potter to said White and recorded in the City Clerks Office in said Providence, subject to the conditions of said Lease, and to the payment of his proper proportion of the Rent of said Lot as in said Lease provided. ___

To Have and to Hold the same, with all the rights, privileges and appurtenances thereof or thereunto appertaining, to him the said Stephen I Salisbury, his Heirs and Assigns, forever. ___

And I the aforenamed Jesse Calder for myself and for my Heirs, Executors and Administrators, do covenant with the said Stephen I Salsbury, his Heirs and Assigns, that We will warrant and defend the aforedescribed Premises to him the said Stephen I Salsbury, his Heirs and Assigns forever, against the lawful claims and demands of all Persons claiming by, through or under me. ___

And I, Rebecca M Calder Wife of said Jesse, in consideration of the sum aforesaid, paid my said Husband do hereby remise & release unto the said Salsbury, his Heirs and Assigns, all my Rights of Dower in and to the above quitclaimed Premises. ___

In Testimony whereof We have hereunto set our Hands and Seals this First day of October A.D. One Thousand Eight Hundred and Forty nine ___

Signed sealed and delivered
in presence of
Levi Salsbury
Rachel Gray

Jesse Calder. (L.S.)
Rebecca M Calder. (L.S.)

Providence Sc. In Providence this Tenth day of October A.D. 1849 ___

Personally came Jesse Calder and acknowledged the within Instrument by him signed, to be his voluntary Act and Deed. ___

Before me Levi Salsbury ___
Justice of the Peace. ___

Recorded Nov 27. 1849 at 20 min past 11 oclk A.M. ___

Witness ___ Albert Pabodie
City Clerk

Providence July 28. 1852 Hereby cancel & discharge the preceding Bond in full
Witness my hand & seal the day & year above written
In presence of C. Whitin — Stephen Arnold (L.S.)

Recorded July 26, 1852 — Albert Pabodie City Clk

Know all Men by these Presents ——— That I Stephen A Arnold of the City and County of Providence in the State of Rhode Islande am held and firmly bound unto Stephen Arnold of said City of Providence in the fixe and just sum of Ten Thousand Dollars, to be paid to him the said Stephen Arnold his Executors Administrators or Assigns —— To which payment well and truely to be made I bind myself my Heirs Executors and Administrators firmly by these Presents. ——— Sealed with my Seal and dated at said Providence this Third day of November in the Year One Thousand Eight Hundred and Forty Nine. ———

The condition of this obligation is such That Whereas the aforenamed Stephen A Arnold has by purchase become the Owner of the Homestead Estate of the said Stephen Arnold situate in said Providence & fronting Southerly on High Street. ——— And Whereas the aforenamed Stephen A Arnold has this day made and executed his three certain Mortgage Deeds of said Estate, One to the Providence Institution for Savings to secure the payment of the sum of Ten Thousand Dollars and Interest & the other to Byron Diman to secure the payment of the sum of Twenty five hundred Dollars & Interest and one to Eliza Arnold to secure the payment of the sum of Three Thousand Dollars. ——— And Whereas the aforenamed Stephen A Arnold has agreed that whenever the said Stephen Arnold shall pay & take up the Three Notes secured by said Mortgage Deeds & thereby exonerate & acquit him the said Stephen A Arnold his Heirs Executors and Administrators of & from all liability for or on account of the payment of said Notes which Notes shall be cancelled & given up to him the said Stephen A Arnold when paid as aforesaid & upon the further payment by him the said Stephen Arnold to him the said Stephen A Arnold his Heirs or Assigns of such further sum with Interest as the said Stephen A Arnold shall lay out and expend upon said Estate for Repairs & Sayes thereon, that he the said Stephen A Arnold his heirs or Assigns shall & will by Deed of Quitclaim convey to him the said Stephen Arnold, his Heirs or Assigns, or to such other person or persons as he or they shall designate, the aforenamed Homestead Estate. ——— Now Therefore if the said Stephen A Arnold, his Heirs or Assigns shall upon the payment of all said sums of Money and the cancelling & surrendering up of said Notes & thereby holding him and them Harmless of & from said Notes, and repaying of all sums so laid out and expended upon said Estate, with the interest thereon, by him the said Stephen Arnold, his Heirs or Assigns, convey to him the said Stephen Arnold, his Heirs or Assigns, or to such other person as he or they may designate, said Homestead Estate, by Deed of Quitclaim, then this Obligation is to be void, but otherwise to be & remain in full force and effect. ———

Executed in presence of
Henry Martin — Stephen A. Arnold (L.S.)

Recorded Nov 27. 1849 at 5 o'clock P.M. ———

Witness — Albert Pabodie City Clk

This Indenture of Lease of two parts made and executed on the twenty third day of November A.D. 1849 by and between Charles Dyer of the City of Providence in the State of Rhode Islande on the first part and Daniel Wilkinson of North Providence and Philip B Stimps of the City of Providence, doing busines under the Name and Firm of D Wilkinson & Co. of the Seconde part. ———

Witnesseth — That the said Dyer in consideration of the Rents & Covenants hereinafter stipulated and contained, hath demised and to farm let and doth hereby demise and to farm let unto the said Daniel Wilkinson & Philip B Stimps, their Heirs and Assigns, A certain Lot of Land on the Northerly side of Clifford Street, between Richmond and Page Streets in the City aforesaid, described as follows. Begin at the Southwesterly corner of Land of the Heirs of John Mackie & run Westerly on Clifford Street, Forty feet; then Northerly bounded Westerly by other Land of the said Dyer about Ninety three feet, more or less, to Land of Ward Corning, then Easterly bounded Northerly by his Land, Forty feet, then Southerly bounded Easterly by Land of said Mackies Heirs Ninety three feet more or less, to the place of beginning. ———

To Have and to Hold the same with all the rights, privileges and appurtenances thereof to them the said Wilkinson & Stimps, their Heirs & Assigns from the date hereof until the first day of January which will be in the Year of our Lord Eighteen hundred and fifty two, they paying a Rent therefor at the rate of One hundred Dollars per year, payable quarterly on the first of January, April, July and October in each & every Year. ———

The said Wilkinson and Stimps to occupy & pay Rent as aforesaid & to relinquish the Premises quietly at the end of the term of Lease. ——— The said Dyer to have lien on Building till all the Rent is paid & in default of payment of Rent by the said Wilkinson & Stimps of more than two quarters Rent, the Lessor to have the right to enter the Premises and determine the Lease without impairing his other rights ———

Witness
Allen & Taylor

Charles Dyer. (L.S.)
Daniel Wilkinson. (L.S.)
Philip B Stimps. (L.S.)

Recorded Nov 28. 1849 at 10 min before 12 o'clk A.M.

Witness — Albert Pabodie City Clk

This Indenture or Instrument of Lease, made & executed on this Eighteenth day of October, One Thousand Eight hundred & forty nine between John P Jones of Providence, Rhode Island on the first part for himself, his Heirs, Executors, Administrators and Assigns, & Nancy Hall of said Providence, on the Second part for herself, her Heirs, Executors, Administrators and Assigns. ———

Witnesseth, That the said John P Jones, for himself, his Heirs, Executors, Administrators & Assigns, for & in consideration of the several Sums to be paid in Cash, as also the Conditions, Covenants & Premises herein contained & to be performed on the part of the said Nancy Hall on the Second part or her Heirs, Executors, Administrators or Assigns, Doth hereby Demise and to Farm Lease the dwelling House

and Lot situated on Mountain Street and occupied now by the said Nancy Hall, being the extreme West end of Lot Number Ninety seven and part the extreme West end of Lot Number Ninety eight described and situated as follows. South by Mountain Street beginning at the extreme West end of Lot Number Nine Seven & running East on said Street in a Straight line Seventy five feet, thence turning at Right Angle & running in a straight line (enfing a part the extreme West end & taking in a few feet of Lot Number Ninety eight) to Land belonging to the Heirs of the late Moses Brown of Providence, then turning & running Southwesterly to Mountain Street the first starting point, (said Leased Land being in Triangle form) be the quantity of Land more or less, together with all the appurtenances thereof. _____

_____ To Have and to Hold the said Premises with their appurtenances unto the said Nancy Hoale, her Executors, Administrators & Assigns on Lease for the term of Five Years, Six Months & twenty days from the Eighteenth day of October Ane Thousand Eight hundred and forty nine, yielding & paying therefor the sum of Twelve Dollars on the Eighteenth of each and every Month following until said payment per the receipt of the said John P Jones, his Heirs, Executors, Administrators or Assigns to the said Nancy Hall her Executors, Administrators or Assigns (for the use & possession of said Premises Shall amount to the sum of Eight hundred Dollars (when after punctually paying the said Twelve Dollars on the Eighteenth day of each every Month following & conforming strictly to the premises conditions & covenant of this Lease (then a Warrantee Deed which is to be placed in the hands of Francis E Hoppin Esq as Trustee) residing in said Providence) executed by the said John P Jones, for himself his Heirs, Executors, Administrators or Assigns of the above Leased Premises, a reference of the location of said Lot or parcel of Land is made to a Plat recorded on City Records, surveyed by Daniel Anthony in Year Ane Thousand Eight hundred and eight, being a part the same Lot purchased of Stanford Newell the fifteenth day of May Eighteen hundred & forty one _____ the said Warrantee Deed to be in full payment for said sum of Eight Hundred Dollars so advanced & paid as aforesaid & conforming to the condition & premises herein contained. _____

_____ It is understood between the Parties, John P Jones his Heirs Executors, Administrators or Assigns & Nancy Hall her Heirs, Executors, Administrators & Assigns that the said payment of Twelve Dollars on each & every Month following after the Signing & date of this Lease is strictly to be made & a positive Condition this Lease, that if the Twelve Dollars to be paid on the Eighteenth day of each & every Month on its becoming due & remaining unpaid for the term thereafter of thirty days, then in that case (it being understood as an express condition of this Lease, that for such neglect or nonpayment, this Lease shall be considered as wholly Null and Void, the condition & premises broken, at the option of the said John P Jones, his Heirs, Executors, Administrators or Assigns & proceed by Law without delay to recover possession of the Premises at the option of the said John P Jones, his Heirs, Executors, Administrators or Assigns, by action of Ejectment, at a special Court of Common Pleas or otherways against the said Nancy Hall, her Heirs, Executors, Administrators or Assigns as holding over her or their term of time. _____

_____ It is further covenanted as a condition of this Lease that the said Nancy Hall, her Heirs, Executors, Administrators or Assigns shall pay all taxes of whatsoever nature that may be assessed on

Nancy Hoale. Lease.

July 5, 1853. Recorded July 6, 1853. Witness Albert Pabodie City Clk

Plaintiff agrees to vacate the premises & relinquish all claim to a continuance the within Lease. Request for mutual Assistance. Moses P Hoale & Nancy Hoale & may have Witness James Tracy

said Premises during the pendency of this Lease and that She or they will keep in good repair the premises during the pending or continuance of this Lease.

_____ It is further understood by the parties as a condition of this Lease that the said Nancy Hall, her Heirs, Executors, Administrators or Assigns shall keep a moral well ordered House during the continuance of this Lease. _____

_____ It is further agreed on the part of Nancy Hall her Heirs, Executors Administrators or Assigns as a special condition of this Lease, that in case any one of the condition of this Lease is broken & possession is recovered by Writ of Ejectment at Law or otherways, the said Nancy Hall, her Executors Heirs Administrators or Assigns is forthwith to give up peaceably without delay, the Premises into the hands of John P Jones, his Heirs Executors, Administrators or Assigns & relinquish all claim for Monies paid, damages sustained thereby or Improvements & Repairs made on the premises to the said John P Jones his Executors, Administrators, Heirs or Assigns. _____ It is further agreed between the parties that the said John P Jones, his Heirs, Executors Administrators or Assigns & Nancy Hall, her Heirs, Executors Administrators or Assigns that in case the premises & conditions of this Lease is broken and possession gained by Writ of Ejectment, or otherway, all cash paid to the said John P Jones, his Heirs, Executors, Administrators or Assigns & Improvements made on said Premises during the continuance of this Lease by the said Nancy Hall, her Heirs, Executors, Administrators or Assigns is to be relinquished to the said John P Jones his Heirs Administrators & Assigns as being for value received for the use and occupation of the Premises & damage to the said John P Jones his Heirs, Executors, Administrators, sustains for the nonperformance the premises, conditions & covenant of this Lease on the part the Leasee Nancy Hall, her Heirs, Executors, Administrators or Assigns. _____

_____ In Witness whereof We the parties have hereunto set our hands and affixed our Seales _____

In presence of
Charles Holden Jr Witness to signatures of John P Jones & Nancy Hall

John P Jones (L.S.)

Nancy her X mark Hall. (L.S.)

_____ Providence & Providence November 27, 1849. Then personally appeared John P Jones aforenamed acknowledged the aforegoing Instrument to be his voluntary Act & Deed _____

_____ Before me Charles Holden Jr _____

_____ Justice of the Peace. _____

_____ Providence & Providence November 27, 1849 Then Nancy Hall being examined separate & apart from her husband Moses P Hall, acknowledged the aforegoing Instrument by me shown & explained to her to be her free and voluntary Act and that She doth not wish to retract the same. _____

_____ Before me Charles Holden Jr _____

_____ Justice of the Peace _____

Recorded Nov 28, 1849 at 10 min past 12 o'clk P.M. _____

_____ Witness _____ Albert Pabodie

City Clk

Know all Men by these Presents

That I Morry W Smith of North Providence in the State of Rhode Island in consideration of the Trusts hereinafter mentioned and of One Dollar paid me by Arthur M Kimball of said North Providence, hereby give, grant, bargain, sell & assign to him the said Arthur M Kimball, his Heirs & Assigns all my right, title & interest in & to all or any of the Real Estate whether situate in Providence in said State or elsewhere which belonged to Sally Brown late of said Providence deceased. Also all claims & demands which I have upon Elijah Alford of Winsor in the State of Connecticut, all claims & demands which I have upon the Quinebaug Company, & all claims & demands which I individually or as late partner with James Mathewson have upon William B Alverson of said Johnson. ——

To Have & to Hold the above granted Real & personal Estate to him the said Arthur M Kimball, his Heirs & Assigns in trust, that he shall at such time as he may think expedient, sell & convey the said Real Estate for cash or on a reasonable credit & at public or private sale & shall as soon as may be practicable, collect all sums of money due to me from the persons above named, either by amicable compromises and settlements or by Suits at Law. —— And the proceeds of such sales and collections he shall in the first place apply to the payment of any and all debts, claims and demands which he may have against me whether the same are now contracted and become due and payable, or may hereafter be contracted and become due and payable, including therein, all the expenses incident to the execution of the Trusts herein named and the care of the said Real Estate and collection of the said Debts —— And the residue of the said proceeds he shall pay to me or to such person or persons as I may from time to time direct and appoint. ——

And I the said Morry W Smith hereby authorize the said Arthur M Kimball, in the execution of the above named Trusts to make such partition of the said Real Estate with the other owners thereof as may seem to him to be just, and to make such Settlements or Compromises of any of the debts or claims herein assigned to him, as he may deem expedient. ——

In Witness whereof I have hereto set my hand and seal this Twenty ninth day of November 1849. ——

In presence of
Charles F Gillingham — Morry W Smith. (L.S.)

—— Providence Ss. Providence Nov 29. 1849 ——

Then the above named Morry W Smith personally came and acknowledged the foregoing Instrument by him signed to be his free Act and Deed. ——

—— Before me Benjamin N Lapham ——
—— Jus Peace ——

Recorded Nov 30. 1849 at 20 min past 3 o'clk P.M. ——

—— Witness —— Albert Pabodie
City Clk

Know all Men by these Presents

That I John A Bmm of Wilmington in the State of Rhode Island, have made, constituted and appointed & by these Presents do make, constitute & appoint Joseph R Bmm of the City of Providence in the State of Rhode Island, my true and lawful Attorney, for me and in my Name, to attend to all my Business Transactions in the State of Rhode Island, to ask, demand and receive of from any person or persons any and all sums of Money due, owing or payable to me; for the recovery of any such sum or sums of money, to commence and prosecute to final judgment, any Action or Actions, to adjust or compromise any such claim, receiving a part for the whole, on receipt of any sum or sums of Money to deliver in my Name, the requisite Receipts or Discharges therefor, to cancel and discharge any Mortgage Deed, given to me, to assign and transfer under Seal with the proper or requisite acknowledgment of such Transfer any such Mortgage or Mortgages & thereunto assign and transfer the Note or Notes secured by any such Mortgage or Mortgages and generally to do and perform any and all Acts, Matters & Things relative to my Business Transactions in said State of Rhode Island as fully to all intents and purposes as I might or could do if personally present with full power of substitution & revocation, I hereby ratifying, & confirming all such Acts, Matters and things as my said Attorney shall lawfully do or cause to be done by virtue hereof. ——

In Testimony whereof I have hereunto set my Hand and Seal this Twenty sixth day of June AD one Thousand Eight hundred and forty nine ——

Signed sealed and delivered
in presence of
John Jones
Wm Caulley — J A Bmm. (L.S.)

—— The State of Delaware, Newcastle County, ss.
In Wilmington this twenty sixth day of June AD 1849 then John A Bmm personally appeared before me and acknowledged the preceding Letter of Attorney, by him signed to be his free & voluntary Act and Deed for the uses and purposes therein named. ——

In Witness whereof I William Mc Caulley Notary Public of the State of Delaware residing in the City of Wilmington have hereunto set my Hand and Seal of Office the day & year afor? ——
—— W Mc Caulley ——
—— Not Public. ——

Recorded Dec 1. 1849 at 11 o'clk A.M. ——

—— Witness —— Albert Pabodie
City Clk

We the Swan Point Cemetery Company duly incorporated in the State of Rhode Island and Providence Plantations, in consideration of Ten hundred and five 00/100 Dollars unto us paid, hereby grant, bargain, sell, convey and confirm unto Jonathan B Nichols of Providence in the State abovenamed, his Heirs & Assigns forever Lot No One (1) in Group No Sixty seven (67) measuring in front on River Avenue Seventy three (73) feet, in the rear Sixty eight (68) feet: on the East side on a Six feet path fifteen (15) feet: and on the West side, which is curvilinear, forty five (45) feet, containing Two thousand and fifty six (2056) feet, including the land deeded to the Grantee August 30. 1849 which Deed is hereby cancelled, situated in our Cemetery Lands in the County of Providence in said State: reference being had to the situation and bounds of the groups of Lots to a Plat of the same in our possession drawn by Messrs Atwater & Schubarth, dated July 29, 1846. and, to the situation and bounds of the several Lots, in a Book kept by us for the purpose of a more particular delineation and division of the several groups into Lots.

To Have and to Hold the same to him the said Jonathan B Nichols his Heirs and Assigns, to the sepulture of the dead forever; subject to the Charter and to the By Laws, Rules and Regulations made or to be made in conformity therewith, & entitled to the rights and Privileges by said Charter, By Laws, Rules and Regulations secured.

This Deed is given on condition that the Grantee shall devote the premises to the specific purpose, for which the Cemetery was established and to no other.

In testimony whereof our common Seal is hereunto affixed on the 28th day of November in the Year of our Lord 1849 by our Treasurer thereunto duly authorized.

In presence of
Cornelia R Hutchison

Thomas C Hutchison
Treasurer

Recorded Dec 1. 1849 at 25 min past 11 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, William P Dockray, of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Four hundred Dollars to me in hand paid by Charles Tillinghast, & Joseph W Wheelock, same City, County and State aforesaid, (the receipt whereof is hereby acknowledged) have bargained, sold, disposed of and conveyed and by these Presents do bargain, sell, dispose of and convey to them the said Charles Tillinghast & Joseph W Wheelock, all my right, title & interest in the Dockray & Companys New York and Providence Express, as also to all the Property belonging to same to wit Viz; One pair Express Crates, One Chestnut Horse (Name) One Express Wagon, Two large hair Trunks, two Small leather Trunks, India Rubber Cover to Wagon, One Cushion for Wagon, Books and Stationary belonging to Express, One Counter, One Stove and Pipe, Three iron Signs,

To Have and to Hold the above and before named Property unto the said Charles Tillinghast & Joseph W Wheelock, their Heirs, Executors, Administrators & Assigns; to their own proper use

benefit and behoof forever. And I the said William P Dockray for myself my Heirs, Executors, Administrators & Assigns, will warrant & defend the above bargained & specified Property unto the said Charles Tillinghast & Joseph W Wheelock, their Executors, Administrators & Assigns from & against all persons whomsoever.

In Witness whereof I have this twenty seventh day of November Eighteen hundred forty nine, affixed my hand and seal.

Witness
Warren R Hazzard

Wm P Dockray.

The within Bill Sale is this 27th day of November Eighteen hundred and forty nine, transfered to Rufus B Tomsley, by mutual consent of Charles Tillinghast and Joseph W Wheelock, & he is from this date sole owner of the property named in this Bill Sale, and the said Charles Tillinghast, & Joseph W Wheelock relinquish all right, and title to the within named Property.

In Witness whereof We have this 27th day of November 1849 affixed our hands and set our seals

In presence of Witness
M Hazzard

Charles Tillinghast.
Joseph W Wheelock.

Recorded Dec 3. 1849 at 35 min past 4 o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture made and executed this the first day of October 1849 Between Hannah Fuller and Clarissa L Fuller on the one part, and James Mumford on the other part

Witnesseth, that the said Hannah Fuller and the said Clarissa L Fuller, for and in consideration of the rents and covenants herein contained, on the part of said Mumford, his executors, administrators and assigns to be paid and performed, doth hereby demise and let to said Mumford the whole of the House, belonging to us in the City of Providence, State of Rhode Island, being House No 56 Benefit Street in said City, together with all the appurtenances unto said Mumford, his executors, administrators and assigns for the term of Ten Years, commencing on the 13th day of February 1850 Yielding and paying therefor during said term unto said Hannah & Clarissa L Fuller, their heirs and assigns the yearly rent of One hundred & fifty dollars, in even quarter yearly payments, the first payment to be made on the 13th day of May 1850, and said Mumford agrees to pay all Taxes lawfully assessed on said Estate, and all losses that may become due on any Policy of Insurance against Fire on said Estate during the term of this Lease

And that he or they at the expiration of said Ten years, yield up the premises to said owners in as good order as at present, ordinary wear excepted

In testimony whereof we have hereunto interchangeably set our hands & seals this first day of October, 1849

Signed sealed &c in presence of Hannah Fuller

Hannah Fuller (L.S.)
Clarissa L Fuller (L.S.)
James Mumford (L.S.)

Recorded Dec 3 1849 at 10 min before 5 o'clk p.m.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I Menzies Sweet of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Two Thousand Dollars, to me paid by John Whipple, of said City of Providence, the receipt whereof, is hereby acknowledged, have granted, bargained, sold, assigned, transferred, and set over; and by these presents, do grant, bargain, sell, assign, transfer and set over unto him the said John Whipple, his heirs, executors, administrators and assigns forever

The dwelling House and all other Buildings & Improvements standing upon the Lot of Land situate on the South Easterly corner of Williams and Brook Streets, in the Third Ward of the City of Providence

Together with the Lease of said Lot made and executed by Williams Thayer, for himself & as Trustee for Harriet Brown, to Uriah Baker, bearing date August fourth A D 1845 and recorded in the Land Record, of said City of Providence in Book No 98 page 98 And also all my right, title, interest, property, claim & demand in and to the Lot of Land, demised and described in said Lease, Being the same premises, that were conveyed to the Grantor, by deed, from the Union Bank of Providence, dated September 13th 1847 and Recorded in the Land Records of said Providence in Book No 105 page 362 Reference to said Deed being had

To have and to hold the same, with all the rights, privileges, appurtenances thereof, to him the said John Whipple, his heirs, executors, administrators & assigns forever, he or they, paying all the rents & performing all the covenants, in said Lease to be paid, kept and performed.

And I the aforenamed Grantor for myself, my heirs, executors & administrators do covenant to and with the said John Whipple, his heirs & assigns, that I am lawfully seized & possessed of said premises, that I have a good right to sell and convey the same as aforesaid: that the same are free and clear of all Incumbrances, and that (subject as aforesaid, I will warrant and defend said premises, to him the said John Whipple his heirs, executors, administrators and assigns forever, against the lawful claims and demands of all persons

And I Sweet wife of said Menzies Sweet, for and in consideration of the aforenamed sum of Money paid my said Husband, do hereby remise, release and forever quit claim unto him the said John Whipple & to his heirs & assigns forever all my right of dower and power of thirds, in and to the afore described premises

In testimony whereof, We have hereunto set our hands & seals this Nineteenth day of September A D One thousand eight hundred and forty nine (1849) Signed Sealed & delivered in presence of
Nathaniel Searle

Menzies Sweet (L S)

(L S)

County of Providence ss In the City of Providence on this 19th day of September A. D. 1849 Then personally appeared the above named Menzies Sweet before me and acknowledged the preceding Instrument, by him signed, to be his free act & deed

Nathaniel Searle Public Notary

Recorded December 8th 1849 at 10½ o'clock A M
Witness
Albert Pabodie City Clk

Know all men by these presents

That I John Whipple of the City and County of Providence and State of Rhode Island for and in consideration of the love and affection I bear my Daughter Sarah C. Swann, have given, granted, sold and conveyed, and by these presents do give, grant, sell and convey to her the said Sarah C Swann and her heirs and assigns, the dwelling House and Lease of the Land on which it stands situate in said Providence on the South side of Williams Street at its junction with Brook Street, being the premises conveyed to me by Menzies Sweet by deed dated the 19th day of September 1849

To have and to hold the same, to her the said Sarah, her heirs and assigns forever, with all the privileges and appurtenances to the same belonging

In testimony whereof I have hereto set my hand and seal this eighth day of December in the year 1849
Signed, Sealed and delivered in presence of
Nathaniel Searle

John Whipple (L S)

County of Providence ss In the City of Providence on this 8th day of December A. D. 1849 Then personally appeared the within named John Whipple, before me and acknowledged the within Instrument by him signed, to be his free act & deed

Nathaniel Searle
Public Notary

Recorded Dec 8th 1849 at 35 min past 10 o'clock a m
Witness
Albert Pabodie
City Clk

Know all Men by these Presents _____

_____ That I, John B Dayton of the City and County of Providence in the State of Rhode Island, Gentleman for and in consideration of the sum of Six hundred Dollars to me paid by James Blackwood of said City and County of Providence in the State of Rhode Island, Blacksmith (the receipt whereof is hereby acknowledged) do hereby give, grant, bargain, sell, assign & set over and deliver unto the said James Blackwood and to his Heirs and Assigns forever, One undivided moiety or half part of the Two undivided thirds of all the Buildings, standing upon a Lot of Land leased of Edward Carrington, which Lot of Land measures fifty feet on South Main Street running back therefrom One hundred feet. The Building situated upon the front of said Lot is Number Three hundred & forty eight, (348) on said Street and is directly opposite the Dwelling House owned by A & J Pike. _____ And also one undivided moiety or half part of Two undivided thirds, of all the fixtures, tools & appurtenances now in said Building Number Three hundred & forty eight (348). The other moiety being already sold to Charles A Lake. The said Two undivided thirds being all the interest in said Buildings, Tools, fixtures & appurtenances to me bargained sold, assigned & set over & delivered by Lewis C Allen of said City and County of Providence, in his Deed bearing date the twentieth day of October A.D. Eighteen hundred and forty nine & recorded in the Clerks Office of the City of Providence in Book 113 page 1149 of the Record of Deeds. _____ To Have and to Hold the same unto him the said James Blackwood, his Heirs, Executors, Administrators & Assigns, to his & their own proper use and benefit forever. _____ And I the said John B Dayton for myself & my Heirs, Executors and Administrators will warrant & defend the said bargained Premises unto the said James Blackwood his Executors, Administrators, heirs & assigns, from & against all persons whomsoever. _____

_____ In Witness whereof I have hereunto set my Hand and Seal at Providence this Seventh day of December A.D. Eighteen hundred & forty nine. Signed sealed & delivered in presence of. The words "of Two undivided Thirds" being first interlined between the words "half part" and "of all" and also the words "the other Moiety being already sold to Charles A Lake." between "(348)" and "the said se". _____

Charles A Lake
Thomas Durfee

J. B. Dayton. (L.S.)

Recorded Dec 10, 1849 at 25 min before 11 o'clk a.m. _____

_____ Witness _____ Albert Pabodie City Clk

Know all Men by these Presents _____

_____ That I, Jonathan Allen of Providence & the County of Providence and State of Rhode Island, in consideration of the sum of Six hundred Dollars to me paid by James Blackwood of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over and deliver to the said James Blackwood, the one undivided third of Three certain Buildings standing upon a Lot of Land hired by me of Edward Carrington, which Lot of Land measures fifty feet on South Main Street and runs back therefrom One hundred feet. The Building situated upon the front on said Lot is Numbered Three hundred & forty eight (348) on said Street & is directly opposite the Dwelling House of A & J Pike. Also one undivided third of all the fixtures, tools and appurtenances now in said Building No Three hundred and forty eight being One third of all the interest in said Tools, Buildings and appurtenances. _____ To Have and to Hold the same to him the said James Blackwood, his Executors, Administrators and Assigns, to his and their use forever. _____

_____ And the said Jonathan Allen for myself my Heirs, Executors, and Administrators against all lawful claiming Persons the same will warrant and defend said James Blackwood, his Heirs, Executors, Administrators and Assigns forever. _____

_____ In Testimony whereof I have hereunto set my hand and seal this Thirtieth day of January A.D. Eighteen hundred and forty nine. _____

Signed sealed and delivered
in presence of
Stephen Martin

Jonathan Allen. (L.S.)

_____ Providence Sc. In the City of Providence January 30 A.D. 1849 Then personally appeared before me, Jonathan Allen, Subscriber to the within Instrument and acknowledged the same to be his free & voluntary Act & Deed. _____ Stephen Martin Justice of the Peace. _____

Recorded Dec 10. 1849 at 25 min before 11 o'clk A.M. _____

_____ Witness _____ Albert Pabodie City Clk

This Indenture made this twenty eighth day of November A.D. Eighteen hundred and forty nine between Anna H Mann & Eliza F Mann of the one part, and George F Andrews and Samuel H Stone of the other part all of Providence in the County of Providence and State of Rhode Island.

_____ Witnesseth _____

_____ That the said Anna H and Eliza F Mann for and in consideration of the Rents, Covenants and Agreements hereinafter contained on the part of said Andrews & Stone, their Executors, Administrators & Assigns to be paid, kept & performed, do demise, lease and to farm let unto the said Andrews and Stone, their Executors, Administrators & Assigns a certain Lot of Land situate on Cranston Street in said Providence, bounding Northerly on said Cranston Street, whereon it measures Forty four feet & eight inches & further described as follows. _____ Commencing at the Northwest corner of the Lot of Land Numbered Nine (9) on the Plat of certain Lands of Nathan Angell surveyed & platted by Darius Anthony 1st Mo 1801 which Plat is recorded in the Town Clerks Office in said Providence, thence running Easterly on the South line of said Cranston Street, Forty four feet and eight inches, thence running Southerly about One hundred and fifty feet, to the South line of said Lot No Nine (9) thence running Westerly Twenty seven feet and eight inches to the Southwest corner of said Lot No Nine (9) thence Northerly One hundred & fifty feet to the first mentioned corner or place of beginning. _____

_____ To Have and to Hold the said Premises with their appurtenances unto the said Andrews and Stone, from the first day of April A.D. Eighteen hundred and fifty, until the first day of April A.D. Eighteen hundred & fifty five (1855). Yielding and paying therefor the Rent or Sum of One hundred Dollars yearly by equal semi annual payments on the first day of October and the first day of April in every year during said term, the first semi annual payment thereof, to be made on the first day of October A.D. Eighteen hundred and fifty. _____ And the said Andrews & Stone for themselves their Heirs, Executors and Administrators do covenant and agree to with the said Anna & Eliza, their Heirs and Assigns, that they the said Andrews & Stone, their Executors, Administrators or Assigns shall yearly every year during said

term pay unto the said Anna & Eliza, their Heirs. Executors. Administrators & Assigns. the yearly Rent aforesaid at the times & the manner hereinbefore appointed for payment thereof. ——— And the Parties aforesaid for themselves respectively and for their respective Heirs. Executors & Administrators each with the other and with their respective Heirs. Executors and Administrators & Assigns do further covenant & agree as follows; that if said yearly Rent or any part thereof shall be behind & unpaid for the space of ten days after either of the said days whereon the same is appointed to be paid as aforesaid then it shall be lawful for said Anna H Mau and Eliza F Mau their Heirs and Assigns in and upon said Premises to re enter & the same to have again, repossess and enjoy. ——— And the said George F Andrews & Samuel H Stone hereby pledge and bind the Building hereafter to be erected & made on said Premises for the payment of the aforesaid Rent also for the payment of interest on each semi annual payment after ten days neglect to pay the same until such semi annual payment shall be made. ———

——— The said Anna H Mau & Eliza F Mau covenant & agree that the said Andrews & Stone may have another Lease of said Premises at the end of said term for the same term of years; Rent to be not less than One hundred Dollars yearly & to be fixed by Referees, if the Parties disagree. ———

——— And the said Anna & Eliza for themselves, their Heirs, Executors, Administrators & Assigns do covenant & agree to & with said Andrews & Stone their Executors Administrators & Assigns paying & performing the covenants herein contained on their part, to be paid & performed shall & may lawfully & quietly have hold & enjoy the aforedescribed Premises, together with said Building to be thereon erected as aforesaid, together with the rights, privileges & appurtenances thereunto belonging, for and during said term, to wit, until the first day of April A.D. Eighteen hundred and fifty five (1855) without lawful let or disturbance from any person or persons whatsoever. ———

——— In Testimony whereof We have hereunto set our hands and seals interchangably this Thirtieth day of November A.D. Eighteen hundred and forty nine. ———

Signed sealed & delivered in presence of the Undersigned. the word "Dollars" being interlined. the word "equally" erased & the word "described" erased & Premises interlined before the execution hereof. ———

Eliza F Mau. (L.S.)

Anna H Mau. (L.S.)

Geo F Andrews. (L.S.)

——— Charles Holden Jr ———

(L.S.)

——— Providence Sc. Providence November 30th 1849 then Anna H Mau, Eliza F Mau, George F Andrews & Samuel H Stone acknowledged the aforegoing Instrument, to be their voluntary act and Deed. ———

——— Before me Charles Holden Jr ———

——— Justice of the Peace ———

Recorded Dec 10. 1849 at 3 o'clk P.M. ———

——— Witness ——— Albert Pabodie

City Clk

Know all Men ———

——— That I. Jonathan Allen of Providence and the County of Providence and State of Rhode Island, in consideration of the sum of Six hundred Dollars to me paid by Charles A Lake of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over & deliver unto the said Charles A Lake, the One undivided third of three certain Buildings standing upon a Lot of Land hired by me of Edward Carrington, which Lot of Land measures Fifty feet on South Main Street and runs back therefrom One hundred feet. The Building situated upon the front on said Lot is Numbered Three hundred and forty eight (348) on said Street & is directly opposite the Dwelling House of A & J Pike ——— Also one undivided third of all the fixtures, tools and appurtenances now in said Building Number three hundred and forty eight, being One third of all the interest in said Tools Buildings & appurtenances. ——— To Have and to Hold the same to him the said Charles A Lake, his Executors, Administrators & Assigns to his & their use forever. ——— And the said Jonathan Allen for myself my Heirs, Executors and Administrators against all persons lawfully claiming the same will warrant and defend said Charles A Lake, his Heirs, Executors, Administrators & Assigns forever. ———

——— In testimony whereof I have hereunto set my hand & seale this Thirtieth day of January A.D. Eighteen hundred and forty nine.

Signed sealed & delivered in presence of

Jonathan Allen. (L.S.)

——— Providence Sc. In the City of Providence January 30 A.D. 1849 Then personally appeared Jonathan Allen, Subscriber to the within Instrument, and acknowledged the same to be his free and voluntary Act & Deed. ———

——— Before me Stephen Martin Justice of the Peace. ———

Recorded Dec 11. 1849 at 10 min past 2 o'clk P.M. ———

——— Witness ——— Albert Pabodie City Clk

Know all Men by these Presents ———

——— That I. John B Dayton of the City and County of Providence in the State of Rhode Island, Gentleman, for and in consideration of the sum of Six hundred Dollars to me paid by Charles A Lake of said City and County of Providence, in the State of Rhode Island, Blacksmith (the receipt of which is hereby acknowledged) do hereby give, grant, bargain, sell & assign & set over and deliver unto him the said Charles A Lake & to his Heirs and Assigns forever One undivided moiety or half part of the Two Undivided Thirds of all the Buildings standing upon a Lot of Land Leased of Edward Carrington, which Lot of Land measures Fifty feet on South Main Street, running back therefrom One hundred feet. The Building situated upon the front on said Lot is marked Number Three hundred and forty eight (348) on said Street and is directly opposite the Dwelling House owned by A & J Pike, and also one undivided moiety or half part of Two undivided Thirds of all the fixtures, tools and appurtenances now in said Building Number Three hundred and forty eight (348). The said Two undivided Thirds, being all the interest in said Buildings

tools, fixtures and appurtenances, to me, bargained, sold, assigned and set over and delivered by Lewis C Allen of said City and County of Providence, in his Deed bearing date, the Twentieth day of October A.D. Eighteen hundred and forty nine and recorded in the Clerks Office of the City of Providence in Book 113 page 1249 of the Records of Deeds. _____ To Have and to Hold the same unto the said Charles A Lake, his Heirs, Executors, Administrators and Assigns to his their own proper use and benefit forever. _____ And I the said John B Dayton for myself and my Heirs, Executors and Administrators will warrant and defend the said bargained Premises unto the said Charles A Lake, his Executors, Administrators, Heirs and Assigns from and against all Persons whomsoever. _____ In Witness whereof I have hereunto set my hand & seal at Providence this Seventh day of December A.D. Eighteen hundred and forty nine. _____

Signed Sealed & delivered in presence of the words "the said two undivided thirds" being first interlined between (3rd) and being all &. James Blackwood, Thomas Durfee — John B Dayton. (D)

Recorded Dec 11. 1849 at 10 min past 3 o'clk P.M. _____

Witness — Albert Pabodie City Clk

Know all Men by these Presents _____ That We Gideon Angell & Benjamin S Buker both of the City of Providence Partners under the Name and Style of Angell and Buker: Housewrights. For and in consideration of Ten hundred Dollars to us paid by Angell P Healy of said Providence, the receipt whereof We do hereby acknowledge. We do hereby sell, set over and deliver unto him the said Angell P Healy, his Heirs and Assigns. _____ A certain Carpenters Shop, together with all the Lumber in and about said Shop belonging to us and said Shop and Lumber standing and being upon a certain Lot of Land Leased by us of Stephen C Kinyon, by his Lease, dated the Seventh day of December A.D. 1848; Said Lot is situated in the Westerly part of said City & described as follows to wit _____ Beginning at the Northeast corner of other Land of said Kinyon on Dean Street, nearly opposite Cottage Street, thence running Southerly on Dean Street, thirty eight feet, thence Westerly fifty feet, thence Northerly thirty eight feet to the extremity of said Kinyons Land, thence Easterly, fifty feet to the place of beginning. _____ To Have and to Hold the same to him the said Angell P Healy, his Heirs, Executors, Administrators and Assigns forever. _____ And We the said Angell & Buker for ourselves, our Heirs, Executors and Administrators, do covenant with the said Healy, his Heirs and Assigns, that We are the sole owners of the above described Property, that it is free of all Incumbrances and that We will warrant and defend the same to him and them against the lawful claims & demands of all Persons forever.

In Testimony whereof We have hereunto set our hands and seals

this Fifteenth day of November in the year Eighteen hundred & forty nine (1849).

Signed Sealed & Delivered in the presence of — Gideon Angell. (A) — Benj[n] S Buker. (B)

_____ Providence Sc. City of Providence November 15. Ao 1849 Then personally appeared Gideon Angell and on the 8 day of Dec 1849 Benjamin S Buker, Subscribers to the above Instrument, and acknowledged the same to be their free act and Deed. _____ Before me Joseph A Scott Justice Peace. _____

Recorded Dec 13. 1849 at 3 min before 4 o'clk P.M. _____

Witness — Albert Pabodie City Clk

Know all Men by these Presents _____ That I Stephen C Kinyon of Pvd. in the State of Rhode Island in consideration of the covenants hereinafter entered into by Angell & Buker, have let and demised thereby let & demise unto them the said Angell & Buker their Heirs & Assigns, a certain Lot of Land in the Westerly part of said City of Providence & thus described to wit: Beginning at the Northeast corner of said Kinyons Land, on Dean Street nearly opposite Cottage Street, running Southerly on Dean St thirty eight ft. thence Westerly fifty ft. thence Northerly thirty eight ft to the extremity of said Kinyons Land, thence Easterly, fifty ft. to place of beginning. _____ To Have and to Hold the same for the term of Four Years next after December Seventh Eighteen hundred and forty eight, to them the said Grantees their Heirs and Assigns. _____ And the said Angell & Buker do hereby for themselves, their Heirs and Assigns, covenant & agree to and with the said Kinyon, his Heirs & Assigns, that they will & truly pay or cause to be paid to the said Lessor the sum of Twenty five Dollars per year in advance. And it is agreed by the parties, their Heirs, Administrators, Executors & Assigns, that if at any time the said yearly Rents shall be in arrear twenty days after it is due, this Lease may be terminated by the Lessor & the said Angell & Buker, their Heirs, Executors, Administrators & Assigns shall be deemed taken to be tenants holding over their term under the Statute of the State & the said Lessor may enter & take possession with or without process of Law, that the Angell & Buker their Heirs or Assigns may terminate this Lease & remove such Buildings as they may put on said Lot by giving One Years notice of their intention to do so paying One Years Rent in advance the said Buildings to be removed within the year after said notice is given. _____ Witness our hands & seals at Providence this Seventh day of December Eighteen hundred forty eight. _____

Done in presence of — John H Kinyon — Stephen C Kinyon. (D) — Gideon Angell. (A) — B S Buker. (B)

_____ Providence Sc. City of Providence December 8. 1849 Then personally appeared Stephen C Kinyon, Subscriber to the above Instrument & acknowledged the same to be his free Act and Deed. _____ Before me Joseph A Scott Justice Peace. _____

Know all Men by these Presents that We Gideon Angell & Benjamin S Bucker within named in consideration of One Dollar to us paid by Angell & Healy of the City of Providence, the receipt whereof We do hereby acknowledge, We do hereby grant, bargain, transfer and set over to said Healy his Heirs and Assigns the within described premises for and during the remainder of the term therein mentioned.

To Have and to Hold the same with the privileges & appurtenances thereof, to said Healy, his Heirs, Executors, Administrators and Assigns in as ample a manner as the same is conveyed to us, or as We might hold & enjoy the same by the within Lease, he the said Healy his Heirs, Executors, Administrators & Assigns paying & performing the Rents and Covenants therein required of us.

In Testimony whereof We have hereunto set our hands and seals this Fifteenth day of November A.D. 1849.

Signed sealed & delivered in presence of
Gideon Angell. (L.S.)
Benj.n S Bucker. (L.S.)

Providence ss. City of Providence November 15. 1849

Then personally appeared Gideon Angell and on the 8th day of December 1849 Benjamin S Bucker, Subscribers to the above Instrument & acknowledged the same to be their free Act and Deed

Before me Joseph A Scott Justice Peace

Recorded Dec 13. 1849 at 5 min before 4 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, Henry Whitman of the City and County of Providence and State of Rhode Island, for and in consideration of the sum of One Dollar to me in hand paid by Zelotes W Holden of said City (the receipt whereof is hereby acknowledged) and of the several trusts hereinafter created, do by these Presents give, grant, bargain, sell, assign and transfer unto the said Zelotes W Holden, all my Stock, Shares, goods, effects and property of every description whatsoever in my California Trading and Mining Company, wherever or however the same may be situated or described, together with all that may be realized from the sale of said Property on my account, whether in the hands and possession of Messrs Johnson, Stone and Company of California, at the date hereof or hereafter, and also all my interest or interest in the funds and property of the said Trading & Mining Company & the Net earnings or profits that may accrue from the business thereof and to which I am now or may be hereafter entitled, by virtue of my ownership of said Property.

To Have and to Hold the Property aforesaid unto him the said Zelotes W Holden, his Executors, Administrators & Assigns.

Upon Special Trust however, that the said Zelotes W Holden his Executors, Administrators & Assigns, shall with all reasonable despatch reduce the Property aforesaid into his possession and apply for, demand and receive the same from all & any person or persons whomsoever shall distribute the proceeds thereof as follows.

First to the payment of the Expenses of this Instrument, reserving a reasonable compensation to said Trustee.

Second to the payment in full if sufficient of the following Promissory Notes all payable on demand with interest to the City India Rubber Company Viz:
One for the sum of Fifteen hundred Dollars dated June 12. 1849 --- $1500.
One for the sum of Twenty five hundred Dollars dated June 25. 1849 --- $2500.
One for Six hundred Dollars dated August 7. 1849 --- $.600
One for Four hundred fifty Dollars dated September 3. 1849 --- $ 450
One for Three hundred & thirty dollars dated September 29. 1849 --- $ 330
and One for Two hundred & forty five Dollars dated October 9. 1849 --- $ 245.
amounting in all to the sum of Five Thousand, Six hundred & twenty five Dollars, principal. Said Notes being, for money received by me of said Company.

Third (3d) To pay with the balance if sufficient, a certain Promissory Note made by me and endorsed by Zelotes W Holden for the sum of Four hundred Dollars, dated July 24. 1849, payable in Five Months from date $400. and also to Benjamin K Whitman of said Providence, the sum of Thirteen hundred & fifty Dollars, the above two last mentioned sums to be paid in full if the balance of said Proceeds are sufficient, but otherwise to be paid pro rata.

Fourth to pay to Thomas Budlong of said Providence, if the balance is sufficient, the sum of Twenty three hundred Dollars.

Fifth to pay to Leonard S Herring of Cranston, if the balance is sufficient, the sum of Two hundred and fifty Dollars.

Sixth to pay to Brecken & Brother of the City of New York Five hundred & fifty Dollars if the balance is sufficient.

Seventh to pay any indebtedness of mine to the Mount Vernon Bank of Foster R.I., to the Pawtuxet Bank & the Bank of North America of Providence if the balance is sufficient, but otherwise to pay said Banks pro rata.

Eighth to distribute the balance of said proceeds if any remains, ratably among such of my Creditors as shall within the period of Twelve Months from the date hereof, execute to the said Holden a full release of all their claims and demands against me the said Henry Whitman.

And I the said Henry Whitman do by these Presents constitute & appoint the said Zelotes W Holden, his Executors, Administrators & Assigns my true & lawful Attorney & Attornies, irrevocable, for me in my Name, or in his or their Name or Names to take possession of said Property, to apply for, sue, demand, recover and receive in all Courts or places, whatever sums of Money, debts, balances, shares of profits, nett earnings or dividends that are hereinbefore assigned in trust, to make, execute, seal, acknowledge & deliver the necessary deeds, transfers receipts or releases that may be necessary in the premises & generally to do all that may be necessary to be done in the premises & accounting to me the said Henry Whitman or my Executors or Administrators for all that may remain, after the performance of the several trusts hereinbefore created, hereby ratifying, approving confirming all that may be done in the premises by virtue hereof & hereby authorizing the said Holden, his Executors or Administrators to appoint an Attorney or Attornies under him or them & the same to revoke at pleasure.

In testimony whereof I have hereunto set my Hand & Seal this Seventh day of December in the Year of our Lord One Thousand Eight hundred & forty nine (A.D. 1849).

Signed sealed & delivered in presence of
Dexter Peirce
Henry Whitman. (L.S.)

And I Zelotes W Holden, the party named in the foregoing Instrument hereby accept the trust created thereby & do hereby covenant & agree to discharge the duties of said Trust to the best of my ability.

Witness my hand & seal the day & year last above written.

In presence of Dexter Peirce
Zelotes W Holden. (L.S.)

Recorded Dec 14. 1849 at 10 min before 10 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents ——— That I David L Haight of the City, County and State of New York, for & in consideration of the sum of Twenty seven thousand Dollars to me paid by Edward J Mallett of said City of New York, the receipt of which said sum is hereby acknowledged, have granted, sold, assigned, transferred and set over and do by these Presents grant, sell, assign, transfer and set over to him the said Edward J Mallett, his Heirs and Assigns forever ___ All my Right, title & interest in to all the Buildings & Improvements upon the Lots of Land situate on the Easterly side of South Main Street & also in the reversion of & Easterly from said South Main Street in the City and County of Providence, in the State of Rhode Island, being the Lots of Land heretofore leased to the said Edward J Mallett by the following Leases to wit; One from Nicholas Brown & others bearing date December 29 A.D. 1836 on Record in the City Clerks Office in said Providence in Book Number 70 of the Record of Land Evidences pages 119 & 120. ___ One from the City of Providence bearing date February 8 A.D. 1837 ___ One from John Whipple and Hanna his Wife bearing date April 25. A.D. 1833 also on Record in said Office in Book Number 63 page 109 &c of the Records of Land Evidences. ___ To Have to Hold the same with all and singular the Rights & Privileges thereof or thereunto appertaining, to him the said Edward J Mallett his Heirs & Assigns forever ___ And for the consideration of the sum paid as aforesaid I the aforenamed David L Haight, do hereby grant, sell, assign, transfer & set over to him the said Edward J Mallett his Executors, Administrators & Assigns the aforereferred to Leases (and which said Leases with the renewal of the last named Lease from John Whipple & Wife the Buildings & Improvements thereon were assigned & transferred to me the said David L Haight, by Deed of Transfer from the said Edward J Mallett, bearing date June 3 A.D. 1846 & which said Transfer is also on Record in said Office in Book Number 98 page 349) and all my Right, title, and interest, in and to said Lots of Land under and by virtue of said Leases, the renewal of the Lease from John Whipple and Wife, the assignment of said Leasehold Estate & a Deed from Samuel Dexter to me the said David L Haight, bearing date April 28 A.D. 1849 also on Record in said Office in Book Number 110 of the Record of Deeds page 189. ___ To Have and to Hold the same with all the Rights & Privileges thereof or thereunto appertaining unto him the said Edward J Mallett, his Executors, Administrators & Assigns, for and during the residue of the term & terms of time in said Leases mentioned, under the yearly Rents and Covenants in said Leases reserved & contained on the part & behalf of the Lessee to be paid, kept & performed ___ And I the aforenamed David L Haight, as Holder & Assignee of three Mortgage Deeds heretofore executed by the said Edward J Mallett to the Firm of Brown & Ives which said Mortgage Deeds were by said Firm of Brown & Ives with the Notes secured by said Mortgage Deeds assigned & transferred to me, by Deed of Transfer bearing date May 31 A.D. 1847 on Record in said Office in Book Number 96 of the Record of Land Evidences page 224. for and in consideration of the sum paid as aforesaid do hereby sell, assign, transfer and set over to him the said Edward J Mallett, his Heirs and Assigns forever. ___ The aforereferred to Mortgage Deeds, the Notes therein and thereby described and all my Right, Title & Interest as Holder and Assignee of said Mortgage Deeds in and to the Lots of Land with the Buildings & Improvements therein described, referred to & conveyed in and by said Mortgage Deeds ___ To Have and to Hold the same with all the Rights and Privileges thereof, to him the said Edward J Mallett, his Heirs and Assigns forever. ___

In Testimony whereof I have hereunto set my Hand and Seal this Eleventh day of December in the Year of our Lord One Thousand Eight hundred and forty nine ___

Signed sealed and delivered in presence of Henry C Dorr. — D L Haight. (L.S.)

___ State of New York, City and County of New York ss. On this Twelfth day of December A.D. 1849 before me came David L Haight, to me personally known to be the Party named & described in who executed the foregoing Deed and acknowledged that he executed & delivered the same as and for his Act and Deed. ___

Henry C Dorr Commr for the State of Rhode Island within and for the State of New York. ___

Recorded Dec 17. 1849 at 9 h 4 m o'clk a.m. ___

Witness ___ Albert Pabodie City Clk

___ Know all men by these Presents ___ That I James McKanna of Providence in the State of Rhode Island & Providence Plantations in consideration of the sum of One hundred forty eight Dollars paid me by Isaac Hedly and Samuel Hedly of Providence & State aforesaid, I hereby bargain, sell and convey to them the said I & S. Hedly their executors, administrators and assigns, all my right, title and interest in and to a dwelling house situated in said Providence, on the northerly side of India Street on land belonging to John Oldfield, with all the privileges & appurtenances thereto, to have and to hold the same to them the said Isaac Hedly & Samuel Hedly, their executors, administrators and assigns forever, and I warrant and defend said premises against all lawful demands by or through me ___ In Witness whereof I have hereunto set my hand and seal this seventh day of November, One thousand eight hundred forty nine In presence of Witness, Henry N Ward — James McKanna (L.S.)

County of Providence ss In the City of Providence on this 7th day of November A. D. 1849. Then personally appeared the above named James McKanna Before me and acknowledged the preceding instrument by him signed to be his free act & deed Nathaniel Searle ___ Public Notary

Recorded December 20th 1849 at 20 min before 11 o'clock a.m. ___ Witness ___ Albert Pabodie City Clk

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Know all men by these presents ___ That we Isaac Hedly & Samuel Hedly, both of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Five Hundred Dollars, to us paid, by Henrietta Hunt Brownell, wife of Stephen Brownell of said City of Providence, the receipt whereof, is hereby acknowledg-

ged, do by these presents, bargain, sell, assign, convey, set over and deliver, unto her, the said Henrietta H Brownell, and to her heirs and assigns forever, a certain dwelling House, situated on the Northerly side of India Street in said City of Providence, on a Lot of Land belonging to John Oldfield — Being the same Dwelling House that was conveyed to the Grantors, by Deed from James McKanna, dated November 7th A.D. 1849 Reference to said Deed being had. ———

——— The said Dwelling House is subject & liable for the payment of the ground rent, of the lot of land upon which said Dwelling House stands ———

——— To have and to hold the same, with all the Rights and Privileges thereof, to her, the said Henrietta Hunt Brownell & to her heirs and assigns, to her and their sole use and benefit forever. ———

——— And we, the said Grantors, for ourselves, and for our heirs, executors & administrators do covenant to and with the said Henrietta Hunt Brownell, her heirs & assigns that we are lawfully seized and possessed of the aforesaid premises, that we have in us a good right to sell and convey the same as aforesaid and that we will forever warrant and defend the same, to her the said Henrietta Hunt Brownell & to her heirs and assigns forever, against the lawful claims and demands of all persons, excepting only from the claim for Ground rent

In testimony whereof we have hereunto set our hands & seals this Twentieth day of December A.D. One Thousand eight hundred and forty nine (1849)

Signed, Sealed and delivered in presence of
Nathaniel Searle

Samuel Hedly
Isaac Hedly

County of Providence ss. In the City of Providence on this 20th day of December A.D. 1849 Then personally appeared the above named Isaac Hedly & Samuel Hedly, Before me & severally acknowledged the preceding Instrument, by them signed, to be their free act & deed Nathaniel Searle ———

——— Public Notary

Recorded December 20th 1849 at 11 o'clock A.M. ———

——— Witness ——— Albert Pabodie City Clk

Know all Men, That I, Samuel Morgan of Providence, State of Rhode Island & Providence Plantations, for in consideration of Two hundred (200) Dollars to me paid by James Wheaton of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain sell set over & deliver unto said James Wheaton a certain Building standing on Land of the heirs of the late John Carter, lying in the Northerly part of the City of Providence on Meeting Street, 16 feet by 23 feet. To Have & to Hold the same to him the said James Wheaton, his Heirs, Executors & Assigns against all persons lawfully claiming the same, and warrant & defend said James Wheaton Forever ——— In Witness whereof I have hereunto set my hand & seal this twenty fifth (25) day of May One Thousand Eight hundred forty six ———

Signed, Sealed & delivered in presence of
J L Wheaton

Samd Morgan.

Recorded Dec 22. 1849 at 3½ o'clk P.M. ———

——— Witness ——— Albert Pabodie City Clk

——— I, George G Gladding of Providence Rhode Island in consideration of One Dollar to me paid by John Gladding 3d of said Providence, and also in consideration of the good & suitable support provided for me the said George, in & by the last Will and Testament of my honoured Father Nathaniel Gladding and my honoured Mother Phebe Gladding respectively, have given, granted, bargained and sold, and hereby give, grant, bargain & sell, convey and confirm unto the said John Gladding 3d his Heirs and Assigns, all my right, title and interest, in and unto the certain Tract of Land in said Providence described together as follows Viz: Beginning on Chesnut Street at the Northeasterly corner of Land now or late of Cyprus Butler, thence running Westerly on his Land One hundred feet, thence turning Southerly and running on his Land Forty feet to Friendship Street, thence Westerly on that Street Sixty seven feet, then turning a Right Angle & running Northerly Ninety five feet, thence turning a Right Angle & running Easterly One hundred & sixty seven feet to Chesnut Street, thence Southerly on that Street, Fifty five feet to the place of beginning. ———

——— To Have and to Hold the said Premises with the Buildings and Improvements thereon & the privileges & appurtenances to the same belonging, to him the said John Gladding 3d his Heirs & Assigns, Executors & Administrators, in trust to receive the Rents & Profits thereof, and the same after payment therefrom of taxes & other expenses, to apply to the good & suitable support of me the said George G Gladding, during the term of my natural life, & to the payment of my funeral expenses & and if the said Rents & Profits shall at any time be insufficient for the purposes aforesaid, then to sell & convey the whole of said Property or any part thereof necessary for said purposes. ——— And in further Trust after the termination of my natural life, to distribute and divide the said property or any part thereof remaining, among and to, the Heirs at Law of me the said George G Gladding, in the same manner and proportions as the same would have descended from me to them, if I the said George had died intestate, seized thereof in fee simple, this Trust had not been created. ——— In Testimony whereof I have hereunto set my hand & seal this Twenty third day of November AD Eighteen hundred and forty nine ———

In presence of
Ephraim S Jackson
Gardner Luther

George G Gladding.

——— Providence Ss. On the 13th day of December AD 1849 personally appeared George G Gladding the signer to the preceding Instrument, & acknowledged the same to be his free act and Deed ———

——— Cook Aldrich ———

——— Public Notary ———

Recorded Dec 25. 1849 at 11½ o'clk A.M. ———

——— Witness ——— Albert Pabodie City Clk

——— Know all men by these presents ———

That I Elizabeth Farnum of the City and County of Providence, in the State of Rhode Island (Widow of Royal Farnum late of said Providence deceased) for and in consideration of the sum of Seven Hundred and fifty Dollars to me paid by Benjamin J. Bliven of said City of Providence, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold and conveyed and do by these presents grant, bargain, sell and convey

unto him the said Benjamin J Bliven, his heirs and assigns forever ——— The Building and all other Improvements standing upon the Lot of Land owned by Nathaniel Bishop situate on the Westerly Side of South Main Street in said City of Providence, being the same Building heretofore owned by the aforenamed Royal Farnum deceased, and now occupied wholly or in part by the said Benjamin J Bliven and now numbered 123. 125 and 127 on said Street ——— To have and to hold the said Building and Improvements on said Lot, with all the rights and privileges thereof, to him the said Benjamin J Bliven, his heirs and assigns forever. ——— And I the aforenamed Elizabeth Farnum, for myself and for my heirs, executors and administrators, do Covenant with him the said Benjamin J Bliven, his heirs and assigns, that said Building and Improvements on said Lot are free from all and all manner of Incumbrances; that I have good right to sell and convey the same in manner as aforesaid: and that I will warrant and defend the same to him the said Benjamin J Bliven, his heirs and assigns forever, against the lawful claims and demands of all persons ——— And for and in consideration of the sum paid as aforesaid, I the aforenamed Elizabeth Farnum, do hereby sell assign transfer and set over to him the said Benjamin J Bliven, his executors, administrators and assigns, the Lease of said Lot made and executed to me the said Elizabeth Farnum by Nathaniel Bishop, bearing date September 18 A D 1845 and which said Lease is on Record in the City Clerks Office in said Providence in Book Number 98 of the Record of Land Evidence Page 100. ——— To together with all my right, title and interest in and to the Lot of Land described and demised in and by said Lease, To have and to hold the same with all the rights and privileges thereof to him the said Benjamin J Bliven, his Executors, Administrators and Assigns, for and during the unexpired term of said Lease, he or they Paying or causing to be paid all rents in said Lease reserved to be paid by the Lessee her executors, administrators or assigns ——— In testimony whereof I have hereunto set my hand and seal this first day of December, in the year of our Lord, One thousand eight hundred and forty nine ———

Signed, Sealed and delivered in presence of Henry Martin

Elizabeth Farnum LS

Providence County ss In Providence this fifth day of December A.D. 1849 Then Elizabeth Farnum personally appeared before me and acknowledged the preceding Instrument by her signed to be her free and voluntary act and deed Henry Martin ——— Public Notary

Recorded Dec^r 27th 1849 at 12 o'clock p m ——— Witness Albert Pabodie City Clk

Whereas Jeremiah Munroe of the City & County of Providence, in the State of Rhode Island, did on the 22^d day of January A.D. 1848 make and execute his certain deed of mortgage of that date, to Tillinghast Almy of said City of Providence of all the buildings & improvements situated in the Southerly part of said City of Providence, to secure the payment of certain sums of money, as by said Deed of Mortgage, on Record in the City Clerks Office in said Providence, in Book N^o 111 page 56 which said Deed of Mortgage fully authorized & empowered the said Tillinghast Almy as the Attorney of the said Jeremiah Munroe, to sell and convey said Mortgaged Property, under the conditions and in the manner provided out in said deed of Mortgage ———

And whereas said Deed of Mortgage, was made & executed on this express condition "For that whereas, I the said Jeremiah Munroe, have made & executed my certain promissory Note bearing even date with this deed, for the sum of Five hundred Dollars, and payable to the said Tillinghast Almy, or order, in one year after date, with interest ——— Now therefore, if I the said Jeremiah Munroe, my heirs, executors, administrators or any other person for me, shall well and truly pay to the said Tillinghast Almy, his heirs or assigns the aforenamed promissory note, together with the interest thereon, according to the tenor of said Note, and shall also, well and truly pay all other sums of Money, that may hereafter be due and owing, to the said Tillinghast Almy, either by Note or Book Account, then this Deed shall be Null & void, otherwise to be and remain in full force & virtue" ——— And whereas said promissory Note has become due & payable & still remains unpaid, and premises and estate named in said Deed of Mortgage, have been advertised for sale by public Auction, Ten days prior to the date hereof, in the Providence Daily Journal, one of the Public Newspapers printed in the City of Providence ——— And whereas at a public Sale of said premises, the same were purchased by Joseph A D Joslin for the sum of Five hundred and ten Dollars, he being the highest bidder therefor ——— Now therefore, Know Ye, That I the said Jeremiah Munroe, by my attorney the said Tillinghast Almy, for & in consideration of the premises, and of the aforenamed sum of money in the sum of Five hundred & ten dollars, paid by the said Joseph A D Joslin the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over and deliver unto the said Joseph A D Joslin & to his heirs and assigns forever, all the buildings & improvements standing on a Lot of Land, situate in the Southerly part of the City of Providence & leased by the said Jeremiah Munroe of Henry Drown, Being the premises & estate named in said Deed of Mortgage - together with all the right, title & interest, of the said Jeremiah Munroe in & to the Lease of the Lot of Land upon which said Buildings & Improvements stand ——— To have & to hold the same, to him the said Joseph A. D. Joslin, his heirs and assigns forever, with all the rights, privileges and appurtenances thereof, as conveyed by the said Jeremiah Munroe, in the afore named deed of Mortgage ——— In testimony whereof, I the said Jeremiah Munroe, by my Attorney the said Tillinghast Almy have hereunto set my hand and seal this eighteenth day of December A D One thousand eight hundred & forty nine (1849) ———

Signed, sealed and delivered in presence of Nathaniel Searle

Jeremiah Munroe by his Attorney Tillinghast Almy LS

County of Providence ss In the City of Providence on this 25^th day of December A D 1849 Then personally appeared the above named Tillinghast Almy before me & acknowledged the preceding instrument, by him signed, as Attorney to the said Jeremiah Munroe to be his free act & deed & the free act & deed of the said Jeremiah Munroe Nathaniel Searle Pub. Notary

Recorded the foregoing Dec^r 28. 1849 at 5 min past 10 o'clock a m
Witnes Albert Pabodie City Clk

Know all men by these presents, That I Joseph A D Joslin of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Five hundred and ten Dollars, to me paid by Tillinghast Almy of said City of Providence, the receipt whereof I do hereby acknowledge, have remised, released, and forever quit claimed and by these presents do remise, release and forever Quit claim, unto him the said Tillinghast Almy, his heirs and assigns forever, all the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to All the Buildings and Improvements standing on a Lot of Land, situate in the Southerly part of the City of Providence Leased by Jeremiah Munroe of Henry Drown — together with my Interest in the Lease of the Lot of Land, upon which said Buildings & Improvements stand — Being the same premises conveyed to the Grantor; by Deed, from Jeremiah Munroe, by his Attorney Tillinghast Almy, dated December 18th 1849 — Reference to said Deed being had ——

——— To have and to hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Tillinghast Almy, his heirs and assigns forever And I the aforenamed Joseph A D Joslin for myself and for my heirs, executors and administrators, do covenant with the said Tillinghast Almy, his heirs and assigns, that I will warrant and defend the aforedescribed premises to him the said Tillinghast Almy, his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me ——

——— In testimony whereof, I have hereunto set my hand and seal, this Twenty fifth day of December in the year of our Lord One thousand eight hundred and forty nine (1849) ——

Signed, sealed and delivered in presence of } Jos A D Joslin (L S)

County of Providence ss. In the City of Providence on this 28th day of December A. D. 1849 Then personally appeared the within named Joseph A. D. Joslin before me and acknowledged the within Instrument by him signed to be his free act & deed —— Nathaniel Searle ——

——— Pub. Notary ———

Recorded December 28 1849 at 10 min past 10 o'clk a m ———

——— Witnes ——— Albert Pabodie City Clk

This Indenture made and entered into on this twenty second day of December A D one thousand eight hundred and forty nine, by and between Benjamin M. Jackson of the City & County of Providence, in the State of Rhode Island, of the first part and William Belcher & Asa K Kelly, both of said City of Providence, of the second part ——

——— Witnesseth That the said Benjamin M. Jackson, in consideration of the rents and covenants herein contained, on the part of the said William Belcher & Asa K. Kelly, and their representatives to be paid, kept and performed, doth hereby lease, devise and let unto the said William Belcher & Asa K Kelly, Two certain

lots of land, situated in the South Westerly part of said City of Providence and are laid out and described as Lots numbers (149) one hundred & forty nine and (150) one hundred & fifty on a Plat of Lands "called" Plat of Mr Timothy Wiggins land, in the South Westerly part of the City of Providence, by M B. Lockwood — Being the same two Lots of Land, that were conveyed to the Grantor by Deed from Seth Padelford and Arba B Dike, dated May 18th A D 1848 and recorded in the Land Records of said City of Providence, in Book 112 page 7. ——

——— To have and to hold said Premises, with their appurtenances, to them, the said William Belcher and Asa K Kelly and their Representatives, for and during the term of five years, from and after the first day of January A D. One thousand eight hundred and fifty — Yielding and paying therefor yearly and every year during said term, unto the said Benjamin M. Jackson, his heirs and assigns, the yearly rent of sixty Dollars, payable at the end of each & every six months, during said term — the first payment whereof, to be made on the first day of July A.D. One thousand eight hundred & fifty ——

——— And the said William Belcher & Asa K Kelly, for themselves, their heirs, executors, administrators & assigns, do covenant and agree, to and with the said Benjamin M Jackson, his heirs and assigns, that they or their Representatives, will well and truly pay unto the said Benjamin M. Jackson, his heirs or assigns the yearly rent aforesaid, at the times, and in the manner herein before appointed for the payment thereof ——— And the said William Belcher & Asa K Kelly, for themselves & for their heirs, executors, administrators and assigns, do further covenant and agree, to and with the said Benjamin M. Jackson, his heirs and assigns, that all the buildings and improvements that may hereafter be erected, on the premises hereby leased, shall be and remain pledged for the payment of the yearly rent aforesaid ———

And it is further provided, that in case the yearly rent aforesaid, or any part thereof, shall remain due & unpaid, for the space of Sixty days, after either of the times, whereon the same is appointed to be paid, that then and in that case, it shall and may be lawful, in Ten days, after the expiration of Sixty days, for the said Benjamin M. Jackson, his heirs, executors, administrators & assigns to reenter, in and upon said Leased premises, and the same to have repossess and enjoy, and this Lease shall cease and be determined ——— And it is further provided that if the yearly rent aforesaid, shall remain due and unpaid, after the same becomes due and payable, it shall draw Interest until paid, and the pledge of the Buildings and Improvements, herein before given for the payment of said rents shall also be deemed and taken, to extend to the interest thereon — and it is further provided, That all Taxes, that may be assessed on said leased premises during said term, shall be paid by the said Lessees or their Representatives ——— And it is further provided, that at the end of said term of five years, the said Lessees and their Representatives, shall have the privilege of purchasing said Leased premises, at a price to be agreed upon by the parties to this Lease ——

——— And it is further covenanted and agreed by the parties to this Lease, that at the end of said term of five years, the said Benjamin M Jackson, his heirs or assigns, shall further lease the afore described premises, unto the said William Belched & Asa K Kelly their heirs, executors, administrators or assigns, for and during a further term of five years, at such rent, as may be agreed upon by the parties hereto, and in case they cannot agree, at such rent, as three judicious disinterested men, or any two of them, as shall be agreed upon by the parties, shall settle and determine — And the said Benjamin M Jackson for himself

Mr. Benj. M. Jackson, Lessor & William Belcher & Asa K. Kelly, Lessees. Lessees hereby covenant to keep premises insured by M. Jackson. Witness our hands & seals March 27th 1853. Benj. M. Jackson (L S) In presence of. A. K. Kelly (L S) William Belcher

his heirs, executors, administrators and assigns, doth covenant and agree, to and with the said William Belcher and Asa K Kelly their heirs, executors, administrators and assigns, that they, the said William Belcher & Asa K Kelly, their heirs, executors, administrators and assigns, paying the rents and performing the covenants herein contained, on their part to be paid and performed as aforesaid, shall and may lawfully and quietly, have hold and enjoy the aforedescribed premises, for and during the said term of Five years, without lawful let or molestation, from the Lessor, his heirs or assigns, or any person or persons under him or them ———

——— In witness whereof, the parties aforesaid, have hereunto set their hands & seals, the day and year first aforewritten ———

Signed, Sealed and delivered in presence of
Nathaniel Searle

Benjamin M. Jackson LS
William Belcher LS
Asa K. Kelly LS

County of Providence ss In the City of Providence on this 31st day of December A D 1849 Then personally appeared the above named Benjamin M. Jackson, William Belcher & Asa K Kelly, before me & severally acknowledged the preceding Instrument by them signed, to be their free act & deed

——— Nath[l] Searle Pub Notary

Recorded December 31 1849 at 20 min past 2 o'clock p.m.
Witnes

Albert Pabodie City Clerk

——Whereas Charles Dyer of the City & County of Providence State of Rhode Island &c, has this day sold and conveyed to Joseph Knowles of said Providence for the consideration of twenty thousand Dollars, one undivided half part of a certain lot of land in said City called the Meadow Lot, on the West side of the river, Bounded Southerly by land of Samuel Jackson 2d, Westerly by Eddy Street, Northerly by Clifford Street and Easterly by Dorrance & Dyer Streets, excepting two lots fronting on Eddy Street, each forty feet wide in front and rear & one hundred feet deep previously sold by said Dyer, one to Isaac R Brown, the other to James G Anthony, which said lot of land is subject to certain leases and also to certain Mortgages given by the said Charles Dyer to the late Richmond Bullock to secure the sum of thirteen thousand dollars, which Mortgages are now valid incumbrances on said estate in the hands of the Executors of said Richmond Bullock ———

——Now therefore in consideration of said Sale and Conveyance it is agreed by and between the parties to the same and to this Instrument, that the said Charles Dyer shall receive all the rents of said Estate which shall accrue prior to the first of January A D 1850, and that after that time the accruing rents shall be divided equally between said parties——

——— And also that the said Joseph Knowles shall pay to the executors of the said Richmond Bullock the sum of Five Thousand Dollars on the 10th day of April A D 1851 and the sum of fifteen hundred dollars on the 10th day of October 1851 with interest on each of said Sums from the first day of January A D 1850 until payment thereof, which sums are to be in part payment of the two promissory notes given by said Charles Dyer to said Richmond Bullock & secured by the Mortgages on said lot——

And it is also agreed that the said Charles Dyer shall pay to the said Executors, the remainder of said Notes, secured by said Mortgages, with interest from said first day of January A D 1850 until paid———

And it is also agreed that if either party hereto shall hereafter pay more than One half the amount of said Mortgage debt in order to redeem said Estate, that he shall be entitled as against the other party hereto, to an Assignment of said Mortgages, to be held by him upon the share of the other party for the excess above one half part of said Mortgage debt so paid, and that the same shall be in the hands of the party so paying it, a valid incumbrance on the share of the other until such excess be paid by such other party——

——— And all the covenants and agreements herein contained shall be binding on the legal representatives of the parties as well as themselves———

——— In testimony whereof we have hereunto set our hands & seals this 21st day of December A D 1849———

Executed in presence of
C. W. Greene
T. A. Jenckes
James S Ham

Charles Dyer LS
Joseph Knowles LS

Providence ss Providence December 21st A D 1849 Then personally appeared the aforesaid Charles Dyer and acknowledged the above Instrument by him signed to be his free act and deed———

——— Before me——— Charles W Greene Justice Peace

Providence ss Providence December 21st A D 1849 Then personally appeared the said Joseph Knowles and acknowledged the above instrument by him signed to be his free act & deed ———

——— Before me C. W. Greene Justice Peace———

Recorded January 2d 1850 at 11½ o'clock A m———
Witness

Albert Pabodie City Clk

——— Know all men by these Presents ———

That I Joseph W Beynon the Lessee named in the foregoing Lease for and in consideration of the sum of seven hundred dollars to me in hand paid before the ensealing and delivery hereof the receipt whereof I do hereby acknowledge have granted assigned & set over unto the said Levi C. Dexter, his executors and administrators the foregoing indenture of Lease and all that messuage &c therein described and devised with the appurtenances; and also all my estate, right, title and term of years, yet to come, claim and demand whatsoever, of in to or out of the same

To have and to hold the said Messuage &c unto the said Levi C Dexter, his executors, administrators for the residue of the term within or in said Lease mentioned, under the yearly rents and covenants therein reserved and contained on my part and behalf to be done, kept and performed———

——In Witness whereof I have hereunto set my hand and seal the twenty first day of December Eighteen hundred and forty nine at said Providence

Signed, Sealed & delivered and the words "for the residue" written above the erasure in presence of S. Currey

J. W. Beynon LS

Providence ss. In Providence December 21st 1849. Then personally came J W Beynon subscriber to the foregoing instrument & acknowledged the same to be his free act and deed Before me Sam'l Currey ——— Jus. of Peace

Note. The Lease refered to above is recorded in Book No 105 page 162 of the Record of Deeds ———

Recorded Jany 3d 1850 at 11½ o'clock a m ———
Witness Albert Pabodie City Clerk

This Lease made and executed this first day of February A.D. 1849 between John B. Howell of the City of New York of the first part and Joseph W Beynon of Providence R.I. on the second part ———

Witnesseth That the said John B. Howell, for and in consideration of the rents and covenants herein contained on the part of said J.W. Beynon, to be paid and performed doth hereby demise and to farm let unto the said Beynon the upper part of the house, wherein he now resides togethes with the West room in the attic Story, and also an apartment in the Wood house & use of the yard in common with the other tenants of said house, and all other appurtenances thereto appertaining, situated on South Main Street in said Providence ———

To have and to hold the above described premises, with their appurtenances, to him, the said Jos. W. Beynon, his executors and administrators from this date, to the termination of the lease of the premises, executed to him by Ira Harvey Oct 31. 1846, that is till the 30th day of April A.D. 1859 Yielding and paying therefor in quarterly payments at and after the rate of One hundred dollars per year, on the first day of May, August, November and February of each and every year during the continuance of this lease. And it is further agreed that if said Quarterly rent, or any part thereof, shall be behind due and unpaid for three days after the same shall be due as aforesaid, it shall be lawful for said John B. Howell, his executors, administrators or assigns to again enter and take possession of said premises and terminate this lease accordingly ———

And the said Joseph W Beynon for himself, his heirs & assigns, doth covenant and agree with said John B. Howell, his heirs & assigns, that he will pay the above rent as above reserved, at the times, and in the manner aforesaid during the whole of said term, and at the end of said term or other sooner termination of this lease, will quietly and peaceably yield possession of said premises, in as good order and condition, ordinary wear excepted, as the same are now in without any change or charge for improvements whatever to the same ———

In witness whereof we have hereunto set our hands and seals the day and year above written ———

Signed, Sealed & delivered in presence of James Gormin — John B Howell LS — J.W. Beynon LS

Know all men by these presents, that I Joseph W Beynon the Lessee named in the foregoing Lease; for and in consideration of the sum of

seven hundred dollars, to me paid by Levi C Dexter of the City and County of Providence at and before the sealing and delivery hereof, the receipt whereof I do hereby acknowledge, have granted assigned and set over and by these presents do grant, assign and set over unto the said Levi C Dexter, his executors and administrators, the foregoing Indenture of Lease and all that Messuage &c therein described and thereby demised with the appurtenances; and also all my estate, right, title, term of years yet to come, claim and demand whatsoever of, in, to or out of the same ———

To have and to hold the said Messuage &c. unto the said Levi C Dexter, his executors and administrators, for the residue of the term in the said Lease mentioned under the yearly rent and covenants therein reserved and contained, on my part and behalf to be done, kept and performed

In Witness whereof I have hereunto set my hand and seal the Twenty first day of December Eighteen hundred and forty nine at Providence aforesaid ———

Signed, Sealed & delivered in presence of S. Currey — J. W. Beynon LS

Providence ss In Providence Dec 21 A D 1849 Then personally came the above named J. W. Beynon subscriber to the foregoing instrument and acknowledged the same to be his free act and deed ———

Before me ——— Sam'l Currey Jun. of Peace ———

Recorded January 3d 1850 at 11½ o'clock a m ———
Witness Albert Pabodie City Clk

Know all Men by these Presents ———

That I William Field of Providence, in the County of Providence, State of Rhode Island and Providence Plantations, Housewright, for and in consideration of the sum of One hundred Dollars to me in hand well & truly paid by Edward Billings of Providence aforesaid, Housewright, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, conveyed and confirmed and do by these Presents give, grant, bargain, sell, convey & confirm unto him the said Edward Billings, his heirs & assigns forever. One One hundred and Sixtieth parts or two Shares in the Real & Personal Estate of the Providence New Market Association, situated in Providence aforesaid, at the junction of Partridge & High Streets. The said parts or shares hereby conveyed to be subject to the conditions of a Lease made & executed by the proprietors of the New Market Association to the Directors thereof, & their Successors in Office bearing date on the twenty first day of July 1835 ——— To Have & to Hold the before described property with all the privileges & appurtenances thereunto belonging or in any ways appertaining to him the said Edward Billings, his heirs & assigns forever. And I further covenant that I have good right, full power to sell & convey the Premises aforesaid & do warrant & defend the same ——— In Witness whereof I have hereunto set my hand & seal at Providence, this Sixteenth day of January A.D. 1826 ———

Signed Sealed and delivered in presence of J Branch Mara J Swalley — William Field LS

——— State of Rhode Island &c. Providence Sc

In Providence January 16. 1826. Then personally came William Field and acknowledged the foregoing Instrument by him signed to be his free Act and Deed. Before Stephen Branch J.C.C.P.C. Providence.

Recorded Jany 3. 1850 at 12¼ oclk P.M. Witness Albert Pabodie City Clk

Know all men that We Peckham & Gallup, do hereby assign to John D Brown all our right title & interest, in the within Lease, and I John D Brown, do hereby covenant & agree, that I will well & truly fulfill all the agreements entered into with the Exchange Bank in the within lease by said Peckham & Gallup as fully as if I had entered into and executed the said lease, I John D Brown to pay rent to Exchange Bank from April 1. 1847

Providence April 25 1847 Peckham & Gallup
Witness Geo L Andrews John D Brown

Providence April 25 1847

The Exchange Bank hereby consent to the transfer of this Lease to John D Brown on condition that said Brown agree to fulfille the agreement entered into by White & Moore the original Lessees

Exchange Bank
by H. G. Gladding Cash~

Know all men that I Rebecca B Brown by authority vested in me as Executrix of the last will & testament of John D Brown do hereby assign to William W Arnold & Son, all the right, title and interest of the said John D. Brown to the within lease, and we the said William W Arnold & Son, do hereby covenant that we will fulfill all the agreements entered into with the Exchange Bank, in the within lease by the said John D Brown as fully as if we had entered into and executed the said lease, We the said William W Arnold & Son to pay rent to Exchange Bank from January 1. 1850.

Providence January 4th 1850
Rebecca B. Brown Executrix
of the Estate of John D. Brown
William W. Arnold & Son

The Exchange Bank agree to the transfer of this Lease on condition that the agreement & provisions of said lease are strictly fulfilled

Exchange Bank
by H. G. Gladding Cash~

The Lease refered to above is recorded in Book No 98 page 149.
The transfer to Rufus Waterman & Co is recorded in same Book page 347
The transfer to Peckham & Gallup is recorded in Book No 105 page 142 of the Record of Deeds

Recorded January 5 1850 at 20 min before 12 oclk a m
Witness Albert Pabodie
City Clk

This Indenture of Lease, made and entered into this Tenth day of December AD One Thousand Eight hundred forty nine by & between James Brown of the City of Providence, of the one part & Elkanah Ingalls & Emery Tower Junr both also of said Providence, of the other part.

Witnesseth That the said James Brown for the consideration hereinafter mentioned, hath demised, leased & to farm let & by these Presents doth hereby demise, lease and to farm let unto the said Elkanah Ingalls & Emery Tower Jr, their Executors, Administrators & Asigns

One Lot of Land with a Barn thereon standing, situate in the Fifth Ward in said City of Providence Bounded Easterly on Donarce Street, Southerly on Land of Charles Dyer & the Heirs of Benjamin Dyer, Westerly on Eddy Street and Northerly on Land of the Pine Street Baptist Society.

To Have & To Hold said Lot & Barn from the date of the date hereof for & during the term of Five years from the first day of April AD 1850 to terminate & end on the thirty first day of March AD 1855.

And the said Elkanah Ingalls & Emery Tower Jr for themselves their Heirs, Executors, Administrators & Asigns do covenant & agree to pay or cause to be paid to the said James Brown, his Heirs, Executors, Administrators or Asigns, the sum of One hundred fifty Dollars yearly & every year during said term, for rent & hire of the above named Premises, in quarterly payments of Thirty seven & an half Dollars each, on the Ninth days of March, June September and December during said term; and in case of failure on the part of the said Lessees, their Executors, Administrators or Asigns to pay any quarterly Rent within Thirty days next after it shall become due as aforesaid or to conform to all the conditions of this Lease, the said James Brown, his Heirs, Executors, Administrators or Asigns shall be at liberty to declare this Lease at an end and terminated thereupon to take immediate possession of the Premises.

And the said Elkanah Ingalls & Emery Tower Jr for themselves & for their Heirs & Asigns do hereby covenant & agree, that they will use & improve the Premises aforesaid in a becoming & proper manner, not committing any waste or injury thereon & at the expiration of the Lease will quietly & peaceably surrender up the possession of the Premises to the said James Brown, his Heirs or Executors, Administrators or Asigns in as good order as the same now are, common & ordinary Wear & casualties only by the elements only excepted.

And the said James Brown for himself his Executors, Administrators and Asigns, on the conditions & terms above mentioned, do hereby agree that they the said Elkanah Ingalls & Emery Tower Jr may use occupy, possess & enjoy said Premises for the full term aforesaid, commencing & terminating as aforesaid.

And it is further agreed by & between the Parties hereto that said Rent commencing this day the first quarterly payment thereof shall be due & payable on the Ninth day of March next & that in case said Barn shall at any time during the continuance of this Lease be destroyed or rendered untenantable by Fire or other casualty, the same shall forthwith be rebuilt or repaired at the proper costs & charges of the said James Brown his Heirs or Asigns & that all Buildings & Improvements placed upon said Lot by the Lessees, shall be pledged for the payment of said Rent.

In testimony whereof the said Parties have hereunto set their hands and seals the day and year first aforewritten.

Executed in presence of
Henry Martin to
signature of James Brown
Ray Spink Witness

James Brown. (L.S.)
Elkanah Ingalls (L.S.)
Emerson Tower Jr. (L.S.)

Providence County Sc. In Providence this Seventh day of January A.D. 1850.

Then James Brown personally appeared before me and acknowledged the preceding Instrument by him signed to be his free and voluntary Act and Deed. And I certify that the clause relative to underletting of said Premises was stricken out before this acknowledgment.

Henry Martin Public Notary.

Recorded Jany 8. 1850 at 20 min before 11 oclk am.

Witnes Albert Pabodie
City Clerk

Know all Men by these Presents

That I Leonard W Reed of the City Hownty of Providence State of Rhode Island &c in consideration of the sum of Fifty Dollars to me paid by Erastus Edwards and Ephraim Richmond both of said City of Providence, in Company as Edwards & Richmond the receipt whereof is hereby acknowledged do by these Presents, bargain, sell, convey, set over and deliver unto them the said Edwards & Richmond, the following Articles of Household Furniture, now in the House occupied by me the said Leonard Reed at No 21 South Street in said City of Providence Viz; One Bedstead, Bed & Bedding, One Cooking Stove, One Clock, Tin Ware, Crockery Ware, Wash Tubs, Wash Board & rolling pin, 1 Coal hod & hoe, one nest 6 Pails, 1 Table, 1 Light Stand, one sieve, Crockery ware & Stone ware, one meat tub, 1 nurse chair, 1 Clothes Basket & all other Articles of Property in said House belonging to me the said Leonard W Reed.

To Have & to Hold the same to them the said Edwards & Richmond & to their Heirs & Assigns, to them & their sole use and benefit forever.

In Witness whereof I have hereunto set my Hand and Seal this Twelfth day of January A.D. One Thousand Eight hundred and fifty (1850)

Signed Sealed and delivered
in presence of
Nathaniel Searle

Leonard W Reed (L.S.)

Providence January 12. 1850. I hereby deliver over to the said Edwards & Richmond, quiet and peaceable possession of each & every Article of Household Furniture, conveyed by the above Bill of Sale.

In presence of
Nathaniel Searle

Leonard W Reed. (L.S.)

Recorded Jany 12. 1850 at 25 min before 4 oclk P.M.

Witnes Albert Pabodie
City Clk

Know all Men by these Presents

That I Horatio N Angell of Scituate in the County of Providence in the State of Rhode Island, for & in consideration of the sum of Five hundred Dollars to me paid by Sylvester Bowers of the City of Providence, in the aforesaid County & State, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed and by these Presents do Remise, Release and forever Quitclaim unto him the said Sylvester Bowers, his Heirs and Assigns forever, all the right, title, interest, property, claim and demand which I now have or of right ought to have or claim in and to all the Buildings and Improvements standing on a Lot of Land, leased of Franklin White, situate in the Southerly part of said City of Providence & described as follows, Commencing at the South corner of a Lot owned by George Brown, then running South Thirty two feet more or less on Hope Street, then West Twenty two feet on Store Lot, then South Eighteen feet on Store Lot, Westerly on Land leased to William Viall, Sixty two feet, more or less, to Land of said Brown, then East, on said Browns Land Forty nine feet to the place of beginning, together with my Interest in the Lease of the aforedescribed Lot of Land. Being the same Premises conveyed to the Grantor by Deed from Albert H Angell dated April 17. 1849 & recorded in the Land Records of said City of Providence in Book No 117 page 94. Reference to said Deed being had.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining to him the said Sylvester Bowers his Heirs and Assigns forever.

And I the aforenamed Horatio N Angell for myself and for my heirs Executors and Administrators, do covenant with the said Sylvester Bowers, his Heirs and Assigns, that I will warrant and defend the afore described Premises to him the said Sylvester Bowers, his Heirs and Assigns forever against the lawful claims & demands of all persons claiming by, through or under me.

In Testimony whereof I have hereunto set my Hand and Seal this Fifth day of January in the year of our Lord One Thousand Eight hundred and fifty (1850).

Signed sealed and delivered
in presence of
Nath[l] Searle

Horatio N Angell. (L.S.)

County of Providence Sc. In the City of Providence on this 14 day of January A.D. 1850.

Then personally appeared the within named Horatio N Angell, before me, and acknowledged the within Instrument by him signed, to be his free Act & Deed.

Nathaniel Searle
Public Notary

Recorded Jany 14. 1850 at 10 min before 4 oclk P.M.

Witness Albert Pabodie
City Clerk

We George L. Baines and Eliza G. Baines his Wife, of Smithfield, Rhode Island & Charles C. Rhodes & Henry A. Rhodes, by his Guardian William C. Richmond, for that purpose duly authorized, all of Providence, Rhode Island, have let & demised thereby let & demise unto Gilbert Richmond & Ansel B. Pope, both of said Providence, in Company under the firm of Richmond & Pope, their Heirs and Assigns, five certain Lots of Land, two on Washington Street Numbered eight (8) & nine (9) & three on Dove Street Numbered two (2) & three (3) & four (4) on the Plat of the James Mann Estate made by Cushing & Walling in July 1847, to which Plat reference is had for a particular description of said Lots, situate in said Providence. ——

——To Have & to Hold the same with the rights & privileges thereof to them the said Richmond & Pope their Heirs and Assigns for the term of Five years, next after the fourteenth day of November A.D. 1849 on condition of a payment of a yearly Rent therefor of Four hundred Dollars in equal & successive quarterly yearly Instalments, the first whereof to be due & payable on the fifteenth day of February A.D. 1850; that the Buildings & Improvements at any time placed on said Lots or either of them, shall be held liable for said Rent, with interest on such, as shall be in arrear and that for rent in arear for more than three months, the Lessors their representatives or substitutes so choosing may take possession of said Lots, Buildings & Improvements, without prejudice to other rights or remedies hereunder. ——

——And We the said George L. Baines & Eliza G. Baines, his Wife, Charles C. Rhodes & Henry A. Rhodes by his said Guardian, each for his or herself, Heirs, Executors, Administrators and Assigns, do covenant with said Richmond & Pope, their Heirs & Assigns, that if the said Richmond & Pope, their Heirs and Assigns, shall well & truly observe & perform the conditions of this Lease, we will at the expiration of the term of said Lease, demise the said Lots to the said Richmond & Pope, their Heirs or Assigns for a further term of five years at a yearly Rent, to be determined upon by three judicious & indifferent men to be selected as follows, Viz. each party shall choose one man & those two men so chosen shall select a third man & those three or any two of them agreeing shall estimate the yearly value of the demised Premises as Rent for the next five years thereafter & shall report their valuation in writing to the Parties, & the Rent so determined shall be due & payable in equal & successive quarter yearly instalments as before. ——

——And We the said Richmond & Pope for ourselves, our Heirs, Executors, Administrators & Assigns, do covenant with the Grantors, their Heirs, Executors, Administrators & Assigns, to accept the demise & observe & perform the conditions aforesaid and to accept & become parties to said new Lease on said report of a new appraisal of Rent as aforesaid, & on the entry of the Grantors, their representatives or substitutes aforesaid for just cause of condition broken, or on the expiration of the full term aforesaid whichsoever shall first happen to surrender peaceable possession of the Premises in good order & condition, common wear & tear excepted. ——

——Signed Sealed & delivered in duplicate on the fourteenth day of November A.D. 1849. ——

In presence of
Simon A. Sayles
Witness to the signing
of George L. Baines
& Eliza G. Baines
Henry Martin
Witness to the last
four Signatures

George L. Baines. L.S.

Eliza G. Baines. L.S.

Charles C. Rhodes. L.S.

Henry A. Rhodes. L.S.
by his Guardian
Wm C. Richmond.

Gilbert Richmond. L.S.

Ansel B. Pope. L.S.

Providence Sc. In Smithfield on the tenth day of January A.D. 1850 personally appeared George L. Baines and acknowledged the aforegoing Instrument by him subscribed to be his own free Act and Deed, and at the same time Eliza G. Baines Wife of said George L. Baines being examined separate and apart from her said husband sharing the aforegoing Instrument explained to her by me, acknowledged the same to be her own free Act and Deed from which she did not wish to retract. ——

—— Before me Simon A. Sayles Justice of the Peace. ——

Providence County Ss. In Providence this Eleventh day of January A.D. 1850 —— Then Charles C. Rhodes, Gilbert Richmond & Ansel B. Pope personally appeared before me, and severally acknowledged the within Instrument by them signed to be their free and voluntary Act & Deed, and at the same place & time William C. Richmond personally appeared before me & in his capacity as Guardian acknowledged the within Instrument by him signed as Guardian to be his free and voluntary Act and Deed. ——

—— Henry Martin Public Notary ——

Recorded Jany 14. 1850 at 4 o'clk P.M. ——

—— Witness —— Albert Pabodie City Clerk

Know all Men by these Presents ——

—— That We Henry Whitman and Thomas Budlong, both of Providence in the State of Rhode Island &c. Partners under the firm of Whitman & Budlong &c. in consideration of One Dollar paid to us by Charles F. Billinghast of said Providence and of the Trust hereinafter mentioned, hereby give, grant, bargain, sell and convey to him the said Charles F. Billinghast his heirs & assigns, all our and each of our Right, Title and Interest in and to five Lots of Land with all the Buildings & Improvements thereon & all the privileges & appurtenances thereof, situate on the Easterly side of Dove Street in said Providence, being the same Lots of Land which were conveyed to us by Rosetta K. Richard by three deeds one of which is dated August 21. 1849 & is recorded in Book Number 107 Page 195 of the Records of Deeds in said Providence, another of which is dated October 16 1849 & is recorded in Book 109 Page 150 of said Records the last of which is dated February 19. 1848 & is recorded in Book 109 Page 157 of said Records, reference to which Deeds & the Deeds therein referred to is hereby had for a more particular description of the Lots hereby conveyed. ——

——And We Augusta C. Whitman, Wife of said Henry Whitman & Azubah Budlong, Wife of the said Thomas Budlong, for the consideration above mentioned, hereby Remise, Release and Forever Quitclaim to the said Charles F. Billinghast, his Heirs & Assigns, all our Right of Dower in the above granted Premises. ——

——To Have and to Hold the same to him the said Charles F. Billinghast, his Heirs & Assigns in Trust for the purposes following, that is to say. ——

——In Trust, that he shall at such time or times as he may think most conducive to the interests of all persons interested in the Proceeds, sell the whole or any part of said granted Premises at public or private sale for cash or on a reasonable credit, & until the sale thereof shall receive the Rents, Profits and Income thereof, & shall appropriate the money by him received therefrom, in the first place to the expenses of the care & preservation of the said Estate, such as Taxes, Repairs, Insurance & the like, including a reasonable compensation for his services, and to the payment of the principal & interest

of a Mortgage thereon now held by Olive C Wilbur, to the payment of any other Mortgage or Mortgages thereon _____

And secondly to the payment of all sums of Money that may become payable by the said Henry Whitman, by virtue of or under certain powers of Attorney given to him by certain Creditors of Benjamin Anthony, bearing date the twenty ninth day of May 1846 and the first day of June 1846. Such payments to be made in such order or priority as may be necessary to carry out the intention of the parties to said powers of Attorney. & to the payment to the said Creditors, in the proportions in which they are respectively entitled to the same, all such sums of Money as are payable, or may become payable from the said Henry Whitman to them, for any goods wares, merchandize, or money by him received or to be received, by virtue of or under the said powers of Attorney. _____

In Testimony whereof We have hereto set our hands and seals This Seventeenth day of December in the year of our Lord One Thousand Eight Hundred and forty nine. _____

Signed sealed & delivered in presence of Charles H Mason Witness to the first two signatures. The word "then" on this page being stricken out before signing. J A Bingham Witness to Signature of Augusta C Whitman. James F Budlong Witness to Signature of Azubah Budlong.

Henry Whitman. (L.S.)
Thomas Budlong. (L.S.)
Augusta C Whitman. (L.S.)
Azubah Budlong. (L.S.)

Providence County Sc. In Providence this Twentieth day of December A.D. 1849 _____

Then Henry Whitman & Thomas Budlong personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free & voluntary Act and Deed.

Henry Martin
Public Notary.

Recorded Jany 16. 1850 at 5 min past 12 oclk P.M.

Witness) Albert Pabodie City Clk

This Indenture made and executed this twenty second day of October Eighteen hundred forty seven by & between Frances R Arnold, Cornelia C Greene & Samuel G Arnold, on the one part and William W Simmons on the other part. Witnesseth _____

That the parties of the first part, for and in consideration of the undertakings and covenants of the party of the second part, do hereby Lease and to farm let unto the said William W Simmons, A certain Lot of Land situated in the Southerly part of the City of Providence, bounded on the North by a Gangway on the East by Land of J J Walkers Heirs, on the South by Land of Asa & Jonathan Pike and on the West by South Main formerly Fox Point Street, for the term of Five Years, Commencing this day and ending on the twenty second day of October Eighteen hundred and fifty two _____

To Have and to Hold the above described Premises to him the said William W Simmons, his Heirs and Assigns, for and during said term. _____

And the said William W Simmons, for himself, his Heirs, Executors, Administrators and Assigns, covenants and agrees to pay a Rent of One Hundred Dollars a year for said Lot in equal semi annual payments, Fifty Dollars to be paid on the twenty second day of April next, and the same sum every Six Months thereafter, during the above term. _____

It is further agreed that the above Rent shall be on interest from the time it becomes due until it is paid that the Buildings that the Lessee has or may put on the Land, are hereby pledged for the Rent & Interest aforesaid, but the Lessee or his Representatives, the Rent & Interest being paid, shall have free right to remove the Buildings aforesaid, within Fifteen days after the termination of this Lease. And if the Rent for any half year is not paid within Sixty days after it becomes due and a Bill presented therefor, the Lessors may, if they so elect, terminate this Lease & take possession of the Premises; in which case the Lessee may within thirty days thereafter, remove the Buildings, the Rent & Interest being first paid. _____

In testimony whereof We have hereunto set our Hands & Seals the day and year aforesaid. _____

Signed sealed & delivered in presence of, the word "lease" being before interlined on first page Horatio Rogers

Frances R Arnold. (L.S.)
Cornelia C Green. (L.S.)
Sam G Arnold By his Atty H A Rogers. (L.S.)
William W Simmons. (L.S.)

Recorded Jany 17. 1850 at 5 min before 3 oclk P.M.

Witness) Albert Pabodie City Clk

Know all Men by these Presents _____

That I William W Simmons of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Twelve hundred Dollars to me paid by Asa Pike and Jonathan Pike, both of said City of Providence, the receipt whereof is hereby acknowledged do by these Presents give, grant, bargain, sell, assign set over and deliver unto the said Asa Pike and Jonathan Pike & their Heirs and Assigns forever. _____

All the Buildings and Improvements standing on a Lot of Land leased by Jonathan T B Wood by Lease of Charles Potter dated June 20 A.D. 1845 which said Lot of Land is situated in the Southeasterly part of said City of Providence, on what is called the Rope Walk Lot being Lot No (43) Forty three, on said Rope Walk Lot, made by Benoni Lockwood June 7 A.D. 1830 & recorded in the City Clerks Office in said Providence in Book No 60 between pages 132 & 133, and bounded Easterly by East Street on which it measures Forty feet and extends back Ninety Nine feet and bounded Northerly by Lot No (44) forty four said Plat _____ Being the same Premises that were conveyed to the Grantor by Deed from Sylvester Hartshorn, in his capacity, as a deputy Sheriff, dated March 27 A.D. 1848. _____

Which said Deed is recorded in the City Clerks Office in said Providence in Book No 113 page 107. Reference to said Deed being had

Also the Lease of the Lot aforenamed, upon which said Buildings

and Improvements stand, they the said Asa and Jonathan Pike or their Representatives paying all the Rents and performing all the covenants required to be paid & performed by the Lessee.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof to them the said Asa Pike and Jonathan Pike, and to their Heirs and Assigns to them & their sole use and benefit forever. And I the said William W Simmons, for myself, my Heirs, Executors and Administrators, do covenant to & with the said Asa Pike & Jonathan Pike, their Heirs & Assigns, that I am the true and lawful owner of the Premises hereby conveyed, that I have in me a good right to sell & convey the same as aforesaid, that the same are free and clear of all Incumbrances & that I will forever Warrant & Defend the same, to them the said Asa Pike & Jonathan Pike & to their Heirs and Assigns, against the lawful claims & demands of all persons whatsoever.

In Witness whereof I have hereunto set my Hand and Seal this Twenty fourth day of December A.D. One Thousand Eight hundred and forty nine (1849).

Signed sealed & delivered in presence of Nathaniel Searle — William W Simmons (L.S.)

County of Providence Sc. In the City of Providence on this 25 day of December A.D. 1849. Then personally appeared the within named William W Simmons, before me and acknowledged the within Instrument by him signed, to be his free Act and Deed. Nathaniel Searle, Public Notary.

Recorded Janry 17. 1850 at 5 min before 3 o'clk P.M. Witnp. Albert Paboodie City Clk

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Know all Men by these Presents, That I, Henry Whitman of the City and County of Providence and State of Rhode Island, for & in consideration of the Trusts hereinafter named and contained, & of the sum of One Dollar, to me in hand paid by Francis E Hoppin of said City of Providence the receipt whereof is hereby acknowledged, do by these Presents, give, grant, bargain sell, convey, set over, assign & transfer unto him the said Francis E Hoppin all my Right, Title & Interest in & to all that Tract or Parcel of Land, Water power, Factory privilege & Mill privilege, situated in the Town of Cranston on the middle Road from Providence to East Greenwich, together with all the Buildings & Improvements thereon standing, all the rights privileges to the same appertaining or however described, it being the same tract of Land, Water power &c conveyed to me by Otis W Potter et al, by Deed dated February 25 A.D. 1845 & embracing the Pochasset Water power (so called) Together with all my goods, chattels, property & estate of every kind, nature & description & wheresoever or however situated & described, including all debts of every kind due & owing to me, by Notes, Book Accounts or otherwise, with my Books & Papers, and all evidences of debt, excepting herefrom only such goods and chattels as are exempt from attachment by Law.

To Have and to Hold the aforegranted and assigned property unto him the said Francis E Hoppin his Heirs, Executors, Administrators & Assigns forever.

Upon special Trust however, That he the said Francis E Hoppin his Heirs, Executors, Administrators or Assigns, shall with all convenient despatch after the date of these Presents, take possession of the aforesaid property & sell & dispose of the same at public or private sale at his discretion, for cash or on a reasonable credit & to collect & convert to cash the claims & demands hereby assigned, to pay, apply & appropriate the proceeds of such sales & collections in the order & manner following.

First, to the payment of the expenses of this Assignment, reserving a reasonable compensation to said Trustee for his services in the execution of the Trusts hereinafter declared.

Second, Out of the residue of said proceeds (if sufficient) to pay all the promissory Notes, signed by me & endorsed by Benjamin H Whitman & also the amount due upon a certain Note dated March 13 A.D. 1847 originally for the sum of Ten Thousand Dollars & payable to the said Benjamin H Whitman, upon which Note the sum of Eleven hundred Dollars with interest is now due.

Third, Out of the residue of said Proceeds to pay & discharge in full if sufficient & otherwise in a rateable proportion, all my indebtedness to Isolates W Holden of said City, & to the City India Rubber Company, however the same may be due, whether by Note, Book account, or otherwise, or directly or indirectly.

Fourth. Out of the residue of said proceeds to pay in full if sufficient but otherwise in a rateable proportion the sum of Fourteen hundred & fifty Dollars to the said Benjamin H Whitman, the same being for certain goods sold by him to me for which he holds my promissory Notes & the amount of Tillinghast & Bradleys bill up to this date, against me for advice and services.

Fifth. From the residue if sufficient, to pay all that may be due by me the said Whitman to Thomas Budlong of said City.

Sixthly. To pay from the residue of said proceeds if sufficient, but otherwise in a rateable proportion, the claims of all such of my creditors as shall within Six Months from the date hereof execute to me or to the said Francis E Hoppin, his Heirs, Executors, Administrators or Assigns a full release and discharge of said claims against me.

Lastly to pay out of the residue of said proceeds if sufficient, but otherwise in a rateable proportion all other claims and demands that may be outstanding & due by me: & to account with & pay over to me the said Henry Whitman, my Executors, Administrators or Assigns, the balance of said proceeds (if any) after the performance of the aforenamed Trusts.

And I the said Henry Whitman do hereby constitute and appoint the said Francis E Hoppin his Heirs, Executors, Administrators or Assigns my true Lawful Attorney or Attornies, irrevocable for me in my Name or in his or their Name or Names, to take possession of the property hereby assigned; to make sale of said property at public or private sale to lease all or any part of the property aforesaid; to make, execute, seal, acknowledge & deliver the necessary conveyances, transfers, receipts & releases; to compromise and adjust at his discretion, the whole or any part of the claims hereby assigned; to institute and prosecute suits at Law, or in Equity for their recovery, and with authority to appoint an attorney or Attornies under him or them and the same to revoke at pleasure, and generally to do all matters and things in the Premises that may be requisite and necessary for the interests of all concerned.

Hereby ratifying, confirming and confirming all that may be done or caused to be done in the premises by virtue hereof.

In Testimony whereof I have hereunto set my hand and Seal this Fifteenth day of January in the year of our LORD One

Thousand Eight hundred and Fifty (A.D. 1850)

Signed Sealed and Delivered
in presence of
W E Peck

Henry Whitman. (L.S.)

And I, Francis E Hoppin do hereby accept of the Trusts herein before created and do covenant & agree to discharge the same faithfully

Witness my hand & seal this Sixteenth day of January A.D. 1850.

In presence of
W E Peck

Francis E Hoppin. (L.S.)

Providence County, Sc. In Providence this Sixteenth day of January A.D. 1850

Then Henry Whitman personally appeared before me and acknowledged the preceding Instrument by him signed to be his free and voluntary Act and Deed.

Henry Martin Public Notary.

Recorded Jany 17, 1850 at 10 min before 4 o'clk P.M.

Witness Albert Pabodie City Clk

Whereas by an Instrument of writing bearing date May the third A.D. 1849 declaring divers trusts & made & executed by & between certain Heirs of Caleb Williams, deceased, to wit; Abby Williams, Widow of said Caleb; Abby Ann Barton, Amanda Barton and Mary W Bolles Wife of Jesse N Bolles, all of the City of Providence in the State of Rhode Island, to Edward S Williams of said City of Providence, Son and Heir of Caleb Williams aforesaid, it appeareth that the said Abby Williams was entitled at the date of said Instrument, to the free & unincumbered enjoyment during her natural life of the income, rent or profits of a certain Farm in Pomfret, in the State of Connecticut, belonging to the Estate of the said Caleb Williams, said farm having been set off as a portion of her Dower in her deceased husbands Estate, situated in said Connecticut.

And Whereas the aforesaid Edward S Williams Abby Ann Barton Amanda Barton & Mary W Bolles, Wife of Jesse N Bolles were entitled to the said Farm upon the death of the said Abby Williams, in the following proportions to wit; Edward S Williams to Two third parts together with the life interest of Jesse N Bolles in One Ninth part, Abby Ann Barton to One Ninth part, Amanda Barton to One Ninth part and Mary W Bolles, Wife of said Jesse to one Ninth part subject to said life interest.

And Whereas the said Abby Williams together with all the Heirs aforenamed, did at that time agree to convey said Farm absolutely in fee simple to Albertus S Bruce & Erastus S Bruce both of said Pomfret, in consideration of Four Thousand Dollars, part of which is now paid the payment of the remainder being secured by Mortgage on the Premises conveyed.

And Whereas all the right, title & interest of the said Edward S Williams in said Farm was under Mortgage to S & W Foster of the City of Providence aforesaid for the payment of divers sums of money, more or less due to them the said S & W Foster from the said Edward S Williams.

And Whereas the said Abby Williams, Abby Ann Barton, Amanda Barton & Mary W Bolles, for and in consideration of Five Dollars to them paid by the aforesaid Edward S Williams, as well as for divers other good causes & considerations, did then agree, that out of the net proceeds of the Sale of the aforenamed Farm, Twenty five hundred Dollars should be delivered into the

hands of the said Edward S Williams. To Have and to Hold to the use & upon the special trust & confidence as follows & for no other purpose whatsoever.

First, that the said Edward S Williams should invest, or loan the said sum of Twenty five hundred Dollars upon collateral security out of the fund thus created pay semi annually to the said Abby Williams during her natural life, One hundred & fifty Dollars per annum & in the same proportion up to the time of her decease.

Secondly, That at the decease of the said Abby Williams the said Edward S Williams should apply the net proceeds as follows. viz; Two third parts (being the interest of the said Edward S Williams) to the payment of the aforementioned Mortgage debt to the said S & W Foster, if at the time of such decease as much may be due on said Mortgage if not then to pay so much as may be due. One Ninth part to the said Abby Ann Barton, One Ninth part to the said Amanda Barton and one ninth part to the said Mary W Bolles.

Now Therefore Known all Men by these Presents, That I Franklin J Dickinman of the City & County of Providence in the State of Rhode Island, Administrator on the Estate of the said Edward S Williams deceased, desirous of executing the above Trusts reposed in the said Edward by the said Heirs for & in consideration of Five Dollars to me paid by Samuel Foster and William Foster both of said City of Providence in Company under the firm of S & W Foster and for divers other good causes and considerations (all of which are hereby acknowledged) do deposit & deliver into the hands of the said S & W Foster, Twenty five hundred and seven Dollars thirty three cents, to wit; Two Promisory Notes by them signed for value received made payable on demand with interest to Edward S Williams Trustee &c. Heirs of Caleb Williams, the one bearing date May the Tenth A.D. 1849 for Eleven hundred & seven Dollars thirty three cents, the other May the Twenty sixth A.D. 1849 for Two hundred fifty Dollars, also the joint & several Promisory Note of Albertus S Bruce & Erastus S Bruce for Fourteen hundred Dollars endorsed with the receipt of Two hundred fifty Dollars, by them signed, for value received bearing date April the first, A.D. 1849 & made payable on demand with interest, to Edward S Williams Trustee of the Heirs of Caleb Williams, the payment of said Joint & several Note being secured by Mortgage on Real Estate, to the use & upon the specific Trusts aforenamed & for no other purpose whatsoever, that is to say, the said S & W Foster, 1st shall from the third day of May A.D. 1849 pay to the said Abby Williams, during her natural life, One hundred fifty Dollars per annum in semi annual payments of Seventy five Dollars, & in the same proportion up to the time of her decease. Secondly, at the decease of the said Abby Williams, the said S & W Foster shall apply the net proceeds as follows, Two third parts (being the interest of the said Edward S Williams) to the payment of the aforementioned Mortgage debt to them the said S & W Foster if at the time of such decease as much may be due on said Mortgage & if not, then so much as may be due, accounting for the remainder of said two third parts to the Heirs of said Edward S Williams. One Ninth part to the said Abby Ann Barton, One Ninth part to the said Amanda Barton & One Ninth part to the said Mary W Bolles.

In Testimony whereof I have hereto set my hand & seal this Fourteenth day of January A.D. 1850.

Signed Sealed and Delivered
in presence of
Thomas C Greene
the word "part" being first interlined
& also the words "to Edward S Williams Trustee of the Heirs of Caleb Williams" being first interlined

Franklin J Dickinman (L.S.)
Administrator &c. Estate of
Edward S Williams, dec.

And We Samuel Foster and William Foster do hereby accept of the trust herein conveyed to us & do hereby agree well and truly to execute

the same. Witness our hands & seals this Fourteenth day of January 1850.
Executed in presence of
Thomas C Greene 3 Samuel Foster (D)
William Foster (D)

State of Rhode Island. Providence Sc. January 14 A.D. 1850
Then the within named Franklin J Dickinson, Samuel Foster and William Foster personally appeared and acknowledged the within Instrument by them mutually signed & sealed, to be their free & voluntary Act and Deed.
Before me Thomas C Greene
Justice of the Peace

Recorded Janry 18. 1850 at 10 o'clk A. M.
Witness Albert Pabodie City Clk

Know all Men by these Presents That I, Ezra R Wilbur of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Two Thousand Dollars, to me paid by Daniel M Brown of Worcester, in the County and State aforesaid, the receipt whereof is hereby acknowledged, do by these Presents, give, grant, bargain, sell & convey unto him the said Daniel M Brown and to his Heirs and Assigns forever.
A certain Lot of Land with all the Buildings and Improvements thereon, situate in the Westerly part of said City of Providence is said out and described as Lot № (4) Four on a Plat of the John Barton Estate. Which said Plat is on Record in the Land Records of said City of Providence in Book of Plats No 1 page 15.
Being the same Lot of Land that was conveyed to the Grantor by Deed from Asa B Dike dated January 25. 1850. Reference to said Deed and Plat being had. The aforedescribed Premises are subject & liable for the payment of the sums of Money due on a certain Deed of Mortgage made and executed by this Grantor, for the sum of Eleven hundred Dollars, dated January 26. 1850 payable to Mary P Dike or order in Two Years after date with Interest, payable semi annually.
And I, Mary C Wilbur, Wife of the said Ezra R Wilbur for and in consideration of the aforenamed sum of Money paid my said Husband do hereby Remise, Release and forever Quitclaim unto him the said Daniel M Brown and to his Heirs and Assigns forever, all my Right of Dower & Power of Thirds in and to the aforedescribed Premises.
To Have and to Hold the aforegranted Premises with all the rights, privileges and appurtenances thereof to him the said Daniel M Brown and to his Heirs and Assigns, to his and their sole use and benefit forever.
And I the said Ezra R Wilbur for myself, my Heirs Executors and Administrators do covenant and engage to and with the said Daniel M Brown, his Heirs and Assigns, that I am lawfully seized and possessed of the aforedescribed Premises in fee simple, that I have a good right to sell and convey the same as aforesaid and that I will forever warrant and defend the same to him, the said Daniel M Brown his Heirs and Assigns, against the lawful claims and demands of all persons whatsoever, excepting from the aforesaid Mortgage.
In Witness whereof We have

hereunto set our Hands and Seals this Twenty eighth day of January A.D. One Thousand Eight Hundred and Fifty (1850).
Signed sealed and delivered in presence of
William C Cooke Ezra R Wilbur (D)
Nath[l] Searle Mary C Wilbur (D)

County of Providence Sc. In the City of Providence on this 28 day of January A.D. 1850.
Then personally appeared the within named Ezra R Wilbur & Mary C Wilbur & before me and acknowledged the within Instrument by him signed, to be his free Act and Deed.
Nathaniel Searle
Public Notary

Recorded Janry 28. 1850 at 5 min before 3 o'clk P.M.
Witness Albert Pabodie City Clk

I, Henry A Rhodes of Providence Rhode Island, have let and demised thereby let and demise unto Samuel J Field, of said Providence his Heirs and Assigns my Lot of Land in said Providence, numbered twelve (12) on the Plat of the Estate of the late Mr James Mann, recorded in the City Clerks Office, being bounded South erly by Washington Street, Westerly by Land of Charles C Rhodes, Northerly and Easterly by undivided Lands of the Heirs of James Mann, Thirty five feet on said Washington Street, 1pm 1pms to rear, and Ninety feet deep.
To Have and to Hold the same with the privileges and appurtenances thereof to him the said Field, his Heirs and Assigns, for the term of Five years next after the date hereof, on condition of the payment of a yearly Rent thereof of One hundred & twenty five Dollars, in equal and successive quarter yearly instalments, the first whereof to be due & payable on the first day of June A.D. One Thousand Eight hundred & fifty. That the Buildings and Improvements of the Lessee at any time on said Land shall be holden for the payment of said Rents with interest thereon, if at any time in arrear, that if Rent in arrear for more than thirty days, the Lessor, his Representatives and Substitutes so choosing may resume possession of said Land, with the Buildings & Improvements thereon, without prejudice to other rights & remedies hereunder. And I the said Samuel J Field for myself my Heirs, Executors Administrators and Assigns do covenant with the said Henry A Rhodes his Representatives & Substitutes, to accept the demise & pay the Rents aforesaid & on the entry of said Rhodes his representatives or substitutes for just cause of Rent in arrear as aforesaid, or on the expiration of the full term aforesaid whichever shall first happen, to surrender quiet & peaceable possession of the demised Premises, in as good order as when received, common wear & tear excepted, it being understood that if there be no foreclosure for Rent in arrear, the tenant may remove his Buildings at the expiration of the term on the payment of all Rent and Interest to the time of removal.
Witness our Hands and Seals this First day of March A.D. One Thousand Eight Hundred and fifty

Witness W M Wapple 3 Henry A Rhodes (D)
by his Guardian
Wm C Richmond.
Samuel J Field. (D)

Providence ss Providence January 28. A.D. 1850 Then came Wm E Richmond Guardian and acknowledged the above Deed by him signed in his said capacity to be his free Act and Deed and then Samuel T Field acknowledged the same to be his free Act & Deede.

Before me Wm Hopkins
Justice Peace.

Recorded Jany 28. 1850 at 4½ oclk P.M.

Witness Albert Pabodie
City Clk

Know all Men by these Presents That I, John B Earle of the City & County of Providence in the State of Rhode Island, for & in consideration of the sum of Twenty eight Hundred & twenty five Dollars to me paid by Edward J Cushing of said City of Providence, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold and conveyed and do by these Presents, grant, bargain, sell & convey unto him the said Edward J Cushing, his Heirs & Assigns forever. The Dwelling House and other Buildings and Improvements Standing upon the Lot of Land situate on the Southerly side of Angell Street in said City of Providence, being Lot Number (30) thirty on a Plat of the Land of the late Richard Waterman of Coventry, situate in said City of Providence which Plat is on Record in the City Clerks Office in said Providence in Book of Plats No 3 page 77 & which said Lot was Leased to Isaac Hinckley by Caleb Waterman of Coventry by Lease bearing date May 11. A.D. 1849 & which said Lease is also on Record in said Office in Book Number 113 of the Record of Deeds page 329.

To Have and to Hold the same with all the rights and privileges thereof or thereunto appertaining to him the said Edward J Cushing his Heirs & Assigns forever.

And I the aforenamed John B Earle for myself and for my heirs executors and Administrators do covenant with him the said Edward J Cushing, his Heirs & Assigns, that excepting only and subject to the conditions of said Lease, said Premises are free from all and all manner of incumbrances and that I will warrant, and defend the same to him the said Edward J Cushing his Heirs and Assigns forever against the lawful claims and demands of all Persons, excepting only for the claim for Rent, reserved in said Lease.

In Testimony whereof I have hereunto set my Hand and Seal this Twenty eighth day of January in the year of our Lord One Thousand eight Hundred and fifty (1850).

Signed sealed and delivered in presence of Henry Martin — John B Earle. (L.S.)

Providence County ss. In Providence this Twenty eighth day of January A.D. 1850. Then John B Earle personally appeared before me and acknowledged the preceding Instrument by him signed to be his free and voluntary Act and Deed.

Henry Martin Public Notary.

Recorded Jany 29. 1850 at 11½ oclk A.M.

Witness Albert Pabodie
City Clk

Know all Men by these Presents That I, Isaac Hinckley of the City and County of Providence in the State of Rhode Island the Lessee named in a certain Indenture of Lease bearing date May 11. A.D. 1849 between Caleb Waterman of Coventry in the County of Kent and State of Rhode Island of the one part and me the said Isaac Hinckley of the other part and which said Lease is on Record in the City Clerks Office in said Providence in Book Number 113 of the Records of Deeds page 329. For and in consideration of the sum of Dollars to me paid by Edward J Cushing of said City of Providence, the receipt of which said sum is hereby acknowledged, have granted, assigned and set over and by these Presents, do grant, assign and set over unto him the said Edward J Cushing his Executors Administrators and Assigns, the aforesaid Lease, the Lot of Land therein & thereby described and demised and also all my Estate, Right, Title, Term of Years yet to come, Claim and Demand whatsoever of, in, to or out of the same.

To Have and to Hold the same with all the Rights and Privileges thereof, to him the said Edward J Cushing, his Executors, Administrators and Assigns, for the residue of the term in said Lease mentioned, he or they paying all Rents and keeping and performing all the Covenants and Agreements in said Lease named and contained on the part of the Lessee therein named his Executors Administrators or Assigns to be paid, kept or performed.

In Testimony whereof I have hereunto set my Hand and Seal this Twenty eighth day of January in the Year of our Lord One Thousand Eight Hundred and Fifty (1850).

Signed sealed & delivered in presence of Henry Martin — Isaac Hinckley. (L.S.)

Providence County ss. In Providence this Twenty Eighth day of January A.D. 1850. Then Isaac Hinckley personally appeared before me and acknowledged the within Instrument by him signed to be his free and voluntary Act and Deed.

Henry Martin
Public Notary.

Recorded Jany 29. 1850 at 11½ oclk A.M.

Witness Albert Pabodie
City Clk

Articles of Agreement made and entered into this Nineteenth day of June in the Year One Thousand eight hundred and forty eight by and between William Tallman and James C Bucklin, both of the City and County of Providence in the State of Rhode Island Copartners in Company under the Name and Firm of Tallman & Bucklin, Parties of the first part and Samuel T Thurber of said City of Providence and Joseph T Gladding of Plainfield in the County of Windham and State of Connecticut, Parties of the Second part

Witnesseth, That the said Parties of the first part for and in consideration of the sum of Money hereinafter specified to be paid, and of the Agreements herein after named & contained, agree to furnish all the material and labor, and to erect a Building upon the Stewart Lot (so called) situate in said City of Providence fronting Southerly on Westminster Street fifty four feet, more or less and extending back Northerly and fronting Northerly on Exchange Place, a distance of about One hundred and ninety seven feet, from the South and North line, in conformity with the plans and specifications this day agreed upon

The said Building shall be forthwith commenced, and be completed as early the ensuing Autumn as may be practicable, and at an expense not exceeding in the whole for materials and labor for about or as near as practicable the sum of Twenty five Thousand Dollars, unless with the written consent of the parties of the second part

And in consideration thereof the said Parties of the second part hereby agree that there shall be paid by each of the said Parties of the second part, to wit

By the said Joseph T Gladding and the said Samuel T Thurber, to the said parties of the first part the sum of Five hundred Dollars, when the Foundation is built and ready for the laying of the bricks, the like sum of Five hundred Dollars when the joists for the first floor is laid, the like sum of Five hundred Dollars when the joists of the second floor is laid, and the like sum of Five hundred Dollars when the third floor joist is laid and the like sum of Five hundred Dollars when the Roof of said Building is on and covered, making the sum of Five Thousand Dollars towards said sum of Twenty five Thousand Dollars, but either party making the payments as aforesaid shall not be liable in consequence of the other party making default in his payment of his share of said payments

And for the residue of said sum of Twenty five Thousand Dollars, the said Parties of the second part agree, that said Parties of the first part shall receive all such Rents as may from time to time be due or accrue from said Building, and after paying therefrom all the expenses of Insurance, all Taxes and Assessments, the Interest on the Mortgage given by Charles Stewart on said Lot, to the Providence Institution of Savings, the interest on the Mortgage of said Lot given by Henry Nesbett and Sam[l] T Thurber to the

said Charles Stewart, and the Interest on all sums heretofore advanced on account of said Lot, and the Five Thousand Dollars herein agreed to be paid and for materials & Labour, and the balance to be appropriated from time to time as received, towards the balance due on account of said sum of Twenty five Thousand Dollars. But the said Parties of the first part shall not in any event be liable for any Rents from said Building beyond the amount actually received by them.

And furthermore the Parties of the first and second part reserving to themselves the right of fixing from time to time the annual Rent of each & every portion of said Building, do authorize and empower the said William Tallman as their sufficient Attorney to Lease from time to time at his pleasure (but at the prices fixed by the said Parties of the first and second part) the whole or any part or portion of said Building and on receipt of any Rents accruing therefrom, to execute and deliver all requisite receipts or discharges therefor, and apply & appropriate the same in manner as aforesaid, and to render to the said Parties of the second part or their Assigns a quarter yearly Statement of all receipts & expenditures, the said Attorney acting without any charge or compensation for his services and when the amount due said Tallman & Bucklin is paid, then this power of Attorney is void and of none effect.

The words "first and" added before the sealing on the sixth and twelfth line

In Testimony whereof We have hereunto set our Hands and Seals this Nineteenth day of June in the year of our Lord One Thousand Eight hundred and forty eight

In presence of
I W Simmons

Joseph T Gladding (L.S.)
By his Attorney
Sam[l] Gladding.

Samuel T Thurber. (L.S.)

Tallman & Bucklin. (L.S.)

The Words "about or as near as practicable" being interlined on the first page and is declared by us to form a part of the within contract

In presence of
Henry Martin

Joseph T Gladding. (L.S.)
By his Attorney
Sam[l] Gladding.

Samuel T Thurber, (L.S.)

Tallman & Bucklin. (L.S.)

Recorded Jany 31. 1850 at 10 o'clk A.M.

Witness

Albert Pabodie
City Clerk

Know all Men by these Presents ——— That I Elijah Day Jr of the City and County of Providence, in consideration of One Dollar to me paid by Hollin Matheuson of said City, the receipt whereof I hereby acknowledge, and of the Trusts hereinafter declared, do hereby give, grant, bargain, sell, assign, convey and confirm unto said Matheuson, his Heirs and Assigns ——— A certain Lot of Land situate in said City, being Lot Numbered 57 on a Plat of Philip W Martin Estate, on Record in the City Clerks Office in said City, being also the same Lot that was conveyed to the said Grantor by Deed from Martin Walling dated May 4th 1847 and recorded as aforesaid in Book 106 p 229 ——— Also all my other property, real, personal or mixed, in possession or action, and wheresoever situate excepting only such as is exempt from attachment by Law ——— To Have and to Hold the said Lot and appurtenances, and the said Property to him the said Matheuson, his Heirs, Executors, Administrators and Assigns, but upon Trust ——— That he shall as soon and in such way as may be in his discretion expedient, convert the said assigned Premises into Money and the same apply ——— First, to the payment of the expenses of executing the within named Trusts, including these Presents and a reasonable compensation to said Trustee for his services ——— Secondly, To the payment of a certain for 200 Dollars due from me to the Smithfield Exchange Bank and endorsed by John Day and William Cooke ——— Thirdly, To the payment of a certain Note for Forty five Dollars endorsed by R H N Bates due from me to Dr Fearing, or originally given to said Fearing. ——— Fourthly, To the payment of all sums of Money due from me to John Sayles of Providence ——— Fifthly To the payment of all sums of Money due from me to Joshua Bacon of said Providence ——— Sixthly to the payment of all sums of Money due from me by Book Account for Family Stores, Groceries, Provisions, Fuel, Medical Attendance and Medicines for all other family expenses ——— Seventhly To the payment of all other debts due from me of whatever nature, the said payments to be made in the order above mentioned, and in case the residue after the payment of the first five classes of Debts shall be insufficient to pay all of the sixth class, then the latter to be paid ratably, and the same method to be followed in relation to the seventh class. ——— And I do hereby appoint the said Matheuson my true and lawful Attorney with full power to claim and sue for all sums of Money due to me and to compromise the same where expedient, to make proper releases and generally to do all things necessary for the full and complete execution of these Trusts ——— In Witness whereof I have hereunto set my Hand and Seal this Thirty first day of January A D 1850. ——— Signed sealed & delivered in presence of (interlineations being made in the 2d line 1st page in the 5th line 2d page and an erasure in the 12 line 2d page and an interlineation over an erasure in the 23 line 2d page) A S Westcott 3

Elijah Day Jr. (D)

Providence Sc. In the City of Providence January 31st A D. 1850. ——— Then personally appeared the abovenamed Elijah Day Jr and acknowledged the aforewritten Instrument by him signed to be his voluntary Act & Deed. ——— Before me Amasa S Westcott ——— Justice of the Peace.

Recorded Janry 31. 1850 at 4 p o'clock P.M. ——— Witness ——— Albert Pabodie City Clk

Know all Men ——— That I George W Briggs of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Three hundred Dollars to me paid by Morris Durfee of said City of Providence, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto said Morris Durfee his Heirs and Assigns forever, A certain Blacksmiths Shop, with all the Tools therein, excepting those hereinafter mentioned, standing upon a certain Lot of Land in the Northerly part of said City, and is bounded & described as follows Viz: Fronting on Stevens Street on which it measures Thirty two feet and running Northerly from said Street about One hundred feet and is bounded Southerly by said Street, Easterly on Land of Edward P Knowles Esq. Northerly on Land of Jemima and Mary Wright, and Westerly on the Blackstone Canal Tow Path, being the same Land that was leased to the Grantor by Stephen Martin on the first day of May A.D. 1844, together with all my Interest and Property in said Lease, the Tools reserved by the Grantor now in said Shop are the following Viz: One pair of Shears, One Straitner, Three Headers, One Drilling Machine and Tools for Drilling and the Forging Tools now kept on a small Bench in said Shop. ——— To Have and to Hold said bargained Premises with the privileges and appurtenances thereof, to him said

Morris Durfee, his Heirs and Afsigns forever ——
——— And I said George W Briggs for myself, my Heirs, Executors and Administrators, do covenant with the said Morris Durfee, his Heirs and Afsigns, that I am the lawful owner of the property hereby conveyed, that they are free from all Incumbrances, that I have a good right to sell and convey the same, and that I will warrant and defend the same to said Morris Durfee and to his Heirs and Afsigns, against the lawful claims and demands of all Persons forever. ———
——— In Witness whereof I have hereunto set my Hand and Seal this Third day of December A.D. Eighteen Hundred and forty nine ——
Signed sealed & delivered
in presence of
Stephen Martin } George W Briggs. (L.S.)

——— Providence Sc. In the City of Providence December 4th A.D. 1849. ———
——— Then personally appeared George W Briggs Subscriber to the preceding Instrument and acknowledged the same to be his free and voluntary Act and Deed. ———
——— Before me Stephen Martin ———
——— Justice of the Peace.

Recorded Feby 1. 1850 at 2¼ o'clk P.M. ———
——— Witness ——— Albert Pabodie,
City Clk

Know all Men by these Presents ———
——— That I. Winfield Scott Chace of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Two Hundred Dollars to me paid by James H Stewart of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, afsign, Transfer, set over and deliver unto him the said James H Stewart, the following Articles of Property, now in the Store Number (17) Seventeen on South Main Street, in said City of Providence. Viz, Eleven folio Trunks, fifteen Ladies Trunks, Eleven Book Trunks, Two Dome Valises, Two set Wagon Harness, Two sets Cart Harnesses, four Chaise Collars, Two Team Collars, One Body strap Belts, Two pair Team Harnesses, One Halter, One Scarlet Blanket, One Blue Blanket, Two mixed Blankets, One Woolen Horse Dress, One Linen Horse Dress, four common Blankets, four pair of Hand Reins, five bbls of Oil, one lot of Whips, One Lot of Trunk Wood and all other articles of Property now in said Store. ———
——— To Have and to Hold the same to him the said James H Stewart and to his Heirs & Afsigns to his and their sole use & benefit forever. ———
——— In Witness whereof I have hereunto set my Hand and Seal this first day

February A.D. One Thousand Eight hundred Fifty (1850.)
Signed Sealed & delivered
in presence of
J.A.D. Joslin } Winfield Scott Chase. (L.S.)

Recorded Feby 2. 1850 at 20 min before 12 o'clk A.M. ———
——— (Witness) ——— Albert Pabodie
City Clk

This Indenture of two parts made and executed this Second day of October A.D. 1848 by and between Harriet Brown of Providence, in the State of Rhode Island, Widow late of Nassau New Providence of the first part and Thomas H Greene of said Providence, of the second part. ———
——— Witnesseth, That the said Party of the first part in consideration of the Rents and Covenants hereinafter contained on the part of the party of the second part to be paid and performed, doth hereby Grant, demise and to farm let unto the said party of the second part, a certain Lot of Land situate in said Providence, bounded and described as follows, Beginning at a point on the South side of Williams Street, One hundred feet West of the corner of Williams and Hope Streets, thence Westerly bounding Northerly on said Williams Street, Fifty feet, thence Southerly (bounding Westerly on other Land of said Harriet Brown) parallel with Brook Street and holding the same width of Fifty feet as far back as the Land of said Harriet Brown extends. ———
——— To Have and to Hold said Premises with all their privileges and appurtenances, to him said party of the second part, his Executors, Administrators and Afsigns for and during the term of Ten years from the first day of March A.D. 1849 to be computed and ended. He and they paying the Rents and performing the covenants herein contained on his and their part to be paid and performed. ———
——— And the said party of the second part for himself his Heirs, Executors and Administrators doth hereby covenant and agree to and with the said party of the first part her Heirs and Afsigns, that he, said party of the second part, his Executors, Administrators and Afsigns will pay to said party of the first part, her Heirs & Afsigns the yearly Rent of Forty five Dollars, the first payment whereof under this Lease, to be on the first day of March 1849 being at the rate of Eighty seven & a half cents for Forty feet and One Dollar per foot for the remaining ten feet all fronting on said Williams Street. ———
——— That he and they will pay Interest on said Rent if not paid when due, that he and they will pay and discharge all Taxes that may be afsessed on said Premises during the continuance of this Lease. ———
——— That all Buildings and Improvements that shall be erected on said Premises shall stand & be pledged for

the payment of said Rent, Taxes and Interest. And that if said Rent shall remain unpaid for the space of Thirty days after the same shall at any time become due & payable, said Party of the first part her Heirs and Assigns shall and may reenter upon and have again said Premises & avoid & make Null this Lease and every part thereof.———

——— And further it is mutually agreed by and between the Parties hereto that at the expiration of said granted term of ten years, the foregoing covenants being performed, this Lease shall be renewed for a further term of ten years, and if the Parties hereto cannot agree upon the Rent of the Second term of Ten years, then each Party shall select one disinterested person and these two a third which said Three persons shall determine and fix said Rent.———

——— And at the expiration of said second term of ten years, this Lease to be again renewed and the Rent determined as aforesaid and thus to be renewed and the Rents determined at the expiration of each succeeding term of ten years until the parties hereto, their Heirs, Executors, Administrators or Assigns shall by mutual consent come to some arrangement.——— It is also further understood that no permanent Building shall be erected on said Premises within Six and one half feet of Williams Street.———

——— It is also agreed between the said parties hereto that a certain Instrument of Lease of Forty feet of said Lot made and executed by said Harriet Bmm to the said Thomas W Greene by her Attorney William R Staples Esq, on the first day of March A.D. 1847 shall be and is hereby cancelled and rendered Null & Void & of no effect from & after the execution of these Presents.———

——— In Witness whereof the parties hereto have hereunto set their Hands and Seal the day & year first aforewritten.———

Signed sealed & delivered in presence of
Mrs Thayer
Moses Richardson

Harriet V Bmm. (L.S.)
Thomas W Greene. (L.S.)

——— Providence ss.——— Providence October 2d 1848.———
Then personally appeared Harriet V Bmm and Thomas W Greene and acknowledged the annexed written Instrument to be their free Act and Deed.———

——— Before me Moses Richardson
——— Public Notary.

Recorded Feby 8. 1850 at 12 o'clk. M.———

——— Witness ——— Albert Pabodie
City Clerk

Know all Men by these Presents.———

——— That I. Thomas C Hazlehorn of Providence in Rhode Island in consideration of One hundred and twenty eight Dollars unto me paid, hereby give, grant, bargain, sell, convey and confirm unto Amos C Barston and Ephraim K Barston of the same City & State, their Heirs and Assigns forever, Lot No One (1) in Group No Fifty eight (58) fronting Northerly on River Avenue Fifty seven (57) feet, extending back Twenty (20) feet, and measuring on the rear line Seventy one (71) feet; being part of the Group deeded to me June 9th 1849 by Benjamin White in the Lands of the Swan Point Cemetery Company, in the County of Providence, in the State of Rhode Island & reference being had, for the situation & bounds of the Groups of Lots, to a Plat of the same in the possession of the said Company drawn by Messrs Alvater & Schubarth, dated July 29 1846; and, for the situation and bounds of the several Lots, to a Book kept by the said Company for the purpose of a more particular delineation and division of the several Groups into Lots.———

——— To Have and to Hold the same for the sepulture of the dead, subject to the Charter, By Laws, Rules and Regulations of the said Company, and entitled to the Right and Privileges which said Charter By Laws, Rules and Regulations secure to the said Amos C Barston and Ephraim K Barston their Heirs and Assigns forever.———

——— Witness my hand and seal this 5th day of February in the year of our LORD 1850.———
In presence of
Thomas C Hazlehorn (L.S.)

Recorded Feby 8. 1850 at 4¼ o'clk P.M.———

——— Witness ——— Albert Pabodie
City Clk

This Indenture or Lease.———

——— Made and executed on the Seventieth day of November A.D. 1848 between Allen Greene of the City of Providence, of the One part and Thurber and Chapman of said Providence of the other part.———

——— Witnesseth That the said Allen Greene for and in consideration of the Rents, Covenants &c, herein contained on the part of said Thurber & Chapman, their Executors, Administrators and Assigns to be paid & performed, doth hereby Demise & let the lower Story of Blacksmith Shop in the said Allen Greenes Building No 101 Benefit Street on the East side of said Street in the said City of Providence, together with the appurtenances connected therewith, and a fair & equal privilege with the other tenants of the Building in the Shed & Yard room in the rear, to be used as a Blacksmiths Shop.———

——— To Have & to Hold said Premises with the

Appurtenances unto the said Thurber & Chapman. their Heirs & Asigns from the day of the date hereof for the term of Seven years, One Month & ten days, Yielding & paying therefor yearly and every year during said term unto the said Allen Greene, his Heirs & Asigns the yearly Rent of Seventy five Dollars at & upon the first day of January in each & every year during said term, the first payment whereof, to be made on the first day of January next, And the said Thurber & Chapman, for themselves, their Heirs, Executors, Administrators and Asigns agree to and with the said Allen Greene his Heirs & Asigns, that they the said Thurber & Chapman their Heirs, Executors, Administrators & Asigns, shall yearly & every year during said term pay unto the said Allen Greene, the yearly Rent of Seventy five Dollars a year as aforesaid. And it is agreed by the parties, that the Premises hereby leased shall not be used for any other business, than the business of Blacksmith Shop, except the rest of the Building shall be used for other business than it now is. And in case said Premises shall be leased by the said Thurber & Chapman, the said Allen Greene is to have the refusal of the Lease at the price the said Thurber & Chapman can get from any other person. And at the end of said term to surrender up said premises in like good order & condition as when received, natural wear and unavoidable accidents excepted. The said Allen Greene his Heirs and Asigns to keep said Leased Premises in good, uncantabee order, and shall when duly notified, without delay make all necessary repairs requisite therefor. And in case the said premises shall be destroyed by fire this Lease shall be Null & Void, all otherwise than the collection of Rent than due and unpaid.

And in case the Rent aforesaid shall be demanded and unpaid for the space of Three Months after either of the days upon which said Rent is due & payable, that then the said Allen Greene his Heirs, Executors, Administrators & Asigns to reenter & take possession of said Premises & this Lease shall cease & be determined.

And it is understood that the appurtenances aforesaid shall consist of the Chimneys and Forges.

In Testimony whereof I have hereunto interchangeably, set my Hand and Seal the day and year aforewritten at Providence.

In presence of us
Joseph T Hedroyd 3

Allen Greene. (L.S.)
Stanton Thurber. (L.S.)
James Chapman. (L.S.)

Recorded Feby 9. 1850 at 9 1/2 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease

made and entered into this first day of January A.D. 1850 by and between Louisa Manton of the City of Providence and State of Rhode Island of the one part and Henry G Kendall and Hiram Kendall of said City, Copartners under the Name and Firm of Henry G Kendall and Company of the other part. Witnesseth, That for & in consideration of the Rents, Covenants and Agreements hereinafter reserved and contained and which on the part & behalf of the said Henry G Kendall & Company, their Executors Administrators and Asigns, are to be paid, done and performed, She the said Louisa Manton, hath demised, leased and to farm let, and by these Presents doth demise, lease & to farm let unto the said Henry G Kendall & Company, their Executors, Administrators and Asigns, the House and Lot with the Garden Lot, and Out buildings, situate in said City of Providence at the corner of Pine and Richmond Streets, known as the Mansion House of the late Elisha Manton.

To Have and to Hold the said House and Lot and all and singular the Premises hereby demised with their appurtenances to them the said Henry G Kendall & Company, their Executors, Administrators & Asigns, from the day of the date hereof, for & during the full term of Three years next ensuing, & fully to be completed and ended, yielding and paying therefor yearly the sum of Three hundred & fifty Dollars, in Four equal quarterly payments of Eighty seven & one half Dollars each on every first day of April, July, October & January during said term.

Provided Always that if it shall happen that either of said quarterly payments shall be behind and unpaid for the space of Sixty days next after either of said days of payment, then it shall be lawful for the said Louisa Manton, her Heirs or Asigns into the said Premises hereby demised, to reenter and the same to have again, retain, repossess and enjoy as in her or their first & former Estate or Estates, anything herein contained to the contrary thereof in any wise notwithstanding.

And the said Henry G Kendall and Company, for themselves, their Heirs, Executors, Administrators & Asigns do hereby covenant, promise & agree to & with the said Louisa Manton her Heirs & Asigns, that they the said Henry G Kendall and Company, their Executors, Administrators & Asigns shall & will well & truly pay or cause to be paid unto the said Louisa Manton, her Heirs and Asigns the said yearly Rent of Three hundred and fifty Dollars in the manner hereinbefore set forth (except the premises in some part thereof shall happen to be burnt down, blown up or damnified by reason of fire, tempest or unavoidable accident.)

And Also that they the said Henry G Kendall and Company, their Executors, Administrators or Asigns, or some of them shall & will at their own proper cost and

charges from time to time, and at all times during said term will sufficiently furnish the Premises hereby demised with such ordinary repairs as to them may seem necessary (the casualty of fire, which may burn down or destroy said Premises, or any part thereof, only excepted.

And also that they the said Henry L Kendall & Company their Executors, Administrators or Assigns shall & will pay or cause to be paid, the Tax for Water supplied by the Providence Aqueduct Company.

And also that the said Henry L Kendall and Company will not underlet the same or any part thereof, or permit any other person or persons to occupy the same or any part thereof, without the consent of the said Louisa Manton, her Heirs & Assigns, for that purpose in writing first had & obtained.

And it is further understood & agreed by the parties that the party of the first part may at any during the continuance of this Lease, sell, said Premises, first giving to the party of the second part, three Months notice of such sale, & the party of the second part agrees to surrender possession of said Premises at the end of said Three Months.

And the Premises hereby demised at the end of said term or other sooner determination of this present demise unto the said Louisa Manton, her Heirs or Assigns in like good order & condition as they now are, ordinary wear and tear only excepted shall and will peaceably and quietly leave and yield up, except as hereinbefore excepted.

In Witness whereof the said parties have hereunto set their Hands and Seals the day and year first above written.

Signed sealed & delivered in presence of the words "and fifty" being interlined before signing. Geo W Talbot, A C Manran.

Henry L Kendall (L.S.)

Hiram Kendall. (L.S.)

Louisa Manton. (L.S.)

Recorded Feby 11. 1850 at 11¼ o'clk A.M.

Witness Albert Pabodie City Clk

Whereas the Assessors of the City of Providence having assessed a Tax upon a certain Building standing on a Lot of Land belonging to Henry Holden situate in the City of Providence near the Old Stonington Depot, which said Building is used as a Nine Pin Alley & the City Taxes thereon being assessed to Jane B Beardsly. And whereas the Taxes assessed on said Building are due and unpaid and have been advertized in the Providence Daily Journal One of the public Newspapers printed in the City of Providence, Twenty days prior to the date hereof.

And Whereas at a Public Auction holden this day, the same were purchased by Henry Holden, of

said City of Providence for the sum of Ten Dollars & fifty two cents, he being the highest bidder therefor said notice of Sale having also been posted up in Two Public Places in said City of Providence as required by Law.

Now Therefore, Know all Men by these Presents.

That I, James Mumford of the City & County of Providence, State of Rhode Island, Collector of Taxes for said City of Providence, in consideration of the Premises & of the aforenamed sum of Ten Dollars and fifty two cents paid me by the said Henry Holden the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign convey, set over & deliver to the said Henry Holden, all the right, title, interest property, claim & demand which the said Jane B Beardsley had in the day said Taxes were assessed, in & upon the aforesaid Building.

To Have & to Hold the same to him the said Henry Holden his Heirs & Assigns to his & their sole use & benefit forever.

In Testimony whereof I the said James Mumford in my said Capacity as Collector of City Taxes have hereunto set my hand & seal this Fourteenth day of February A.D. Eighteen hundred & fifty (1850).

Signed sealed & delivered in presence of Nath[l] Searle

James Mumford (L.S.) Collector.

County of Providence Sc. In the City of Providence on this 14 day of Febuary 1850, Then personally appeared the within named James Mumford before me and acknowledged the within Instrument by him signed as Collector of City Taxes, to be his free Act & Deed.

Nath[l] Searle Public Notary

Recorded Feby 14. 1850 at 10 min past 1 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents, That We Jean De Trefrange of Paris in the Republic of France and Anne W De Trefrange, his Wife, in consideration of One Dollar paid us and of the payments hereinafter mentioned to be made for our use by George Rives and Henry W Rives, both of Providence in the State of Rhode Island, hereby give, grant, bargain, sell & convey to them the said George Rives and Henry W Rives, their Heirs and Assigns, all our and each of our right, title & interest in & to a Lot of Land with the Buildings thereon, situate in said Providence bounded Easterly on North Main Street, Southerly on Land of Mrs Eliza W Gyman, Westerly on Land of Truman Beckwith and Northerly on a Gangway, the said Lot being the Easterly part of the Lot of

land devised to the said Anne W De Frefange in the Will of her Father, Seth Wheaton

To Have and to Hold the same with all the privileges and appurtenances thereof to them the said George Rivers & Henry W Rivers their Heirs and Assigns forever.

But this Deed is upon the condition following, that whereas the said George Rivers & Henry W Rivers, have in consideration of the above conveyance agreed to pay to Charles F Tillinghast, his Heirs & Assigns in trust for the use of the said Anne W De Frefange the quarter yearly sum of One hundred and seventy Dollars during her life, and thereafter to pay to the said Charles F Tillinghast, his Heirs & Assigns, for the use of the said Jean De Frefange for his life, the quarter yearly sum of Eighty five Dollars

Now if the said George Rivers & Henry W Rivers shall pay the said sums of Money when the same become payable as aforesaid, then this Deed shall remain in full force, but otherwise shall be void & of no effect.

In Witness whereof We have hereto set our hands and seals this Eighteenth day of December A.D. 1849.

In presence of
John Bailey
Jean Delort de Gléon by

Jean de Frefange. (L.S.)

Anne de Frefange. (L.S.)

Consulate of the United States of America, Paris, France. In Paris in the Republic of France on this Eighteenth day of December A.D. 1849. The within named Jean de Frefance appeared before me and acknowledged this to be his free and voluntary act and Deed, and at the same time the said Anne W de Frefange appeared before me and being by me examined separately and apart from her husband & this Deed being by me sworn and explained to her, she acknowledged it to be her free and voluntary Act and Deed, and declared to me, that she did not wish to retract the same

L S

In Testimony whereof I have hereunto set my hand & Seal of Office at Paris aforesaid the day & year above written

Robert Walsh
U.S. Consul

Recorded Feby 19 at 4h before 1 o'clk P.M.

Witnesp Albert Pabodie City Clerk

This Indenture of two parts made this Eighteenth day of December in the year of our Lord, One Thousand, Eight hundred forty nine, by & between Charles F Tillinghast of Providence in the State of Rhode Island, Trustee of Anne W de Frefange of the first part, and George Rivers & Henry W Rivers, both of said Providence of the second

Witnesseth, That the said Charles F Tillinghast in pursuance of the authority given to him in & by a deed executed by Jean de Frefange the said Anne W de Frefange, dated on the thirteenth day of November 1848 and recorded in Book Number 113 & page 189 of the Record of Deeds in said Providence, and in consideration of the Covenants hereinafter entered into by the said George Rivers & Henry W Rivers, hereby grants, bargains, sells & conveys to them the said George Rivers & Henry W Rivers, their Heirs & Assigns, All his right, title and interest in & to a Lot of land with the Buildings and Improvements thereon, situate in said Providence and bounded

Easterly on North Main Street, Southerly on land of Mrs Henry Rivers, Westerly on land of Truman Beckwith and Northerly on a Gangway, the above Lot being the Easterly part of a Lot of land devised to the said Anne W de Frefange in the Will of her father, the late Seth Wheaton being subject to the gangway on the Westerly line thereof, provided for in said Will.

To Have and to Hold the same with all the privileges and appurtenances thereof, to them, the said George Rivers & Henry W Rivers, their heirs and Assigns forever, subject however to the conditions hereinafter mentioned.

And the said George Rivers & Henry W Rivers, in consideration of the Premises hereby covenant & agree with the said Charles F Tillinghast, his Heirs and Assigns, that they will pay to him, his Heirs and Assigns in trust for the sole use of the said Anne W de Frefange, the quarter yearly sum of One hundred & seventy dollars during the life of the said Anne, on the first days of January, April, July & October in each year, the first payment whereof shall be on the first day of April 1850 & that they will pay in the same proportion from the day named for the last preceding payment to the time of her death. And after the decease of the said Anne, they hereby covenant to pay to the said Charles F Tillinghast, his Heirs & Assigns in Trust, for the use of the said Jean de Frefange, the quarter yearly sum of Eighty five Dollars during the life of the said Jean & in that proportion to the time of the decease of the said Jean, the first payment whereof shall be in three Months from the decease of the said Anne.

But this Deed is upon the condition that the said George Rivers and Henry W Rivers, their Heirs & Assigns shall well and truly keep & perform the above mentioned covenants, and in case they do not pay the said sums of Money at the respective times when they become payable as aforesaid, or within twenty days thereafter, then this Deed shall be void and of no effect.

In Witness whereof We have hereunto set our Hands & Seals on the day and year first before written.

Signed sealed and delivered in presence of
Henry Martin

Charles F Tillinghast, Trustee. (L.S.)

George Rivers. (L.S.)

Henry W Rivers. (L.S.)

Providence Sc. In Providence on this Nineteenth day of February 1850. The aforenamed Charles F Tillinghast, George Rivers & Henry W Rivers appeared before me & severally acknowledged the preceding to be their free and voluntary Act and Deed

Henry Martin
Public Notary

Recorded Feby 19, 1850 at 4h before 1 o'clk P.M.

Witnesp Albert Pabodie City Clk

This Indenture of two parts, made and entered into this first day of January A.D. 1850 by & between Samuel Boyd Jobey of the City & County of Providence, State of Rhode Island, Executor of the last Will & Testament of Anna A Jenkins late of said City of Providence, deceased, & Guardian of the persons & estates of Anna A Jenkins & Moses B Jenkins, Minors, both of said City of Providence, of the first part, & Reuben S Bennett & Bela W P Bennett in Company under the Name of R S Bennett & Son of said City of Providence of the second part, ——— Witnesseth, That the said Samuel Boyd Jobey, in his capacity as aforesaid, in consideration of the Rents & Covenants hereinafter mentioned, by the said R S Bennett & Son, their Heirs, Executors, Administrators & Assigns to be paid, kept & performed, doth demise & to farm let unto them the said R S Bennett & Son, their Heirs, Executors, Administrators & Assigns, A certain Lot of Land situated on Federal Hill (so called) in the Westerly part of the City of Providence & is laid out & described as Lot No (2) Two on a Plot of House Lots on Federal Hill, belonging to the Heirs of Moses Brown and William Almy, surveyed & platted March 20, 1847 by Alwater & Schubarth & recorded in the City Clerks Office in said Providence, in Book of Plats No 3 page 58. Reference to said Plat being had. ———

To Have & to Hold the same with the privileges & the appurtenances thereof, to them the said R S Bennett & Son, their Heirs, Executors, Administrators & Assigns, for and during the term of Seven years, commencing on the day of the date hereof to terminate on the first day of January A.D. 1857. ———

The said R S Bennett & Son for themselves, their Heirs, Executors, Administrators & Assigns doth hereby covenant & agree, to & with the said Samuel Boyd Jobey in his said capacity, & his Successors in the same & with said Anna A Jenkins & Moses B Jenkins, that he will pay as Rent for said Premises, the sum of Thirty Dollars, at the end of each & every year, and a proportionate sum for any part of a year. And in default of payment of any Instalment of Rent, due & payable as aforesaid, for more than thirty days, the Lessor may re-enter in & upon said Leased Premises & resume possession thereof, & terminate this Lease. ———

And it is further agreed by the Parties to this Lease, that at the expiration of said term, the said R S Bennett & Son, their Heirs, Executors, Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five years, that is to say, from the first day of January A.D. 1857 to the first day of January A.D. 1862. Provided the said Anna A Jenkins & Moses B Jenkins, after they have arrived at full age, shall assent to the same. The Rent to be agreed upon by the Parties, and in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party & the two chosen, to choose a third & their decision, or that of any two of them agreeing, shall be final & binding. ——— And at the expiration of said last mentioned term of years, the said R S Bennett & Son, their Heirs, Executors, Administrators and Assigns, may have the privilege of renewing said Lease for a further term of Five years, the Rent to be fixed in the same manner as is hereinbefore provided for. Provided, the same be assented to by the said Anna A Jenkins & Moses B Jenkins, after they arrive at full age. ———

And it is further agreed by the Parties, that all the Buildings and Improvements that are now erected, or that may hereafter be erected or placed upon said Premises, shall be & remain liable for the payment for the Rent of said Premises, and are not to be removed from said Premises until all the Rent shall have been paid. ——— And on payment of all Rents, & keeping & performing all the conditions in this Lease contained, on the part of the said R S Bennett & Son, their ~~Heirs~~ Executors, Administrators & Assigns, to be kept and performed, he or they at any time previous to the termination of this Lease, or at any time within Ninety days after the termination of this Lease, may

remove off and from said Lot all the Buildings by him or them erected, but the Foundations and Underpinnings of all such Buildings & all other Improvements on said Lot shall be deemed and considered as a part of said Lot and shall not be removed therefrom. ———

And it is further agreed by and between the Parties to this Lease that in case of the decease of the said Anna A Jenkins and Moses B Jenkins before they arrive at full age, this Lease shall cease & be terminated. ———

And the said R S Bennett & Son, for themselves, their Heirs, Executors, Administrators & Assigns hereby covenants, that at the termination of this Lease either by the death of the said Anna A Jenkins & Moses B Jenkins, during their minority or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet peaceable possession of said Leased Premises. ———

In Testimony whereof the said Parties have hereunto set their Hands and Seals the day and year first before written. ———

Executed in presence of
Nathaniel Searle

Reuben S Bennett. (L.S.)

Bela W P Bennett. (L.S.)

Samuel Boyd Jobey. (L.S.)

County of Providence ss. In the City of Providence on this 20 day of February A.D. 1850. ———

Then personally appeared the above named Reuben S Bennett, Bela W P Bennett and Samuel B Jobey before me & severally acknowledged the preceding Instrument by them severally signed to be their free Act and Deed. ———

Nathaniel Searle
Public Notary

Recorded Feby 21. 1850 at 10½ o'clock P.M. ———

Witness Albert Pabodie City Clk

This Indenture of Two Parts, made and entered into this First day of January A.D. 1850 by and between Samuel Boyd Jobey of the City & County of Providence, State of Rhode Island, Executor of the last Will and Testament of Anna A Jenkins, late of said City of Providence, deceased, Guardian of the persons & estates of Anna A Jenkins & Moses B Jenkins, Minors, both of said City of Providence of the first part, and Nancy G French of said City of Providence of the second part; ———

Witnesseth, That the said Samuel Boyd Jobey in his capacity as aforesaid, in consideration of the Rents and Covenants hereinafter mentioned, by the said Nancy G French, her Heirs, Executors, Administrators & Assigns to be paid, kept performed, doth demise & to farm let unto her the said Nancy G French her Heirs, Executors, Administrators & Assigns, Two certain Lots of Land situated on Federal Hill so called in said Providence & laid out & described as Lots Nos (3) Three, (4) Four on Plat of House Lots belonging to the Heirs of Moses Brown & William Almy, surveyed & platted March 20 th 1847 by Alwater & Schubarth & recorded in City Clerks Office in S^d Providence in Book No 3 page 58. ———

Reference to S^d Plats being had. ———

To Have and to Hold the same with the privileges & the appurtenances thereof to her the said Nancy G French, her Heirs, Executors, Administrators & Assigns for & during the term of Seven years, commencing on the day of the date hereof

and to terminate on the first day of January A.D. 1857 ——— The said Nancy G French, for herself, her Heirs, Executors, Administrators & Assigns doth hereby covenant & agree, to & with the said Samuel Boyd Tobey, in his said Capacity and his Successors in the same, & with said Anna A Jenkins & Moses B Jenkins, That he will pay as Rent for said Premises the sum of Sixty Dollars, at the end of each and every year; and a proportional sum for any part of a year. And in default of payment of any Instalment of Rent due & payable as aforesaid, for more than thirty days, the Lessor may re enter in and upon said Leased Premises, and resume possession thereof, & terminate this Lease. And it is further agreed by the Parties to this Lease, that at the expiration of said term, the said Nancy G French, her Heirs, Executors, Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five years, that is to say from the first day of Jany A.D. 1857, to the first day of Jany A.D. 1862. Provided the said Anna A Jenkins & Moses B Jenkins, after they have arrived at full age, shall assent to the same. The Rent to be agreed upon by the Parties, & in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each Party, & the two chosen, to choose a third whose decision, or that of any two of them agreeing shall be final & binding. ———

——— And at the expiration of said last mentioned term of years the said Nancy G French, her Heirs, Executors, Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five years, the Rent to be fixed in the same manner as is hereinbefore provided for; Provided, the same be assented to by the said Anna A Jenkins & Moses B Jenkins after they arrive at full age. ———

——— And it is further agreed by the Parties that all the Buildings and Improvements that are now erected or that may hereafter be erected or placed upon said Premises, shall be and remain liable for the payment of the Rent of said Premises & are not to be removed from said Premises until all the Rent shall have been paid. And on payment of all Rents keeping & performing all the conditions in this Lease contained, on the part of the said Nancy G French her Executors, Administrators & Assigns, to be kept & performed, he or they at any time previous to the termination of this Lease, or at any time within Ninety days after the termination of this Lease, may remove off & from said Lot, all the Buildings by her or them owned. ———

——— And it is further agreed by & between the Parties to this Lease, that in case of the decease of the said Anna A Jenkins & Moses B Jenkins before they arrive at full age, this Lease shall cease and be terminated ———

——— And the said Nancy G. for herself, her Heirs, Executors, Administrators & Assigns, hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins & Moses B Jenkins, during their minority or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet and peaceable possession of said Leased Premises. ———

——— In Testimony whereof the said Parties have hereunto set their Hands & Seals the day & year first before written.

Executed in presence of
Allen Brown Notary Pub
Signature of Samuel Boyd Tobey
Nathaniel Searle

Nancy G French. (L.S.)

Samuel Boyd Tobey. (L.S.)

Samuel French. (L.S.)

County of Providence Sc. In the City of Providence on this 20 day of February A.D. 1850 ———

——— There personally appeared the within named Samuel B Tobey and Samuel French, before me, and severally acknowledged the within Instrument by them signed, to be their free Act and Deed.

And at the same time and place personally appeared the within named Nancy G French, Wife of the said Samuel French, before me and was examined by me privily & apart from her said husband & after having had the within Instrument shown and explained unto her by me she acknowledged unto me that she understood the same, that it was her free Act & Deed, & she declared unto me that she signed the same voluntarily & that she did not wish to retract the same. ———

——— Nathaniel Searle ———

——— Public Notary ———

Recorded Feby 21. 1850 at 10 o'clock A.M. ———

——— Witness ——— Albert Pabodie
City Clerk

This Indenture of two parts, made and entered into this First day of January A.D. 1850, by & between Samuel Boyd Tobey of the City & County of Providence, State of Rhode Island, Executor of the last Will & Testament of Anna A Jenkins, late of said City of Providence, deceased & Guardian of the persons & estates of Anna A Jenkins & Moses B Jenkins, Minors, both of said City of Providence, of the first part, and William H Thurber of said City of Providence of the second part Witnesseth. ———

——— That the said Samuel Boyd Tobey, in his capacity as aforesaid in consideration of the Rents Covenants hereinafter mentioned, by the said William H Thurber, his Heirs, Executors, Administrators & Assigns, to be paid kept performed, doth demise & farm let unto him the said William H Thurber, his Heirs, Executors, Administrators & Assigns. A certain Lot of Land situated on Federal Hill (so called) in the Westerly part of the City of Providence and is laid out & described as Lot No (1) one on a Plat of House Lots on Federal Hill, belonging to the Heirs of Moses Brown & William Almy surveyed & platted March 20th 1809 by Alwater & Schubarth & recorded in the City Clerks Office in said City of Providence in Book of Plat No 3 page 58 ———

——— Reference to said Plat being had. ———

To Have and to Hold the same, with the privileges and the appurtenances thereof, to him, the said William H Thurber, his Heirs, Executors, Administrators & Assigns for & during the term of Seven years, commencing on the day of the date hereof & to terminate on the first day of January A.D. 1857. ———

——— The said William H Thurber for himself, his Heirs, Executors, Administrators & Assigns, doth hereby covenant & agree to & with the said Samuel Boyd Tobey, in his said capacity, & his Successors in the same, & with said Anna A Jenkins & Moses B Jenkins, that he will pay as Rent for said Premises the sum of Thirty Dollars at the end of each every year; & a proportional sum for any part of a year. And in default of payment of any Instalment of Rent due & payable as aforesaid, for more than thirty days, the Lessor may re-enter in & upon said Leased Premises, & resume possession thereof, & terminate this Lease. ———

——— And it is further agreed by the Parties to this Lease that at the expiration of said term, the said W H Thurber, his Heirs, Executors, Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five Years, that is to say from the first day of January A.D. 1857 to the first day of January A.D. 1862. Provided, the said Anna A Jenkins & Moses B Jenkins after they have arrived at full age, shall assent to the same. The Rent to be agreed upon by the Parties, & in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each Party & the two chosen, to choose a third & their decision or that of any two of them agreeing shall be final & binding. And at the expiration of said last mentioned term of years, the said William H Thurber, his heirs, executors,

Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five years, the Rent to be fixed in the same manner as is herein before provided for; Provided, the same be assented to by the said Anna A Jenkins & Moses B Jenkins after they arrive at full age.

And it is further agreed by the Parties that all the Buildings & Improvements that are now erected, or that may hereafter be erected or placed upon said Premises, shall be & remain liable for the payment of the Rent of said Premises, & are not to be removed from said Premises until all the Rent shall have been paid. And on payment of all Rents keeping & performing all the conditions in this Lease contained, on the part of the said William H Thurber, his Executors, Administrators & Assigns, to be kept & performed, he or they at any time previous to the termination of this Lease or at any time within Ninety days after the termination of this Lease, may remove off & from said Lot all the Buildings by him or them owned, but the Foundations & Underpinnings of all such Buildings & all other Improvements on said Lot shall be deemed & considered as a part of said Lot & shall not be removed therefrom.

And it is further agreed by & between the Parties to this Lease, that in case of the decease of the said Anna A Jenkins & Moses B Jenkins before they arrive at full age, this Lease shall cease and be terminated.

And the said W H Thurber, for himself, his Heirs, Executors, Administrators & Assigns, hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins & Moses B Jenkins, during their minority or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet & peaceable possession of said Leased Premises.

In Testimony whereof, the said parties have hereunto set their hands and seals the day and year first before written.

Executed in presence of
of A.D. Joslin

Samuel Boyd Jobey. (L.S.)

William H Thurber. (L.S.)

County of Providence Sc. In the City of Providence on this 21st day of February A.D. 1850

Then personally appeared the above named Samuel Boyd Jobey & William H Thurber, before me & severally acknowledged the preceding Instrument by them signed, to be their free Act and Deed.

Nathaniel Searle
Public Notary.

Recorded Feby 21. 1850 at 11½ o'clk A.M.

Witness — Albert Pabodie City Clk

Know all Men by these Presents

That I, William Angell of the City and County of Providence in the State of Rhode Islande, am holden firmly bound unto Nicholas Angell, of the City, County & State of New York, in the sum of Six Thousand Dollars, to be paid to the said Nicholas Angell, his Executors, Administrators & Assigns, to which payment well & truly to be made, I bind myself, my Heirs, Executors & Administrators firmly, by these Presents. Sealed with my seal & dated at Providence on this Thirtieth day of March A.D. One Thousand Eight hundred and forty eight (1848).

The condition of this obligation is such, That whereas the said Nicholas Angell, by Deed dated March 29. 1848 has conveyed

Providence Sct. 12. 1850. The conditions of this Bond having been faithfully performed
This bond is cancelled & discharged. Witness my hand & seal
In presence of C. A. Williams — Nicholas Angell

conveyed to me the said William Angell, Two certain Lots of Land with all the Buildings & Improvements thereon, situate in said City of Providence, one Estate at the corner of Star & North Main Streets, the other on the Northerly side of High Street. Reference being had to said Deed for a more particular description of said Estates.

Now Therefore if I the said William Angell upon the request of the said Nicholas Angell, the said Nicholas Angell, first having paid to me the said William Angell, all sums of Money that may be due & owing me the said William Angell from the said Nicholas Angell & shall also pay all sums of Money advanced, for the payment of Taxes assessed upon Repairs of said Estates & also the Interest & the Expenses thereon, shall make, execute, seal and deliver to the said Nicholas Angell, his Heirs or Assigns, a good & sufficient Deed of Warranty of the Two aforedescribed Estates free of all Incumbrances, then this obligation shall be Null & Void, otherwise to be & remain in full force and virtue.

In Testimony whereof I have hereunto set my Hand and Seal the day and year first above written.

Signed sealed and delivered
in presence of
Nathaniel Searle
Geo E Cleveland

William Angell (L.S.)

Recorded Feby 21. 1850 at 10 min before 12 o'clk A.M.

Witness — Albert Pabodie City Clerk

This Indenture

made and executed this Fifteenth day of February A.D. 1850 by and between Cyrus B Manchester of the City & County of Providence & State of Rhode Island of the one part and Amos C Barston & Apollos Richmond, both of said City of Providence & Copartners in trade under the Style of A C Barston & Co of the other part.

Witnesseth

That the said Cyrus B Manchester, for the consideration hereinafter mentioned, hath demised and leased & by these Presents doth demise & lease unto the said A C Barston & Co, their Executors, Administrators & Assigns A certain Lot of Land situate in said City of Providence on the Easterly side of Chestnut Street (formerly Convenient Street) & bounded as follows, to wit, Northerly on Land now occupied by the said A C Barston & Co on which it measures Twenty six feet, Easterly & Southerly on Land of the said Cyrus B Manchester & Westerly on said Chestnut Street on which it measures Forty four feet, together with a two Story Building with a Stone Basement, measuring Forty four feet by Twenty six feet and a Shed Building adjoining the same & measuring Twenty three feet by Ten feet, now standing on said Lot of Land.

To Have and to Hold the same with the rights privileges and appurtenances thereof, unto them the said A C Barston & Co their Executors, Administrators & Assigns from the day of the date hereof, for and during the term of Five years, said term expiring on the fifteenth day of February A.D. 1855 Yielding & paying therefor during the said term the annual Rent of One hundred Dollars in four equal quarterly payments, the first payment to be made on the 15th day of May A.D. 1850.

And the said A C Barston & Co do hereby covenant & with the said Cyrus B Manchester, his Executors, Administrators & Assigns, to pay or cause to be paid the said Rent in manner aforesaid, except the said Premises shall happen to be burnt down or injured by means of fire or other unavoidable

accident or casualty, in which case the said A C Barston &c are to pay at the rate aforesaid. & during the time they occupy the same ——— And at the expiration of the said term or other sooner determination of this present demise, to deliver up & surrender the said Premises unto the said Cyrus B Manchester his Heirs or Assigns peaceably & quietly in as good condition as the same now are, reasonable use & wear & tear thereof & fire and other Casualties excepted. ——— And the said Cyrus B Manchester for himself his Heirs, Executors, Administrators & Assigns doth hereby covenant to & with the said A C Barston &c their Executors, Administrators & Assigns, that they the said A C Barston &c, their Executors, Administrators & Assigns performing the Covenants on their part herein contained shall & may peaceably & quietly have use, possess & enjoy the said Premises with the appurtenances for and during the said term of Five years. ——— In Testimony whereof the said parties have hereunto set their hands & seals the day & year herein first mentioned.

Signed Sealed & Delivered
in presence of
Benj. T Eames

C B Manchester. (L.S.)
A C Barston. (L.S.)
Apollos Richmond. (L.S.)

Providence Sc. In the City of Providence this 21st day of February A.D. 1850 ——— Then personally appeared the above named Cyrus B Manchester & Amos C Barston & Apollos Richmond severally acknowledged the preceding Instrument by them signed, to be their free Act and Deede. ——— Before me Benj T Eames ——— Justice of the Peace.

Recorded Feby 21. 1850 at 4 o'clk P.M. ———

Witness ——— Albert Pabodie City Clk

This Indenture of Two parts made and entered into this First day of January A.D. 1850 by & between Samuel Boyd Jobey of the City & County of Providence, State of Rhode Island, Executor of the last Will & Testament of Anna A Jenkins, late of said City of Providence, deceased & Guardian of the persons and estates of Anna A Jenkins & Moses B Jenkins, Minors, both of said City of Providence of the first part, and Thomas Campbell of said City of Providence of the second part. ——— Witnesseth, That the said Samuel Boyd Jobey, in his capacity, as aforesaid, in consideration of the Rents & Covenants hereinafter mentioned, by the said Thomas Campbell, his Heirs, Executors, Administrators & Assigns, to be paid, kept & performed, doth demise & to farm let unto him the said Thomas Campbell, his Heirs, Executors Administrators and Assigns ——— A certain Lot of Land situated on Federal Hill (so called) in said City of Providence and is laid out & described as Lot No (3) five on a Plot of House Lots on Federal Hill, belonging to the Heirs of Moses Brown and William Almy, surveyed and plotted March 20. 1827 by Alverter and Schubarth & recorded in the City Clerks Office in said City of Providence in Book of Plats No 3 page 58. ——— Reference to said Plat being had. ——— To Have and To Hold the same, with the privileges and the appurtenances thereof, to him the said Thomas Campbell his Heirs Executors

Administrators and Assigns, for and during the term of Five years, commencing on the day of the date hereof, & to terminate on the first day of January A.D. 1855. ——— The said Thomas Campbell for himself, his Heirs, Executors, Administrators and Assigns, doth hereby covenant and agree to and with the said Samuel Boyd Jobey, in his said capacity, & his Successors in the same, & with said Anna A Jenkins & Moses B Jenkins, that he will pay as Rent for said Premises the sum of Thirty dollars at the end of each & every year, & a proportional sum for any part of a year. And in default of payment of any Instalement of Rent, due & payable as aforesaid for more than thirty days, the Lessor may re enter in and upon said Leased Premises, & resume possession thereof, & terminate this Lease. ——— And it is further agreed by the Parties to this Lease, that at the expiration of said term, the said Thomas Campbell, his Heirs, Executors, Administrators and Assigns, may have the privilege of renewing said Lease for a further term of Five years, that is to say from the first day of January A.D. 1855 to the first day of January A.D. 1860, Provided, the said Anna A Jenkins & Moses B Jenkins, after they have arrived at full age, shall assent to the same. The Rent to be agreed upon by the Parties, & in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party, & the two chosen, to choose a Third, & their, & their decision, or that of any two of them agreeing shall be final and binding. And at the expiration of said last mentioned term of years, the said Thomas Campbell, his Heirs, Executors, Administrators & Assigns, may have the privilege of renewing said Lease for a further term of Five years, the Rent to be fixed in the same manner as is herein before provided for: Provided the same be assented to by the said Anna A Jenkins & Moses B Jenkins after they arrive at full age. ——— And it is further agreed by the parties, that all the Buildings & Improvements that are now erected, or shall may hereafter be erected or placed upon said Premises, shall be & remain liable for the payment of the Rent of said Premises & are not to be removed from said premises until all the Rent shall have been paid. And on payment of all Rents, & keeping & performing all the conditions in this Lease contained on the part of the said Thomas Campbell, his Executors, Administrators & Assigns, to be kept and performed, he or they at any time previous to the termination of this Lease or at any time within Ninety days after the termination of this Lease may remove off & from said Lot, all the Buildings by him or them erected, but the Foundations and Underpinnings of all such Buildings & all other Improvements on said Lot shall be deemed & considered as a part of said Lot & shall not be removed therefrom. ——— And it is further agreed by & between the Parties to this Lease, that in case of the decease of the said Anna A Jenkins & Moses B Jenkins before they arrive at full age, this Lease shall cease & be terminated. ——— And the said Thomas Campbell for himself, his Heirs, Executors, Administrators & Assigns hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins & Moses B Jenkins, during their minority, or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet and peaceable possession of said Leased Premises. ——— In Testimony whereof, the said Parties have hereunto set their Hands and Seals the day & year first before written

Executed in presence of
J. A. D. Joslin.
A B Dike

Thomas Campbell (L.S.)
Samuel Boyd Jobey (L.S.)

County of Providence Sc. In the City of Providence on this 23 day of February A.D. 1850 then personally appeared the above named Thomas Campbell & Samuel Boyd Jobey before me & severally acknowledged the preceding Instrument by them signed to be their free Act & deed. ——— Nath Searle Public Notary. ———

Recorded Feby 23. 1850 at 5 min before 11 o'clk A.M. ———

Witness ——— Albert Pabodie City Clk

Know all Men by these Presents

That I James Wheaton Administrator upon the Estate of Mrs Susan Foot late of Providence deceased for and in consideration of the sum of Three hundred Dollars to me paid by Henry B Brown, do hereby give, grant, bargain sell to him the said Brown his Heirs and Assigns all the Right, title and interest which the said Susan Foot, had at the time of her decease in & to all or any of the Buildings standing on Leased of Henry B Brown, on the East side of South Main Street in Providence, which Leased was Leased to Capt Joseph Foot and Susan Foot during their natural lives

In Witness whereof I have hereunto set my Hand and Seal this 23 day of Feb 1850.

In presence of
George Leamed

James Wheaton, Admr. (L.S.)

Recorded Feby 23. 1850 at 21 min past 2 o'clk P.M.

Witness — Albert Pabodie City Clerk

This Agreement of Lease

Made and executed on this Seventh day of February A.D. One Thousand Eight hundred fifty by & between Seth Padelford & Charles F Martin 2nd of the City and County of Providence in the State of Rhode Island

Witnesseth That the said Seth Padelford for and in consideration of the Rents and Covenants hereinafter contained, to be paid kept & performed by the said Charles F Martin his Heirs, Executors, Administrators or Assigns, doth hereby Lease, Two certain Lots of Land, both situate in the Northerly part of the City of Providence, Being Lots Numbers (2) two and (3) three, on a Plat of House Lots, belonging to the said Seth Padelford and Arba B Dike, surveyed & platted by Alverus & Schubarth April 3. 1846. & on Record in the Land Records of said City of Providence in Book of Plats No 2 Page 12.

To Have and to Hold said Leased Premises for & during the term of Five Years, from & after the first day of April A.D One Thousand Eight hundred and fifty (1850). Yielding & paying therefor to the said Seth Padelford, his Heirs & Assigns, the yearly Rent of Sixty Dollars, payable by even equal portions, at the end of each & every year, during said term, the first payment whereof to be made on the first day of April A.D 1851.

And the said Charles F Martin for himself, his Heirs Executors and Administrators does hereby covenant & agree, to & with the said Seth Padelford, his Heirs & Assigns, that he, the said Charles F Martin his Heirs, Executors, Administrators or Assigns will well truely pay or cause to be paid, to the said Seth Padelford, his Heirs or Assigns, the yearly Rent aforesaid, at the times & in the manner hereinbefore appointed for the same to be paid, and also at the end of said term to surrender up to the said Seth Padelford, his Heirs or Assigns, quietly & peaceably the aforesaid Leased Premises.

And it is further agreed by & between the parties hereto, that the said Charles F Martin his Assigns shall have the right & privilege, at any time within the aforesaid term of Five years, to purchase the aforedescribed two Lots of Land, upon the payment to the said Seth Padelford, his Heirs and Assigns, the sum of One Thousand Dollars.

And it is further agreed by the Parties hereto, That in case the yearly Rent aforesaid, or any part thereof shall remain due & unpaid, after either of the times whereon the same is appointed to be paid, for the space of twenty days, that then & in that case it shall be lawful for the said Seth Padelford, his Heirs or Assigns, to re enter in & upon said Leased Premises & the Buildings erected thereon, & the same to have, hold & enjoy again, & this Lease shall cease & be determined. And it is further agreed by the Parties hereto that all Buildings & Improvements that are now erected or that may be hereafter erected on said Leased Premises, shall be & remain pledged for the payment of the aforesaid yearly Rent.

In Testimony whereof, the Parties aforesaid have hereunto set their Hands and Seals the day & year first aforewritten.

Signed sealed and delivered
in presence of
The Words "that are now erected or" first interlined. Also the words "The Buildings erected thereon" first interlined.
Nathaniel Searle

Charles F. Martin. (L.S.)

Seth Padelford. (L.S.)

County of Providence ss. In the City of Providence on this 7th day of February A.D. 1850.

Then personally appeared the above named Charles F Martin and Seth Padelford before me & severally acknowledged the preceding Instrument by them signed to be their free Act and Deed.

Nathaniel Searle
Public Notary.

Recorded Feby 23. 1850 at 10 min before 4 o'clk P.M.

Witness — Albert Pabodie City Clerk

This Indenture of Two parts made and executed this Twentieth day of February, in the year of our Lord, One Thousand Eight hundred & fifty by & between Walter T Burges & Eleanor B Burges his Wife, their Heirs, Executors, Administrators & Assigns, of the first part and William A Gardner, his Heirs, Executors, Administrators & Assigns of the second part

Witnesseth That the said party of the first part, for and in consideration of the Rents and Covenants hereinafter mentioned to be paid, kept & performed by the said Party of the second part, do hereby demise & to farm let unto said Party of the second part.

A certain Lot of Land situate on Clemence Street, in the Westerly part of the City of Providence, bounded Easterly on said Clemence Street on which it measures Thirty feet and extending back Westerly bounding Northerly on Land of Heirs of Cyprus Butler deceased & Southerly on Land of WB & George W Curtis to the fence as the same now stands, which separates it from other Land of the party of the first part, being about Forty nine feet from said Clemence Street.

To Have and to Hold the same from the date hereof until the Eighth day of August in the year of our Lord One Thousand Eight hundred and seventy.

And the said Party of the second part hereby covenants & agrees to pay to the party of the first part for the Premises aforesaid during the whole of said term, an annual Rent of Thirty one Dollars in equal semi annual payments of Fifteen Dollars fifty

cents on the Twentieth day of August and of February, each & every year during said term. That all Buildings & Improvements now on said Premises or which may at any time hereafter during said term be on the same shall be & are hereby are pledged to the party of the first part for the punctual payment of said Rent as aforesaid. And at any time when said Rent shall become due and remain unpaid for the space of Thirty days, the said Party of the first part may enter said Premises and put an end to this Lease, for the purpose of recovering any Rent so in arrears as aforesaid, may by first giving Ten days notice in some Newspaper printed in said City of Providence, sell whatever Buildings and Improvements may be then on the Premises, accounting to said Party of the second part for the proceeds of said sale that shall remain after paying the Rent due as aforesaid & the expenses incident to such sale. In Witness whereof We have hereunto set our hands & seales the day and year first aforewritten

Nathaniel Seale — Walter S Burges. (L.S.)

Eleanor B Burges. (L.S.)

William N Gardiner. (L.S.)

County of Providence Sc. In the City of Providence on this 21 day of February A.D. 1850 Then personally appeared the aforenamed Walter S Burges, before me and acknowledged the preceding Instrument by him signed to be his free Act and Deed, and at the same time & place personally appeared Eleanor B Burges, Wife of the aforenamed Walter S Burges, before me was examined by me privily & apart from her said husband & after having had the preceding Lease shown & explained unto her by me, she acknowledged unto me that she understood the same, that it was her free act & Deed & she declared unto me that she signed the same voluntarily that she did not wish to retract the same. And at the same time & place personally appeared before me, the aforenamed William N Gardiner & acknowledged the preceding Instrument by him signed, to be his free act and Deed.

Nathaniel Seale
Public Notary

Recorded Feby 25. 1850 at 10 min before 11 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I James H Read of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Fourteen hundred Dollars to me paid by William N Gardiner, of said City of Providence, the receipt whereof is hereby acknowledged, have granted, bargained, sold and set over & by these Presents do grant, bargain, sell, convey and set over to him the said William N Gardiner, his Executors, Administrators & Assigns forever The Dwelling House and all other Buildings and Improvements standing upon a Lot of Land, leased by Walter S Burges & Wife to the said William N Gardiner by Lease dated February 21 A.D. 1850 Reference to said Lease being had, and which said Lot of Land is situated on the Westerly side of Clemence

Street, in the Fourth Ward of the City of Providence. Being the Premises conveyed to the Grantor by Deed from Vinal N Edwards dated June 10 A.D. 1845 & on Record in said Providence in Book 98 page 53. To Have and to Hold said Dwelling House, Buildings and Improvements to him the said William N Gardiner, his Executors, administrators & Assigns forever And I, the aforenamed James H Read for myself, my Heirs, Executors and Administrators do covenant with him the said William N Gardiner, his Executors, Administrators & Assigns that I will warrant and defend said Dwelling House Buildings and Improvements, to him the said William N Gardiner, his Executors, Administrators & Assigns forever, against the lawful claims & demands of all persons whatsoever. In testimony whereof I have hereunto set my hand & seale this Twentieth day of February in the year of our Lord One Thousand Eight hundred and fifty (1850)

Signed sealed and delivered in presence of Nathaniel Seale — James H Read. (L.S.)

County of Providence ss. In the City of Providence on this 21 day of February A.D. 1850 Then personally appeared the within named James H Read before me and acknowledged the within Instrument by him signed, to be his free Act and Deed.

Nathaniel Seale
Public Notary

And I, Cyrus Handy in consideration of One Dollar to me paid by William N Gardiner, do hereby quitclaim all right, title and interest which I have or ought to have in and to the above described Premises. In Witness whereof I have hereunto set my Hand and seal this 20th day Feby 1850

In presence of Edward C Parkhurst — Cyrus Handy. (L.S.)

Recorded Feby 25. 1850 at 11 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I George Parkinson of the City and County of Providence, State of Rhode Island in consideration of Three hundred & fifty Dollars to me paid by John Parkinson of said Providence, the receipt whereof is hereby acknowledged, hereby give, grant, bargain, sell and convey, assign, set over and deliver unto him the said John Parkinson, his Heirs and Assigns forever, the following described goods and chattels, to wit: Two Beer Pumps, Two Counters, One Awning 1 Doz Candy Jars, Two Tables, 8 Decanters, 2 Doz Tumblers Ten Kegs 5 Barrels and the Liquor in the same, Two Show Cases, 6 Boxes of Cigars One Oil cloth Carpet, 8 Pictures, Two Stoves, and generally all fixtures, furniture and stock now in the Shop, now occupied by me on Eddy St being Store No 94 on said St. To Have and to Hold the same to him the said John Parkinson, his Heirs & Assigns forever And I covenant myself to

be the true and lawfull owner of the said property and will warrant and defend the same against the just claims of all persons ____ Witness my Hand and Seal at Providence this Fifth day of September 1849.

Witness
Edward Anthony

George Parkinson (L.S.)

Recorded Feby 28. 1850 at 18 min before 10 oclk A.M.

Witness Albert Pabodie City Clk

Providence Feby 15th 1850

George Parkinson Bought of Thomas Marchbank 20 Tons of Bones at $8.00 per ton. Cash Received

Thomas Marchbank.
Hobart Smithenbank.

Recorded March 1. 1850 at 9 oclock A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents ____ That I. Abby E Kelly of the City & County of Providence in the State of Rhode Island. Executrix, upon the Estate of Wilbur Kelly, late of said City of Providence, for & in consideration of the sum of One Dollar to me paid by Abby Whipple Mauran wife of Suchet Mauran 2d of said City of Providence. the receipt whereof is hereby acknowledged have given, granted, bargained, sold, conveyed set over & delivered & by these Presents in my said capacity as Executrix as aforesaid, do give, grant, bargain, sell, convey, set over & deliver unto her the said Abby Whipple Mauran, & to her Heirs & Assigns forever. Seven Shares in the Capital Stock, of the Manufacturing Company, known & called "The Lonsdale Company" and standing in the name of the said Wilbur Kelly, on the Books of said Company. Being the Seven Shares devised to the said Abby W Mauran, in & by the last Will & Testament of the said Wilbur Kelly. To Have & to Hold the same with all the rights, privileges & appurtenances thereof to her the said Abby Whipple Mauran & to her Heirs & Assigns, to her & their sole use and benefit forever. In Testimony whereof I the said Abby E Kelly in my said capacity as Executrix as aforesaid, have hereunto set my hand & seal this Twenty eighth day of February A.D. One Thousand Eight hundred and fifty (1850).

Signed, sealed & delivered in presence of
Nathaniel Seale

Abby E Kelly Ex. (L.S.)

County of Providence ss. In the City of Providence on this 28 day of February A.D. 1850. Then personally appeared the abovenamed Abby E Kelly, before me & acknowledged the preceding Instrument, by her signed, in her capacity as Executrix upon the Estate of Wilbur Kelly, to be her free act & deed.

Nathaniel Seale Public Notary

Recorded March 1. 1850 at 20 min before 11 oclk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents ____ That I. Abby E Kelly of the City & County of Providence in the State of Rhode Island. Widow, for and in consideration of the sum of One Thousand Dollars, to me paid by Suchet Mauran 2d of Providence the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver, unto him the said Suchet Mauran 2d and to his Heirs and Assigns all my right, title, interest, property, claim & demand in and to Seven Shares of the Capital Stock of the Manufacturing Company, incorporated under the Name of the "Lonsdale Company" and transacting business under that name, in the Town of Smithfield & the City of Providence. Which said Seven Shares are transferred to Abby Whipple Mauran. Being a part of the interest, conveyed to me the said Abby E Kelly, for & during the term of my natural life, in & by the last Will & Testament, of my late Husband, Wilbur Kelly. To Have and to Hold the same, to him the said Suchet Mauran 2d and to his Heirs and Assigns to his & their sole use and benefit, for and during the Term of the natural life of me, the said Abby E Kelly. In Witness whereof I have hereunto set my Hand and Seal this Twenty eighth day of February A.D. One Thousand Eight hundred and fifty (1850).

Signed sealed and delivered in presence of
Nath[l] Seale

Abby E Kelly (L.S.)

County of Providence ss. In the City of Providence on this 28 day of February A.D. 1850 Then personally appeared the above named Abby E Kelly before me & acknowledged the preceding Instrument by her signed, to be her free act and Deed.

Nathaniel Seale Public Notary

Recorded March 1. 1850 at ¼ before 11 oclk A.M.

Witness Albert Pabodie City Clk

I, Winfield Scott Chase of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of One hundred and fifty Dollars, to me paid by William E Millard of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto him the said William E Millard, his heirs and assigns the following articles of Furniture, now in House No 183 South Main Street, in said City of Providence viz One Sofa, One Rocking Chair, Six Stuff seat Chairs, two old fashioned Chairs, One Card Table, Two Work Tables, One Stand, Six Cane seat Chairs, Two Carpets, One Lot of Glass Ware, One lot of Crockery, Two Bedsteads, Three Feather Beds, One Hair Mattress, Four Pair Blankets, One lot of Sheets, Bolsters and Pillow Cases, One Lot of Books, One lot of Iron Ware, and all other Articles in said House. To have and to hold the same to him the said William E Millard and to his heirs and assigns, to his & their sole use and benefit forever. In Witness whereof I have hereunto set my hand and seal this twenty eighth day of February A.D. One thousand eight hundred and fifty (1850).

Signed, sealed & delivered in presence of Nathaniel Seale

Winfield Scott Chase (L.S.)

County of Providence ss. In the City of Providence on this 28th day of February A.D. 1850 — Then personally appeared the above named Winfield Scott Chase, before me and acknowledged the preceding Instrument by him signed, to be his free act & deed Nathaniel Searle——

—— Public Notary

Recorded March 7. 1850 at 11½ o'clock a.m. ——

—— Witness ——

Albert Pabodie City Clerk

Know all men by these presents, that We Moses B. Ives, John C. Brown and Robert H. Ives, transacting business under the firm of Brown & Ives of Providence, in the County of Providence in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to us in hand paid by Hope Ives, Widow of the late Thomas P. Ives of Providence, County and State aforesaid, the receipt whereof we do hereby acknowledge, and for other good causes and considerations, have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said Hope Ives and to her heirs and assigns forever, all our right, title, interest, claim and property in and to Four Shares in the Capital Stock of the Lonsdale Company, carrying on business in said Providence and at Smithfield under their corporate name and style, of whatever property their corporate stock may be composed, being part of the seven shares conveyed to us by bill of Sale of George Kelly, under date of the eighteenth day of December, A.D. One thousand eight hundred and forty nine ——

To have and to hold the said Four Shares to her the said Hope Ives and to her heirs and assigns forever——

—— In Witness whereof We have hereunto set our hands and seals, this Twenty eighth day of February A.D. One Thousand eight hundred and fifty ——

Signed, Sealed & delivered in presence of Asa W. Arrington

Moses B. Ives (L.S.)
Jno Carter Brown (L.S.)
Robert H. Ives (L.S.)

County of Providence ss In the City of Providence on this second day of March A.D. 1850 Then personally appeared the above named Moses B Ives, John Carter Brown and Robert H Ives, before me, and severally acknowledged the preceding Instrument by them signed to be their free act & deed—— Nathaniel Searle ——

—— Public Notary

Recorded 2 March 1850 Book 1 pp 13 Records of Transfer Lonsdale Company —— Attest —— Moses B. Ives Clerk ——

Recorded March 7. 1850 at 10 min past 2 o'clock p.m.

—— Witness ——

Albert Pabodie

City Clerk

Know all men by these presents, that We Moses B Ives, John C. Brown and Robert H Ives, transacting business under the firm of Brown & Ives, of Providence, in the County of Providence in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to us in hand paid by our partner John Carter Brown, County and State

aforesaid, the receipt whereof we do hereby acknowledge, and for other good causes and considerations, have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said John C Brown and to his heirs and assigns forever, all our right, title, interest, claim and property in and to Three Shares in the Capital Stock of the Lonsdale Company carrying on business in said Providence and at Smithfield, under their corporate name and style, of whatever property their corporate stock may be composed, being part of the Seven Shares conveyed to us by bill of Sale of George Kelly, under date of the Eighteenth day of December A.D. One thousand eight hundred and forty nine ——

To have and hold the said Three Shares to him, the said John C Brown and to his heirs and assigns forever ——

—— In witness whereof, we have hereunto set our hands and seals this Twenty Eighth day of February A.D. One thousand eight hundred and fifty ——

Signed, Sealed & delivered in presence of Asa W. Armington

Moses B Ives (L.S.)
Jn° Carter Brown (L.S.)
Robert H Ives (L.S.)

County of Providence ss In the City of Providence on this second day of March A.D. 1850 —— Then personally appeared the above named Moses B Ives, John Carter Brown and Robert H Ives, before me and severally acknowledged the preceding Instrument by them signed, to be their free act & deed —— Nathaniel Searle Pub. Notary ——

Recorded 2 March 1850 Book 1 pp 14 Records of Transfer of Lonsdale Company —— Attest Moses B Ives Clerk ——

Recorded March 7th 1850 at 10 min. past 2 o'clock p.m. ——

—— Witness ——

Albert Pabodie.

City Clerk

This Indenture, made and executed on the 11th day of February 1850 between Isaac Greene of the City & County of Providence, State of Rhode Island of the one part, and Solomon Greene of said City, of the other part, Witnesseth ——

—— That the said Isaac for and in consideration of the rents and covenants herein contained, on the part of said Solomon, his executors administrators and assigns to be paid and performed, doth hereby demise and to farm let a certain lot of land situated in said Providence on Smiths Hill (so called) bounded & described as follows, commencing at the North west corner thereof & running easterly One hundred feet, bounding on land of Daniel A Mowry, thence turning at right angle or nearly so & running Southerly twenty six feet bounding on land now or formerly owned by Thomas Fletcher & others, thence turning at right angles or nearly so & running Westerly Sixty two feet, bounding on other land of the lessors holding the width of twenty six feet thence turning at right angles or nearly so & running Northerly twenty one feet bounding on other land of the Lessor holding the same length of Sixty two feet, thence turning at right angles or nearly so & running Westerly thirty eight feet bounding on other land of the lessors thence turning & running Northerly five feet to the first mentioned corner bounding on Davis Street together with all the appurtenances thereof ——

To have and to hold said premises, with their appurtenances unto said Solomon, his executors, administrators and assigns for the term of fourteen years, to wit from the 1st day of January A.D. 1849 to the first day of January A.D. 1863, yielding and paying therefor, yearly and every year during said term, unto said Isaac his heirs and assigns the yearly rent of Twelve Dollars at and upon the first day of January A.D. 1850 the next payment whereof to be made on the first day of January next one payment having been made on the first January 1850 ———

And the said Solomon for himself, his heirs, executors and administrators, doth covenant and agree to and with said Isaac, his heirs and assigns, that the said Solomon, his executors, administrators and assigns, shall yearly and every year during said term, pay unto said Isaac the yearly rent aforesaid, at the times and in the manner herein before appointed for payment thereof ———

——— And the said Isaac further covenants & agrees for himself, his heirs, executors & administrators to and with the said Solomon his heirs & assigns at the expiration of said term to renew this lease, for the same term of fourteen years & for the said sum of Twelve Dollars per annum payable as aforesaid or at the expiration of said term to execute a free & clear deed to the said Solomon his heirs & assigns of the premises aforesaid & so on at the expiration of every succeeding term of fourteen years. And it is herein provided that should the said Solomon at the expiration of said term or of any succeeding term prefer to purchase said premises (it being optional with said Solomon to lease or purchase) the sum to be paid therefor shall be ascertained by three disinterested persons one to be selected by each of said parties & the third by the two so selected ———

In testimony whereof we have hereunto interchangeably set our hands and Seals the day and year aforewritten at ———

Signed, Sealed & delivered
in Presence of
The words "at the expiration of said term" being first interlined
Cliven Dawley

Isaac Greene (LS)

Solomon Greene (LS)

Recorded March 8th 1850 at 10 min past 10 o'clock a m

——— Witness — Albert Pabodie City Clk

Know all Men by these Presents ———

——— That I, Christopher Rhodes, of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Fifteen hundred Dollars to me paid by Rhoda Fox of said City of Providence, the receipt whereof I do hereby acknowledge, have Remised, released and forever quitclaimed, and by these Presents do Remise, Release and forever quitclaim unto her, the said Rhoda Fox, her Heirs and Assigns forever, all the right, title, interest, property, claim and Demand which I now have or of right ought to have or claim in and to ———

——— All the Buildings and Improvements standing on a certain Lot of Land situate in said City of Providence at the junction of Williams Street and Thayer Street and on the West side of said Thayer Street, fronting Forty

feet on said William Street and extending back from said Williams Street and holding the same width of Forty feet as far as the land of Williams Thayer extends ———

——— Being the Lot of Land leased by James C Rhodes by Lease from Williams Thayer dated July 5. 1839 ———

——— And I, Julia A Rhodes, Wife of the said Christopher Rhodes in consideration of the aforenamed sum of Money paid my said husband do hereby Remise, Release and forever Quitclaim unto her the said Rhoda Fox, to her Heirs and Assigns, forever all my Rights of Dower & Power of Thirds in & to the aforedescribed Premises ———

——— To Have and to Hold the same with all the rights, privileges and appurtenances thereof or thereunto appertaining, to her the said Rhoda Fox, her Heirs and Assigns forever. ———

——— And I the aforenamed Christopher Rhodes for myself and for my Heirs, Executors and Administrators, do covenant with the said Rhoda Fox, her Heirs and Assigns, that I will warrant and defend the aforedescribed Premises to her the said Rhoda Fox, her Heirs and Assigns forever, against) the lawful claims and demands of all persons claiming by through or under me ———

——— In Testimony whereof We have hereunto set our hands and seals this Eighth day of March in the year of our Lord, One Thousand Eight hundred and fifty (1850). ———

Signed sealed & delivered
in presence of
Nathaniel Searle

Christopher Rhodes. (LS)

Julia A Rhodes. (LS)

County of Providence ss. In the City of Providence on this 8th day of March A.D. 1850. ———

——— Then personally appeared the within named Christopher Rhodes, before me and acknowledged the within Instrument by him signed to be his free Act and Deed ———

——— Nathaniel Searle Public Notary ———

Recorded March 8. 1850 at 25 min before 4 o'clk P.M. ———

——— Witness — Albert Pabodie City Clerk

Know all Men by these Presents ———

——— That I William R Watson, the Lessee within named, in consideration of One Dollar to me paid by the President Directors & Company of the City Bank, a Corporation duly incorporated & located in the City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, assign, grant, transfer & set over to the said President Directors & Company, their Successors & Assigns, ——— The within Lease, and all my right, title and interest in the Premises & the Lessee thereof. ———

——— To Have and to Hold the same with all rights & privileges thereof to the same belonging, saving that the Rent within reserved, has been paid to me up to January 1. 1851 to them the said President Directors & Company of the City Bank, their Successors & Assigns, they performing & keeping the several covenants on my part in said Lease set forth and contained ———

——— In Witness whereof, I hereunto set my hand and seal this Ninth day of March 1850 ——— the interlineation above first made. ———

In presence of
William Henry Watson
Henry L Bowen

Wm R Watson. (LS)

——— State of Rhode Island. Providence ss. March 9 1850

To have and to hold said Premises, with their appurtenances unto said Solomon, his executors, administrators and assigns for the term of four-teen years, to wit from the 1st day of January A.D. 1849 to the day of January A.D. 1863 yielding and paying therefor every year during said term, unto said Isaac [illegible] yearly rent of Twelve Dollars at and upon [illegible] 1850 the next payment whereof to be [illegible] one payment having been [illegible]

And the said Solomon [illegible] -trators, doth covenant [illegible] assigns, that the said [illegible] shall yearly and every [illegible] yearly rent aforesaid, at [illegible] -pointed for payment th[illegible]

& agrees for himself, his hei[illegible] the said Solomon his heirs & [illegible] -new this Lease, for the same [illegible] of Twelve Dollars per annum [illegible] -ration of said term to execut[illegible] -omon his heirs & assigns of t[illegible] expiration of every succeeding t[illegible] provided that should the said S[illegible] or of any succeeding term prefer[illegible] optional with said Solomon to [illegible] thereof shall be ascertained by [illegible] -lected by each of said parties & the

In testimony whereof we have he[illegible] hands and Seals the day and year af[illegible]
Signed. Sealed & delivered
in presence of
The words "at the expiration of said term" being first interlined
Oliver Dawley

Recorded March 8th 1850 at 10 min[illegible]
Witnes — Albert [illegible]

Know all Men by these Presents

Rhoda Foy of the City and County of Providence in the State [illegible] for and in consideration of the Sum of Fifteen hundred Dollars [illegible] Foy of said City of Providence, the receipt whereof I do hereby ack[illegible] -mised, released and forever quitclaimed, and by these Presents do [illegible] forever quitclaim, unto her, the said Rhoda Foy, her Heirs and A[illegible] -ught, title, interest, property, claim and Demand which I now ha[illegible] to have or claim in and to [illegible]

All the Buildings and Improvements th[illegible] certain Lot of Land situate in said City of Providence at the junctio[illegible] Street and Thayer Street and on the West side of said Thayer Street,

Then came William R Watson Signer of the above Instrument & [illegible] -knowledged the same to be his free Act and Deed. Before me Henry L Bowen Justice

N.B. The Lease transferred above is recorded in Book 105 folio [illegible]

Recorded March 9. 1850 at 11 o'clk P.M.

Witnes — Albert Pabodie

Know all Men by these Presents

That I William [illegible] consideration of the Sum of Two Thousand Eight hundred Dollars [illegible] me paid by the President Directors & Company of the City Bank [illegible] incorporated & located in the City of Providence the receipt whereof [illegible] -by hereby grant, assign, transfer & set over to the said President [illegible] City Bank & their Successors & Assigns, the Instrument of Lease, a [illegible] the Premises in said Lease described. I do and convey unto them the said [illegible] Company their Successors & Assigns, all & singular the Buildings & Improve-ments upon the said Premises. To Have & to Hold the same [illegible] appurtenances thereof to the said President Directors & Company of the City [illegible] & Assigns forever, in as ample a manner as I myself might hold & enjoy the [illegible] Lease or otherwise: they the said President Directors & Company of the City [illegible] exercising the tenants for all payments of Rent in advance by me received [illegible] performing the Rents Covenants therein required of me. [illegible] Directors & Company of the City Bank their Successors & Assigns [illegible] said Premises & make conveyance of Right [illegible] shall, at all times during the [illegible] conveyance of me, or any [illegible]

N.B. The Lease transferred above is recorded in Book [illegible]

Recorded March 9. 1850 at 11½ o'clk

Witnes — Albert [illegible]

Know all Men by this Instrument Witnesseth

That in consideration of the Con- [illegible] this day made by William R Watson Esq. to the President Directors & Company [illegible] City Bank, of three several Estates to wit, One Wharf Estate at Fox Point; One [illegible] in Charles Field Street; and one Estate on East Street, all in the City of Provi- [illegible] on each and all of which there exist claims secured by Mortgage, for which the [illegible] -atson is still personally liable, the said President Directors & Company of said [illegible] hereby promise & agree to and with the said Watson, his Heirs, Executors and [illegible] -ators that they will at all times hereafter indemnify and save harmless him & [illegible] and against all loss, costs, damages & expenses for or on account of the outstand- [illegible] against the Estates aforesaid, in so far as the same are named & described & [illegible] the aforesaid Conveyances; reference thereto being here made.

And also this wit- [illegible] it is known and understood that the Rent of One Tenement in the Charles [illegible] Estate, has been received by the said Watson for the year ending Jan 1. 1851

In Witness whereof, the said President, Directors & Company of the City [illegible] & affix their signature & corporate Seal. this Ninth day of March AD 1850.

A G Baston
Amos W Snow } Committee

March 12. 1850 at 20 min before 2 o'clk P.M.

Witnes — Albert Pabodie
City Clerk

Know all Men by these Presents

That We, George K Davis, [illegible] Clark, Sarah Clark, Henry S Carter, Susanna Carter, Edward [illegible] Eleanor D Gonsolve, all of the City & County of Providence & [illegible] Brigg & Ann Eliza Briggs, both of Cumber- [illegible] George W Pierce, Mary Pierce & Hope Gonsolve, all of the [illegible] York, Heirs of Joseph Gonsolve late of said Provi- [illegible] Affection which We bear our Mother Mary [illegible] Joseph Gonsolve deceased, do hereby demise, lease and to farm [illegible]

One certain Lot of Land situated on the West side of the [illegible] the West side of Pawtuxet Avenue, bounded on the North by [illegible] Avenue to Hospital Street, on the East by said Avenue & South [illegible] Field, together with the Dwelling House and Improve- [illegible]

[illegible] half (it being all our interest therein) of three other Lots of [illegible] as follows, to wit; A small Lot of Land situated in the [illegible] on the West side of a Road running from Johnston [illegible] fronting Fifty feet on said Street called Morris Street, thence [illegible] to Land belonging to James Snow.

Also one other Lot of [illegible] Morris Street, Fifty feet and running Southerly Ninety [illegible] Heirs of James Snow.

Also Lot Number five (5) in the [illegible] Morris and conveyed by him to George Mc [illegible] the Ninth 1809 & recorded in the Town Records

City of Providence, R. I. Edward M. Flanagan, Recorder of Deeds, Photographed by Micro-Photography Co., Boston, Mass. January 22 1953

Then came William R Watson Signer of the above Instrument and acknowledged the same to be his free Act and Deed

Before me Henry Jo Boren
Justice Peace.

N.B. The Lease transferred above is recorded in Book 105 folio 91.

Recorded March 9. 1850 at 4 p oclk P.M.

Witness Albert Pabodie
City Clk

Know all Men by these Presents

That I William R Watson in consideration of the sum of Two Thousand Eight hundred Thirty eight Dollars, to me paid by the President Directors & Company of the City Bank, a Corporation legally incorporated & located in the City of Providence the receipt whereof is hereby acknowledged Do hereby grant assign transfer & set over to the said President Directors & Company of the City Bank their Successors & Assigns, the Instrument of Lease, to which this is attached and the Premises in said Lease described, for and during the remainder of the term therein mentioned And also do hereby give, grant, bargain, sell and convey unto them the said President Directors & Company their Successors & Assigns all & singular the Buildings & Improvements to me belonging upon the said Premises. To Have to Hold the same with all the privileges & appurtenances thereof, to the said President Directors & Company of the City Bank their Successors & Assigns forever, in as ample a manner as I myself might hold & enjoy the same by the said attached Lease or otherwise: they the said President Directors & Company their Successors & assigns crediting the tenants for all payments of Rent in advance by me received & already receipted for & paying & performing the Rents Covenants therein required of me. And I do covenant with the said President Directors & Company of the City Bank their Successors & Assigns that I have good right to assign said Premises, & make conveyance of Buildings & Improvements as aforesaid; and that they may & shall at all times during the residue of said term, hold & enjoy the same without any legal let or hindrance of me or any person or persons claiming by, through or under me, always excepting from the operation of this covenant, the holders of a certain Mortgage upon said premises by this Grantor given to Richmond Bullock December 2. 1846 for the sum of $600, to which the Estate is still subject

In Witness whereof I hereunto set my hand & seal this Ninth day of March A.D. 1850. The interlineation on preceding page first, made

Signed sealed and delivered
in presence of
William Henry Watson
Henry J Boren

Wm R. Watson.

State of Rhode Island Providence Sc March 9. 1850.

Then came William R Watson, Signer to the above Instrument & acknowledged the same to be his free act and Deed

Before me Henry Jo Boren
Justice Peace.

N.B. The Lease transferred above is recorded in Book 98 page 185.

Recorded March 9. 1850 at 4½ oclk P.M.

Witness Albert Pabodie
City Clk

This Instrument Witnesseth

That in consideration of the conveyance this day made by William R Watson Esq. to the President Directors & Company of the City Bank, of three several Estates to wit: One Wharf Estate at Fox Point; one Estate on Charles Field Street and one Estate on Court Street, all in the City of Providence, upon each and all of which there exist claims secured by Mortgage, for which the said Watson is still personally liable; the said President Directors & Company of said Bank do hereby promise & agree to and with the said Watson, his Heirs Executors and Administrators that they will at all times hereafter indemnify and save harmless him & them from and against all loss, costs, damages & expenses for or on account of the outstanding claims against the Estates aforesaid, in so far as the same are named & described & referred to in the aforesaid conveyances; reference thereto being here made.

And also this witnesseth, that it is known and understood that the Rent of One Tenement in the Charles Field Street Estate, has been received by the said Watson for the year ending June 1. 1851 and of the other two tenements for the quarter ending on the 1st of April 1850.

In Witness whereof the said President Directors & Company of the City Bank, hereto affix their signature & corporate seal. this Ninth day of March A.D. 1850.

Executed in presence of
A. G. Durfee

A G Barstow
Amos W Snow
Committee

Recorded March 12. 1850 at 20 min before 2 oclk P.M.

Witness Albert Pabodie
City Clerk

Know all Men by these Presents

That We, George K Davis, Emily Davis, Chester Clark, Sarah Clark, Henry Slocum, Susanna Carter, Edward Burr, Abby G Burr and Eleanor D Gonsolve, all of the City & County of Providence & State of Rhode Island, and Arnold Briggs & Ann Eliza Briggs, both of Cumberland, in said County, and George W Pierce, Mary Pierce & Hope Gonsolve, all of the City & County and State of New York, Heirs of Joseph Gonsolve late of said Providence, deceased, in consideration of the love and affection which We bear our Mother Waitstill Gonsolve, Widow of said Joseph Gonsolve deceased, do hereby demise, lease and to farm let unto her the said Waitstill,

One certain Lot of Land situated on the West side of the River in said Providence, on the West side of Pawtuxet Avenue, bounded on the North by a Street leading from said Avenue to Hospital Street, on the East by said Avenue & South and West by Land of Isaac Field, together with the Dwelling House and Improvements thereon.

Also one undivided half (it being all our interest therein) of three other Lots of Land, bounded and described as follows, to wit: A small Lot of Land situated in the Westerly part of said Providence, on the West side of a Road running from Johnston Road to Cranston Road, fronting Fifty feet on a Street called Morris Street, thence Northerly Ninety five feet to Land belonging to James Snow.

Also one other Lot of Land situated on said Morris Street, Fifty feet and running Southerly Ninety five feet to the Land of the Heirs of James Snow.

Also Lot Number Five (5) in the Plat of Lots surveyed by Marvin Morris and conveyed by him to George Mc Carty by Deed dated May the Ninth 1809 & recorded in the Land Records

Then came William R Watson, Signer of the above Instrument, and acknowledged the same to be his free Act and Deed.
Before me Henry L Boren
Justice Peace.

N.B. The Lease transferred above is recorded in Book 105 folio 91.
Recorded March 9. 1850 at 4 p oclk P.M.
Witness — Albert Pabodie
City Clk

Know all Men by these Presents

That I, William R Watson in consideration of the sum of Two Thousand, Eight hundred & thirty eight Dollars, to me paid by the President, Directors & Company of the City Bank, a Corporation legally incorporated & located in the City of Providence the receipt whereof is hereby acknowledged, Do hereby grant, assign, transfer & set over to the said President Directors & Company of the City Bank, their Successors & Assigns, the Instrument of Lease, to which this is attached, and the Premises in said Lease described, for and during the remainder of the term therein mentioned and also do hereby give, grant, bargain, sell and convey unto them the said President, Directors & Company, their Successors & Assigns, all & singular the Buildings & Improvements to me belonging upon the said Premises. To Have & to Hold the same with all the privileges & appurtenances thereof, to the said President, Directors & Company of the City Bank, their Successors & Assigns forever, in as ample a manner as I ~~myself~~ might hold & enjoy the same by the said attached Lease, or otherwise: they the said President, Directors & Company, their Successors & assigns crediting the tenants for all payments of Rent in advance by me received & already receipted for, & paying & performing the Rents Covenants therein required of me. And I do covenant with the said President Directors & Company of the City Bank, their Successors & Assigns, that I have good right to assign said Premises, & make conveyance of Buildings & Improvements, as aforesaid; and that they may & shall, at all times during the residue of said term, hold & enjoy the same without any legal let or hindrance of me, or any person or persons claiming by, through or under me, always excepting from the operation of this covenant, the holders of a certain Mortgage upon said premises by this Grantor given to Richmond Bullock December 2. 1846 for the sum of $600, to which the Estate is still subject.
In Witness whereof I hereunto set my hand & seal this Ninth day of March A.D. 1850. The interlineation on preceding page first, made.

Signed sealed and delivered
in presence of
William Henry Watson
Henry L Boren

Wm R. Watson. (L)

State of Rhode Island Providence Sc. March 9. 1850.
Then came William R Watson, Signer to the above Instrument & acknowledged the same to be his free act and Deed.
Before me Henry L Boren
Justice Peace.

N.B. The Lease transferred above is recorded in Book 98 page 185.
Recorded March 9. 1850 at 4½ oclk P.M.
Witness — Albert Pabodie
City Clk

This Instrument Witnesseth

That in consideration of the conveyance this day made by William R Watson Esq. to the President, Directors & Company of the City Bank, of three several Estates to wit, One Wharf Estate at Fox Point; one Estate on Charles Field Street; and one Estate on Court Street, all in the City of Providence, upon each and all of which there exist claims secured by Mortgage, for which the said Watson is still personally liable; the said President Directors & Company of said Bank do hereby promise & agree to and with the said Watson, his Heirs, Executors and Administrators that they will at all times hereafter indemnify and save harmless him & them from and against all loss, costs, damages & expenses for or on account of the outstanding claims against the Estates aforesaid, in so far as the same are named & described & referred to in the aforesaid conveyances; reference thereto being here made.

And also this witnesseth, that it is known and understood that the Rent of One Tenement in the Charles Field Street Estate, has been received by the said Watson for the year ending Jan 1. 1851 and of the other two tenements for the quarter ending on the 1st of April 1850.

In Witness whereof, the said President, Directors & Company of the City Bank, hereto affix their signature & corporate seal, this Ninth day of March A.D. 1850.

Executed in presence of
A. G. Durfee

A G Barstow
Amos W Snow
} Committee

(L)

Recorded March 12. 1850 at 20 min before 2 oclk P.M.
Witness — Albert Pabodie
City Clerk

Know all Men by these Presents

That We, George K Davis, Emily Davis, Chester Clark, Sarah Clark, Henry Stanton, Susanna Canton, Edward Burr, Polly G Burr and Eleanor D Gonsolve, all of the City & County of Providence & State of Rhode Island, and Arnold Briggs & Ann Eliza Briggs, both of Cumberland, in said County, and George W Pierce, Mary Pierce & Hope Gonsolve, all of the City & County and State of New York, Heirs of Joseph Gonsolve late of said Providence, deceased, in consideration of the love and affection which We bear our Mother Hail still Gonsolve, Widow of said Joseph Gonsolve deceased, do hereby demise, lease and to farm let unto her the said Mailside,

One certain Lot of Land situated on the West side of the River in said Providence on the West side of Pawtuxet Avenue, bounded on the North by a Street leading from said Avenue to Hospital Street, on the East by said Avenue & South and West by Land of Isaac Field, together with the Dwelling House and Improvements thereon.

Also one undivided half (it being all our interest therein) of three other Lots of Land, bounded and described as follows, to wit; A small Lot of Land situated in the Westerly part of said Providence, on the West side of a Road running from Johnston Road to Cranston Road, fronting Fifty feet on a Street called Morris Street, thence Northerly Ninety five feet to Land belonging to James Snow.

Also one other Lot of Land situated on said Morris Street, Fifty feet and running Southerly Ninety five feet to the Land of the Heirs of James Snow.

Also Lot Number Five (5) in the Plat of Lots surveyed by Melvin Morris and conveyed by him to George Mc Carty by Deed dated May the Ninth 1809 & recorded in the Land Records

of the Town of Providence in Book Number 32. page 332. The last described three lots are the same which were conveyed by William H Potter to James M Warner by Deed dated January 1817 & recorded in the Records of the City of Providence in Book Number 40 page 189 by said Warner to said Joseph Gonsolve & George K Davis. by Deed dated July the first 1835 & recorded in the Office of the City Clerk of said Providence, in Book Number Fifty page 380. to all which Records & Deeds reference is had for a further description of the Premises. _____

To Have and to Hold the aforedescribed Premises together with ~~the~~ the privileges & appurtenances thereof to her the said Waitstill, for & during the term of her natural life, provided she shall remain the Widow of said Joseph Gonsolve. with the full & perfect right to use, occupy or let said Premises & collect & receive the Rents. She paying all Taxes that may be assessed on said Premises & keeping the same in proper repair. _____

In Witness whereof We have hereunto set our hands this 30th day of March A.D. (1841) One Thousand Eight hundred and forty one. _____

Signed sealed & delivered in presence of (the words "provided she shall remain the Widow of said Joseph Gonsolve" between the tenth and the eleventh line from the top of this page being first interlined) Nathaniel Searle

Geo K Davis. (L.S.)
Emily G Davis. (L.S.)
Sarah G Clark. (L.S.)
Henry S Carlee. (L.S.)
Susan G Carlee. (L.S.)
Edward Burr. (L.S.)
Abby G Burr. (L.S.)
Arnold Briggs. (L.S.)
Ann Eliza Briggs (L.S.)
Eleanor D Gonsolve. (L.S.)
George K Pierce. (L.S.)
Mary Pierce. (L.S.)

Providence &c. In the City of Providence this 30th day of March 1841 Personally appeared the within named George K Davis, Chester Clark, Henry S Carlee & Edward Burr & severally acknowledged the within Instrument to be their free Act and Deed; and likewise the within named Emily Davis, Sarah Clark, Susanna Carlee & Abby G Burr being personally present by me examined privily & apart from their Husbands the within Instrument being by me explained to them do severally declare the same to be their voluntary Act & Deed & that they do not wish to retract the same. _____

Before me Nathaniel Searle Public Notary _____

Providence &c. In the City of Providence this 30th day of March 1841 personally appeared the within named Arnold Briggs and Ann Eliza Briggs his Wife. and said Arnold acknowledged ~~acknowledged~~ the within Instrument to be his free Act and Deed & the said Ann Eliza being by me examined privily & apart from her Husband & the within Instrument being by me explained to her, declared the same to be her voluntary Act and Deed and that she does not wish to retract the same Before me Nathaniel Searle Public Notary _____

State of Rhode Island. In the City, County this 15th day of April 1841. personally appeared the within named George K Pierce and acknowledged the within Instrument to be his free Act & Deed, and likewise the within named Mary Pierce. Wife of said George K, being personally present by me examined privily & apart from her said husband & the within Instrument being by me explained to her, declares the same to be her voluntary Act and Deed and that She does not wish to retract the same. _____

Before me Nathaniel Searle _____
Public Notary _____

Recorded March 18. 1850 at 26 min before 11 o'clk A.M. _____

Witness _____ Albert Pabodie
City Clerk

Know all Men by these Presents _____ That I. George W Cushing of Providence in the County of Providence State of Rhode Island &c. for and in consideration of the sum of Five hundred Dollars to me paid by Edward A Bushing of said Providence, the receipt of which is hereby acknowledged. do by these Presents bargain. sell and convey unto said Edward A Cushing, his Heirs & Assigns. all the Household Furniture. wearing apparel. plate. books & pictures in House Number Forty four in Benefit Street in said Providence now occupied by me. _____

In Witness whereof I have hereunto set my hand and seal this Eighteenth day of March A.D. 1850 _____

Witness Henry Pitman

George W Cushing. (L.S.)

Recorded March 18. 1850 at 20 min before 12 o'clk A.M. _____

Witness _____ Albert Pabodie City Clk

Know all Men by these Presents _____ That I. Charles F Mawson, of the City and County of Providence and State of Rhode Islands, for and in consideration of the sum of Two hundred and fifty Dollars to me paid by James W Manson of said Providence, the receipt whereof I do hereby acknowledge. have Remised Released and forever Quitclaimed, and by these Presents do Remise, Release and forever Quitclaim, unto him the said Manson, his Heirs and Assigns forever, all the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to A certain Well standing on the Lot Number three upon a Plat of the Fifty Lots on Federal Hill (so called) in said City, said Plat being on Record in the City Clerks Office, in said City in Book Fifty one and page 532. the said Lot being the Lot now owned & occupied by said Manson, and also in and to said Lot and appurtenances _____

To Have and to Hold the same with all the rights ~~and~~ privileges and appurtenances thereof, or thereunto appertaining, to him the said Manson his Heirs and Assigns forever _____

And I the aforenamed Mawson for myself & my Heirs Executors and Administrators, do covenant with the said Manson, his Heirs & Assigns that I will warrant & defend the aforedescribed Premises to him the said Manson

his Heirs and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

And I, Mary M Rawson, Wife of said Charles F, in consideration as aforesaid, do hereby Release and forever Quitclaim unto said Rawson, his Heirs and Assigns, all my Right, of Dower in the aforegranted Premises.

In Testimony whereof, We have hereunto set our hands & seals this Sixteenth day of March in the year of our Lord, One Thousand Eight hundred and fifty.

Signed Sealed and delivered
in presence of
Rollin Matheuson Witness
to C F R's signature
O R Saunders Witness
M M R's signature

Charles F Rawson. (L.S.)
Mary M Rawson. (L.S.)

Providence ss. Providence March 18. 1850.
Then personally came Charles F Rawson and acknowledged the within Instrument to be his free Act and Deed.

Before me Rollin Matheuson
Justice of the Peace

Recorded March 18. 1850 at 1/4 before 2 oclk P. M.

Witness Albert Pabodie
City Clerk

Know all Men by these Presents

That I, Jerome F Crosby of the City & County of Providence, in the State of Rhode Island, for and in consideration of the sum of Twenty Dollars to me paid by Joseph A.D. Joslin, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, set over & deliver unto him the said Joseph A.D. Joslin & his Heirs & Assigns, One Black Walnut Writing Desk, of Cleveland & Brothers make and now in the Room No. 5 Washington Buildings in said City of Providence.

To Have & to Hold the same to him the said Joseph A.D. Joslin & to his Heirs & Assigns forever.

And I the said Jerome F Crosby do covenant to & with the said Joseph A.D. Joslin, his Heirs and Assigns, that I am the lawful owner of said Desk, that I have a good right to sell & convey the same as aforesaid & that I will forever warrant and defend the same to him the said Joseph A.D. Joslin & to his Heirs and Assigns forever, against the lawful claims & demands of all persons whatsoever.

In Testimony whereof I have hereunto set my hand & seal this Twentieth day of February A.D. One Thousand Eight hundred and fifty (1850).

Signed Sealed & delivered
in presence of
Nathaniel Searle

J F Crosby. (L.S.)

Recorded March 20. 1850 at 1/4 before 5 oclk P.M.

Witness Albert Pabodie
City Clerk

Know all Men by these Presents

That I, Oliver Lewis of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Seven hundred and seventy five Dollars to me paid by William P Sargent, of Amesbury in the State of Massachusetts, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold, set over and delivered and do by these Presents, grant, bargain, sell, set over & deliver to him the said William P Sargent his Executors, Administrators and Assigns

One Two story Building, built for and used as a Carriage Depot, situate on the Easterly side of Hope Street in the Third Ward in said City of Providence and standing on the Northerly part of a Lot of Land leased by Marshall Woods and Wife to Ebenr Allen.

To Have and to Hold said Buildeing to him the said William P Sargent his Executors, Administrators & Assigns forever.

And I the aforenamed Oliver Lewis for myself and for my Heirs, Executors and Administrators do covenant with him the said William P Sargent his Executors, Administrators & Assigns, that I will warrant & defend said Buildeing to him the said William P Sargent, his Executors, Administrators & Assigns forever, against the lawful claims and demands of all Persons.

And furthermore I the aforenamed Oliver Lewis for myself and for my Heirs, Executors and Administrators do hereby, Promise and Agree to & with the said William P Sargent, his Executors, Administrators and Assigns, that, upon the written request of him the said William P Sargent, his Executors, Administrators or Assigns, made at any time within the term of One year from the date hereof, I will purchase of him or them, the said Building at the price aforenamed of Seven hundred and seventy five Dollars, receive the Bill of Sale thereof, and on receipt thereof, pay to him or them in cash said sum of Seven hundred & seventy five Dollars.

In Testimony whereof I have ~~have~~ hereunto set my Hand and Seal this Twenty second Day of March A.D. One Thousand Eight hundred and fifty.

Signed Sealed & delivered
in presence of
Henry Martin

Oliver Lewis. (L.S.)

Providence County, ss. In Providence this Twenty second day of March A.D. 1850

Then Oliver Lewis personally appeared before me & acknowledged the foregoing Instrument by him signed, to be his free and voluntary Act & Deed.

Henry Martin
Public Notary

Recorded March 22. 1850 at 20 min past 2 oclk P.M.

Witness Albert Pabodie
City Clk

Know all men by these presents. That I William H Hudson of the City & County of Providence, State of Rhode Island, assignee of Reuben Brown of said Providence, for and in consideration of the sum of One Dollar to me paid by Charles Potter of said City of Providence the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey set over and deliver unto the said Charles Potter, all the right, title, interest, property, claim and demand which the said Reuben Brown had or which I the said Assignee have in and to the annexed

lease of Charles Potter to Stephen A Davis and to the premises therein described. ——

To have & to hold the same with all the Rights and Privileges thereof, to him the said Charles Potter and to his heirs and assigns, for and during the remainder of the Term therein mentioned he or they, paying all the Rents & performing all the covenants therein required to be paid and performed —— In testimony whereof I the said Assignee have hereunto set my hand and seal this first day of Apil A D 1849 ——

Signed. Sealed & delivered in presence of Nath[l] Searle

Wm H Hudson L S
Assignee

County of Providence ss In the City of Providence on this 26[th] day of March A D 1850 Then personally appeared the above named William H Hudson, Before me & acknowledged the preceding Instrument by him signed as assignee of Reuben Brown, to be his free act & deed and the free act & deed of the said Reuben Brown

Nathaniel Searle Public Notary

The Lease assigned above is recorded in Book N[o] 98 page 46 ——

Recorded March 26 1850 at 2 p o clock p m ——

Witnes —— Albert Pabodie City Clk

Know all men by these Presents, That I William Douglas of the City & County of Providence, State of Rhode Island for and in consideration of the sum of one dollar to me paid by Charles A Pabodie of said City, do hereby assign, transfer and set over unto him the said Charles A Pabodie, his executors, administrators and assigns the premises described in the annexed lease for and during the remainder of the term of said lease. To have and to hold the same with the privileges & appurtenances thereof unto him said Charles A Pabodie his Executors, administrators & assigns in as ample a manned as I might hold & enjoy the same by virtue of the preceding lease, he the said Charles A Pabodie, his Executors, administrators and assigns paying & performing the unts & covenants therein required of me. In testimony whereof I have hereunto set my hand and seal this twenty septh day of March A D 1850 Witnes

Edward A Pabodie

William Douglas L S

Providence ss In the City of Providence this 27[th] day of March A D 1850 Then personally appeared William Douglas and acknowledged the foregoing instrument by him signed to be his free act and deed before me Albert Pabodie ——

City Clk

The Lease refered to above is recorded in Book N[o] 113 page 67, 68 & 69

Recorded March 27 1850 at 10 o clk a m ——

Witnes —— Albert Pabodie

City Clk

Know all men by these Presents, That whereas William Wentworth of the City of Providence, State of Rhode Island has by permission of the Lessee or Lessees of the Danielson Estate (so called) on Westminster Street in said City and also by virtue of a lease from William M. Bailey in behalf of the Proprietors of the West end of Whitman's Block (so called) erected a cetain one story building over a gangway between said Estates; and whereas said building has been sold and transferred to Charles A Pabodie of said City; and said lease to said William Wentworth has been cancelled & surrendered by him ——

Now therefore I William M Bailey of said City in behalf of the Proprietors aforesaid, their heirs and assigns, in consideration of the rents & covenants herein contained do agree that the aforesaid building shall & may remain as at this present time over said Gangway, provided that the entrance to said Building shall be through the Danielson building, and no right of entrance or use in said gangway other than hereby granted or obtained from the Lessee of the Danielson Estate; and that said Building shall be occupied only in a respectable and orderly manner and not for a confectionary or restaurant. ——

And I the said Charles A Pabodie on my part hereby covenant and agree to and with the said Bailey for myself, my executors and administrators to pay to said Bailey or his assigns the annual sum of Forty two $^{16}/_{100}$ ($42 $^{16}/_{100}$) for the term of two years & eleven months, from the first day of April A. D. 1850 to the first day of March A. D. 1853 in equal quarterly payments on the first days of June, September, December & March during said term, hereby pledging to said Bailey his heirs and assigns said Building and improvements for the pdyment of the same; and if said rent or any part thereof remains unpaid for one month after it becomes due as aforesaid, said Bailey may reenter and take peaceable possession of the premises, and dispose of and sell said Building for the payment of the rent & interest on the same from the time it became due accounting to me for any balance remaining after paying said rent. I further agree to keep and observe all the restrictions and agreements hereinbefore specified ——

In testimony whereof we have hereunto set our hands & seals this twenty seventh day of March A D 1850

Witnes

Albert Pabodie

Charles A Pabodie L S

W. M. Bailey L S
For the Proprietors

Providence ss ——

In the City of Providence March 27th 1850 Then personally appeared William M. Bailey and Charles A Pabodie and severally acknowledged the foregoing Instrument by them signed to be their free act & deed Before me ——

Albert Pabodie
City Clk

Recorded March 27 1850 at 5 o clock p m ——

Witnes —— Albert Pabodie

City Clk

Know all Men by these Presents _____ That I Solomon Gage of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Three hundred and twenty five Dollars to me paid by James W Lock, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver unto him the said James W Lock, One Hearse, One light Bay Mare, one dark Bay Horse & Two Harnesses _____ To Have and to Hold the same to him, the said James W Lock, his Heirs & Assigns, to his & their sole use & benefit forever. _____ And I the said Solomon Gage for myself and for my Heirs, Executors and Administrators, do covenant to and with the said James W Lock, his Heirs & Assigns, that I am the lawful owner of said Property, that the same is free & clear of all incumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will forever Warrant & Defend the same to him the said James Lock, his Heirs & Assigns, against the lawful claims and demands of all persons whatsoever. _____ In Witness whereof I have hereunto set my hand & seal this Eighteenth day of March A.D. in the year One Thousand Eight hundred & fifty (1850) _____ Signed sealed and delivered in presence of Nathaniel Searle Solomon Gage. (L.S.)

Recorded March 27. 1850 at 6 o'clk P.M. _____ Witness Albert Pabodie City Clk

Know all Men by these Presents _____ That I William Douglas of the City and County of Providence, State of Rhode Island, for and in consideration of the sum of Two hundred Dollars to me paid by Charles A Pabodie of said City do hereby sell, assign and set over to the said Charles A Pabodie, his Executors, Administrators & Assigns, a certain Building situated in Westminster Street, in said City, erected over a Gangway, adjoining on the East side of the Danielson Estate, being the same Building as referred to in a Lease from A C Barston to William Wentworth by said Wentworth transferred to me, which said Lease & transfer are recorded in the City Records in Book No 113 pages 67. 68 & 69. _____ And I William Wentworth of said City, in consideration of One Dollar to me paid by said Charles A Pabodie do hereby Release and forever Quitclaim to him said Pabodie, all my right, title, claim or demand in & to the aforesaid Building. _____ To Have and to Hold to him said Charles A Pabodie, his Heirs & Assigns forever. _____ In Testimony whereof We have hereunto set our Hands and Seals this Twenty sixth day of March A.D. 1850 _____ Witness Edward A Pabodie William Douglas. (L.S.) Wm Wentworth. (L.S.)

Recorded March 28. 1850 at ¼ before 3 o'clk P.M. _____ Witness _____ Albert Pabodie City Clk

This Indenture of Lease made and entered into this Thirtieth day of March A.D. Eighteen hundred fifty, by & between Elkanah Ingalls and Emerson Tower Jr. both of the City & County of Providence and the State of Rhode Island, of the one part & Sterry Fry of said Providence of the other part. _____ Witnesseth, That the said Elkanah Ingalls & Emerson Tower Jr for the consideration hereinafter mentioned have demised, leased and to farm let, by these Presents, do demise, lease and to farm let unto the said Sterry Fry, his Executors, Administrators & Assigns, the Easterly part of a certain Lot of Land, situate in the Fifth Ward in said City of Providence, between Dorrance & Eddy Streets, demised to these Lessors by James Brown of said Providence, which said part hereby demised, is bounded & described as follows Viz: _____ Commencing at a point formed by the Southerly line of Land of the Pine Street Baptist Society and Dorrance Street & running Southerly, bounding on said Dorrance Street, to the Northerly line of Land of Charles Dyer & the Heirs of Benjamin Dyer, thence Westerly Sixty feet, bounding Southerly on said Dyers Land, thence turning & running Northerly in a direct line bounding Westerly on the other part of said Lot demised to these Lessors as aforesaid, to a point on the Southerly line of said Baptist Society's Land, Sixty feet from said first mentioned Bound on Dorrance Street, thence Easterly bounding Northerly on said Society's Land, Sixty feet to said Dorrance Street & place of beginning. _____ To Have and to Hold said Premises, from the day of the date hereof, for and during the term of Five Years from the first day of April A.D. 1850 to terminate & end on the thirty first day of March A.D. 1855 _____ And the said Sterry Fry for himself his Heirs Executors, Administrators & Assigns doth covenant and agree that the Rent of said Premises shall commence and be reckoned from the first day of March now last past; and that he will pay or cause to be paid to the said Ingalls & Tower, their Heirs, Executors, Administrators or Assigns, the sum of One hundred Dollars yearly & every year during said term, for Rent and hire of the aforenamed Premises, in quarterly payments of Twenty five dollars each on the first days of June, September, December & March during said term; and in case of failure on the part of the said Lessee, his Executors, Administrators or Assigns to pay any quarterly Rent within Thirty days next after it shall become due as aforesaid, or to comform to all the conditions of this Lease, the said Ingalls and Tower their Executors, Administrators or Assigns shall be at liberty, to declare this Lease at an end and terminated and thereupon to take immediate possession of the Premises. _____ And the said Sterry Fry for himself his Heirs or Assigns do hereby covenant & agree that he will use & improve the Premises aforesaid in a becoming & proper manner not committing any waste or injury thereon, and at the expiration of this Lease will quietly & peaceably surrender up the possession of the Premises, to the said Ingalls & Tower or to their Heirs, Executors, Administrators or Assigns, in as good order as the same now are, common & ordinary wear & casualties by the elements only excepted. _____ And the said Ingalls & Tower, for themselves their Executors, Administrators and Assigns on the conditions & terms above mentioned, do hereby agree that he the said Sterry Fry may use, possess, occupy & enjoy said Premises for the free term aforesaid. _____ And it is further agreed by & between the parties aforesaid, that all Buildings and Improvements placed upon said Lot by the Lessee shall be pledged for the payment of said Rent. _____ In Testimony whereof, the said Parties have hereunto set their Hands & Seals, the day & year first aforewritten. Executed in presence of Samuel Ashley Elkanah Ingalls (L.S.) Emerson Tower Jr (L.S.) Sterry Fry. (L.S.)

Providence ss. Providence March 30, 1850 Then personally appeared the aforenamed Elkanah Ingalls & Emerson Tower Jr & acknowledged the aforewritten Instrument by them signed, to be their free act & deed _____ Before me Samuel Ashley Justice of the Peace

Recorded March 30, 1850 at 10½ o'clk a.m. _____ Witness _____ Albert Pabodie City Clk

Know all Men by these Presents ____ That I William Gardner, of the City and County of Providence and State of Rhode, in consideration of thirty Dollars to me paid, the receipt whereof is hereby acknowledged, do hereby convey remise, release and forever quitclaim unto Jane Graham of said Providence, her Heirs & Assigns forever. ____ All my right, title and interest, claim and demand, which I have, or of right ought to have in and to that certain Lot of Land, situate on Friendship Street in said Providence, to her conveyed by Ephraim Martin & now owned and occupied by her, and in & to the Well of Water upon said Lot. Reference being here made to the deed from said Martin to said Jane, and also to the Deed from said Martin to this Grantor of the Lot adjoining said Lot, for further particulars concerning said Lot and the interest hereby quitclaimed: both of which Deeds are on Record in the Land Records of Providence ____ To Have and to Hold the same with all the rights and privileges to the same belonging to her the said Jane Graham her Heirs and Assigns forever. ____ And I Mary Jane Gardner Wife of the said William, in consideration of the sum aforesaid to my said husband paid, do hereby Remise, Release and Forever Quitclaim unto the said Jane, her Heirs and Assigns forever, all my Right of Dower in & to the Lot of Land aforesaid. ____ In Witness whereof We hereunto set our hands and seals this Fifth day of July A.D. 1848. ____

Signed sealed & delivered in presence of Sarah A Gardiner

William Gardiner. (L.S.)

Mary J Gardiner. (L.S.)

Providence County Ss. In Providence this Twenty, second day of March ad 1850. ____ Then William Gardner personally appeared before me & acknowledged the preceding Instrument, by him signed, to be his free & voluntary act & Deed ____ Henry Martin ____ Public Notary. ____

Recorded March 30. 1850 at 10½ o'clk A.M. ____

Witness ____ Albert Pabodie City Clerk

Know all Men by these Presents ____ That I Philip B Stiness of the City of Providence, in the County of Providence and State of Rhode Island &c for and in consideration of the sum of Three hundred Dollars to me in hand paid by Daniel Wilkinson of North Providence, in the County and State aforesaid, do by these Presents, bargain, sell set over and deliver unto him the said Daniel Wilkinson, his Executors, Administrators & Assigns forever, the following described Property or Estate Viz: ____ All my right, title, interest claim and demand in and to the Shop & all the Improvements thereof, standing upon a Lot of Land, situate on the Northerly side of Clifford Street, in the Westerly part of the said City of Providence, being the Premises heretofore leased by Charles Dyer to the late Norris S Abbott, by Deed bearing date January 1st 1841, recorded in Book No 77 page 279 of the Records of the said City of Providence for recording Deeds, together with all the interest, claim and demand which I now have to the Premises aforesaid, in and by said Deed of demise, as also by said Deed of

said Estate from Nathaniel J Cheeney to me bearing date August 8. th 1844 & recorded in said City of Providence. Also by one other Deed from Charles Bailey to me bearing date December 15. 1845 and recorded in said City of Providence. Subject however to a certain Mortgage given to Nancy Wilkinson, bearing date December 15. 1845 & recorded in said City of Providence in Book No 3 page 305 of the Registry of Deeds. ____ Also all and singular, the fixtures, utensils, apparatus, tools &c belonging to, or appertaining to said Estate. ____ To Have and to Hold, the same with all the rights, privileges and appurtenances thereof, to him the said Daniel Wilkinson, his Executors, Administrators and Assigns forever. ____ And I the said Philip B Stiness, for myself, my Heirs, Executors and Administrators, against all persons lawfully claiming the same will warrant & defend the said Daniel Wilkinson, his Executors, Administrators and Assigns forever. ____ In Witness whereof I have hereunto set my hand and seal this the Twenty seventh day of December, in the year of our Lord, One thousand Eight hundred and forty nine ____

Signed Sealed and delivered in presence of Joseph A Scott

Philip B Stiness. (L.S.)

Providence Sc. Providence March 30. 1850. Then personally appeared Philip B Stiness, Subscriber to the above Instrument, and acknowledged the same to be his free act and Deed ____ Joseph A Scott Justice Peace ____

Recorded March 30. 1850 at ¼ before 12 o'clk A.M. ____

Witness ____ Albert Pabodie City Clerk

This may certify, that I have this day let to Samuel W King for the term of One year from the first of March next with the privilege of an additional Lease of Five years at an Annual rent of Two hundred and fifty Dollars payable in advance, The House owned by Josiah Chapin on Messer Street and occupied by me for the last Two years, together with Garden, plums yard, and one acre of land additional, and such privilege in the Stable for Cow and one or more Horses as may be desired Providence 26th February 1849 Samuel B Halliday

Know all men by these presents, That I the above named Samuel W King, for and in consideration of the sum of Two Hundred & fifty dollars to me paid by Josiah Chapin of the City of Providence, the receipt whereof is hereby acknowledged, have transferred and assigned to the said Josiah Chapin and his assigns all my right, title and interest in and to the premises named in the above Instrument, and in and to the above written Instrument and every clause, article or thing therein contained. ____ Witness my hand & Seal this first day of April A.D. 1850 ____

Executed in presence of Benj F. Eames

S.W. King (L.S.)

Recorded April 2. 1850 at 3 p.m. Witness A Pabodie City Clk

Providence Sc In the City of Providence, this second day of April A.D. 1850 Then personally appeared the above named Samuel W King and acknowledged the above Instrument by him signed to be his free act and deed before me Benjamin F Eames Justice of the Peace

This Indenture of Lease made and entered into on this second day of April in the year of our Lord One thousand eight hundred and fifty by and between Darius Sessions of Providence in the County of Providence and State of Rhode Island and Providence Plantations, party of the first part, and Isaac Jenkins and John Dyer both of Boston in the County of Suffolk and Commonwealth of Massachusetts, parties of the second part ———

——— Witnesseth ———

——— That the said Darius Sessions, party of the first part, in consideration of the rents and covenants hereinafter stipulated to be paid and performed on the part of said Jenkins & Dyer parties of the second part, does hereby lease and demise unto the said Jenkins & Dyer the following described premises to wit; ———

——— A certain Estate owned and occupied by said Darius Sessions situated in the Southerly part of the City of Providence and known and called as the Fox Point Distillery Estate, being the same estate which was conveyed to said Sessions by William Richmond 2d by his deed dated the tenth day of July A D 1844 and recorded in the records of land evidence in the City of Providence in Book No 91 page 381. and also by Freeman Foster and Eliza Foster by their deed dated the seventeenth day of April A D 1845 and recorded in the records of land evidence in the City of Providence in Book No 95 page 48, reference to which deeds may be had for a more particular description of the estate hereby leased and demised, excepting however from the estate herein demised lot No 99 upon which the Fountain connected with said Distillery now is, which lot is not hereby leased to said Jenkins & Dyer. ——— And also, the use of all the tools and fixtures of every name and description whatever connected with said Distillery, and also the sole and exclusive right to use the Fountain upon said lot No 99 and connected with said distillery, and the said Sessions is not during the continuance of this Lease to make any use, or suffer any person acting or holding under him to make any use of said lot No 99 which shall interfere with the free full and exclusive use of said Fountain by said Jenkins & Dyer ———

——— To have and to hold for the term of five years from the fifteenth day of April A D 1850, the said Jenkins & Dyer yielding and paying rent therefor the sum of Two thousand dollars annually during said term, payment of the same to be made in quarterly payments of five hundred dollars each, to be made at the end of each and every quarter during said term commencing on the fifteenth day of July A D. 1850 ———

——— And the said Jenkins & Dyer parties of the second part, do hereby covenant & agree to and with the said Darius Sessions that they will pay said rent in Quarter Yearly payments of Five Hundred dollars each commencing on the fifteenth day of July A D 1850 during the whole of said term ——— And forasmuch as there are certain Mortgage incumbrances upon said premises holden by the heirs of William Richmond 2d now deceased late of Providence and by John J Stimson of said Providence Now therefore it is hereby covenanted and agreed by and between the said Sessions lessor and the said Jenkins & Dyer lessees, that in case the said Jenkins & Dyer shall be in any manner impeded or disturbed in the quiet and peaceable possession of said premises under this lease or any renewal thereof, by any person now holding any mortgage incumbrance upon said premises or by the heirs, assigns, legal representatives, attorney or attorneys of such peson or persons, the said Sessions shall pay to said Jenkins & Dyer, all damages, costs and expenses which they

may sustain or incur by reason of any such impedement or disturbance, or by reason of being compelled to provide for and take up such mortgage incumbrances or incumbrance in order to avoid any such impediment or disturbance, and in case the parties cannot agree upon the amount of such costs, damages and expenses, it is hereby stipulated and agreed between them, that the same shall be assessed at the sum of Five thousand dollars, and to secure the payment of said sum of Five thousand dollars or of the costs, damages and expenses agreed upon by the parties, the said Sessions hereby covenants and agrees to execute to said Jenkins & Dyer a valid deed of Mortgage upon said premises, subject to the Mortgages now existing upon said premises and before recited herein, conditioned for the payment of said sum or of the said costs, damages and expenses to be agreed upon ———

——— And it is further covenanted and agreed by and between the parties hereto, that the said Jenkins & Dyer shall pay to said John J Stimson of said Providence such proportion of each of the first four quarterly payments of the rent herein reserved as shall be agreed upon between said Sessions & said Stimson in writing, to be applied by said Stimson to the reduction of his mortgage upon said premises and the receipt of said Stimson therefor shall be a good and perfect discharge to said Jenkins & Dyer ———

——— And it is hereby covenanted and agreed that during the continuance of this lease or of any renewal thereof the said Sessions shall keep the premises insured in the sum of Five thousand dollars, the Policy therefor to be assigned to said Stimson to secure his interest in the premises until his Mortgage shall have been paid, then to be assigned to said Jenkins & Dyer to secure their interest in the premises, and after they shall have been indemnified to enure to the benefit of said Sessions, and in case of the refusal or neglect of said Sessions to keep the said premises insured as above stipulated, then said Jenkins & Dyer may insure the same in same amount and for the same purposes and deduct the expense of so doing from the next Quarterly payment of rent herein reserved ———

——— And it is further covenanted and agreed that during the continuance of this Lease or of any renewal thereof, the said Sessions shall pay all taxes assessed upon the premises, and the said Jenkins & Dyer shall keep the premises in good repair, that in the said Jenkins and Dyer make any alterations or improvements upon said premises the same shall be made at their own expense if made during the continuance of this lease or of any renewal thereof, and shall remain as fixtures upon the estate unless otherwise agreed in writing by said Sessions ———

——— And it is further covenanted and agreed by the parties hereto, that in case the rent herein reserved shall be in arrear & unpaid for the space of thirty days, the said Sessions may without any previous demand and notice reenter said premises and eject the said Jenkins & Dyer thereon and relet the same at public auction first giving three weeks notice of said Auction in each of the Cities of Boston, New York and Providence in some daily paper printed therein, and if at such Auction the premises shall be relet for a less sum than that herein reserved then the said Jenkins & Dyer shall be liable for the difference under this lease ———

And it is futhen covenanted and agreed by the parties hereto that the said Jenkins & Dyer shall not assign this lease or any renewal theref, nor underlet the premises without the consent in writing of said Sessions, and that they will at the expiration of this lease or of any renewal theref surrender up to said Sessions quiet and peaceable possession of the premises in as good order and condition as the same now are, ordinary wear and tear and casualties excepted ——— And it is hereby covenanted and agreed by the parties hereto that at the expiration of said term of five year the said Jenkins & Dyer shall be entitled at their option to a renewal of this lease for the further term of five years at such rent as may be agreed upon by the parties hereto, and in case they cannot agree, then the said Jenkins & Dyer may renew this lease at their option at an annual rent of Twenty five hundred Dollars ——— And to the faithful performance of the covenants and agreements in this Lease the parties do hereby respectively and severally bind themselves their heirs, executors, administrators & assigns. ——— In Witness whereof we have hereunto interchangably set our hands and affixed our hands and affixed our seals the day & year afore written

Signed, Sealed & delivered
in presence of
Abraham Payne

Darius Sessions (L.S.)
Isaac Jenkins (L.S.)
John Dyer (L.S.)

Providence ss In the City of Providence on this third day of April A.D. 1850 personally came Darius Sessions, Isaac Jenkins and John Dyer and severally acknowledged the above written Instrument by them signed to be their free and voluntary act and deed, hand & seal ———

Before me ——— Abraham Payne ———
Justice of the Peace

Recorded April 3d 1850 at 3 min before 3 o'clock p.m. ———
Witness ——— Albert Pabodie City Clk

This Instrument of Lease of two parts, made by & between Williams Thayer of Woodstock County of Windham & State of Connecticut of the first part, and William C Millard Cabinet Maker of Providence, State of Rhode Island of the second part Witnesseth ———

That the said Thayer for and in consideration of the rents & agreements, hereinafter specified on the part of said Millerd to be paid & performed, hath leased & to farm let, and doth hereby lease & to farm let unto him the said Millerd his heirs, assigns &c, a certain lot of land situated in the Southerly part of said Providence at the corner of Well & Williams Street extending easterly from Well Street & fronting on Williams Street fifty feet on Williams Street & running back on Well Street holding the same width fifty feet ——— To have & to hold the said described lot with the privileges & appurtenances thereof, to him the said Millerd his heirs assigns &c for and during the term of five years from the first day of July A.D. 1847, he & they paying the rents & performing the covenants contained herein ———

And the said Millerd for himself, his heirs, assigns &c hereby covenants & agrees to & with the said Thayer his heirs, assigns &c, that he the said Millerd his heirs, assigns &c shall pay the said Thayer his heirs, assigns &c the sum of Eighty seven dollars & fifty cents being at the rate of One dollar seventy five cents per foot on said Williams Street — as the annual rent for said lot, the first payment to be made on the first day of July A.D. 1848 and each succeeding payment to be made on the first day of July in each year, during the continuance of this lease and interest to be allowed on all sums not paid when due till paid ———

It is also agreed & understood that at the expiration of said five years this lease shall be renewed for another term of five years and if the parties hereto their heirs, assigns &c cannot agree upon the rent for the second term, then each party shall select one disinterested person and those two shall select a third & the three thus chosen shall determine and fix the rent — and at the expiration of the second term of five years to be again renewed & the rent determined as aforesaid, and thus to be renewed and the rent determined at each successive expiration until the respective parties hereto their heirs, assigns &c shall by mutual agreement come to some other arrangement ——— It is also agreed & understood that the said Millerd his heirs assigns &c shall pay all taxes that may be assessed on said premises during the continuance of this lease ——— It is also agreed & understood that all buildings & other improvements now on, or that shall be put on said premises during this lease, shall be and are hereby pledged for the payment of said rent, interest & taxes ——— In testimony of all which for ourselves our heirs, executors, administrators & assigns we have set our hands & seals to two Instruments of even tenor and date this first day of July A.D. 1847 ———

Executed in presence of
Henry Richardson

William C Millerd (L.S.)
Williams Thayer (L.S.)

Providence July 1st 1847 Personally come before me Williams Thayer and William C Millerd and acknowledged the above Instrument to be their free acts and deed, hands and seals ———

Moses Richardson Pub. Notary

Recorded April 4 1850 at 20 min past 10 o'clk a.m. ———
Witness ——— Albert Pabodie City Clerk

This Indenture made and executed on this First day of January A.D. 1850 by & between George W Bowen of the City of Providence, of the one part & Henry J Angell, of said City of Providence of the other part ———

Witnesseth ———

That the said George W Bowen for & in consideration of the Rents and Covenants herein contained on the part of the said Henry J Angell, his Executors, Administrators & Assigns, to be paid & performed, doth hereby Demise the Lot of Land, with the Brick Store thereon, situate on the Northerly side of Smith Street, in said City of Providence, Being Stores Numbered (12) Twelve & (14) Fourteen.

on said Smith Street Hotely occupied by the said George W Boren. Together with the privilege of using the Gangway at the West end of said Store & also the privilege of using the yard and Privy.

To Have and to Hold the same, with all the rights and privileges thereof, to him, the said Henry J Angell, his Heirs & Assigns for and during the term of Five Years & Three Months from & after the day of the date of this Lease.

Yielding & paying therefor, yearly and ___ year during said Term, unto the said George W Boren, his Heirs and Assigns, the yearly Rent of Three hundred Dollars, payable quarterly at the end of each & every Three Months during said term, by even equal portions, the first payment whereof to be made on the first day of April A.D. 1850.

And the said Henry J Angell for himself, his Executors, Administrators & Assigns doth covenant to & with the said George W Boren, his Heirs & Assigns, that he or they will well & truly pay the yearly Rent aforesaid unto the said George W Boren, his Heirs & Assigns, at the times & in the manner hereinbefore appointed for the same to be paid, and also at the end of said Term, to surrender up quiet & peaceable possession of said Premises, to the said George W Boren, his Heirs & Assigns, in as like good order & condition, as when received, common usage, natural wear & tear & damages by Fire excepted.

And it is further agreed by the Parties hereto, that the said Angell shall, at the end of said term, shall have the right to remove from said Leased Premises, all the Fixtures placed there at his the said Angells own expense, unless the said George W Boren pays for said Fixtures.

And it is further agreed, that the said Boren shall have the privilege of building an addition to the rear of the Building used as a Fish Market, on the West side of the Gangway not exceeding Ten feet in length & Ten feet in heighth, with a Shed Roof.

And it is further agreed by the parties hereto, that in case the yearly Rent aforesaid or any part thereof, shall be behind & remain due and unpaid for the space of Twenty Days after either of the times whereon the same is appointed to be paid, that then in that case, it shall be lawful for the said George W Boren his Heirs or Assigns, to re enter in and upon said Leased Premises, and this Lease shall cease and be determined.

In Witness whereof, the Parties aforesaid, have hereunto set their Hands and Seals the day year first aforewritten.

Executed in presence of
Edward Harkins

Geo W Boren (L.S.)

Henry J Angell. (L.S.)

Recorded April 4. 1850 at ¼ before 2 oclk P.M.

Witness Albert Pabodie
City Clk

Know all Men by these Presents

That I, Abby C Kelly, of Providence, in the County of Providence, in the State of Rhode Island & Providence Plantations, Widow, in consideration of One Dollar, to me in hand paid by my Daughter, Abby Whipple Mannan, the Wife of Sackett Mannan 2d of said City of Providence, the receipt whereof, I do hereby acknowledge, and for other good causes & considerations, have given, granted, sold and conveyed & do hereby give, grant, sell & convey unto the said Abby Whipple Mannan & to her Heirs & Assigns forever, all my right, title, interest, claim & property in and to Seven Shares in the Capital Stock of the "Lonsdale Company", carrying on business in said Providence & at Smithfield under their corporate Name and Style, of whatsoever Property their said Capital Stock may be composed, the said Seven Shares being a part of the Interest conveyed to me, for and during my life, by the last Will and Testament of my late husband Miller Kelly, deceased.

To Have and to Hold the said Seven Shares to her the said Abby Whipple Mannan and to her Heirs & Assigns forever.

In Witness whereof, I have hereunto set my Hand and Seal this Eighteenth day of March in the year of our Lord One Thousand Eight hundred & fifty (1850).

Signed sealed & delivered
in presence of
Nathaniel Searle

Abby C Kelly (L.S.)

County of Providence Sc. In the City of Providence on this 18th day of March A.D. 1850

Then personally appeared the above named Abby C Kelly before me and acknowledged the preceding Instrument by her signed to be her free Act and Deed.

Nathaniel Searle
Public Notary

Recorded April 4. 1850 at 4½ oclk P.M.

Witness Albert Pabodie
City Clk

Know all men by these presents, that I, Nicholas Brown, late consul of the United States at Rome, Guardian of my minor children Nicholas Alfred Brown, Ann Mary Brown, John Carter Brown, Caroline Matilda Clements Brown and Robert Grenville Brown, have made, constituted and appointed and do by these presents in my said capacity as Guardian as aforesaid, make, constitute and appoint Messrs Brown and Ives of the City and County of Providence, State of Rhode Island in the United States of America, and which said firm consists of Moses B Ives, John Carter Brown and Robert H. Ives, or any or either of said firm, my true and lawful Attorneys or Attorney, for me and in my name as Guardian as aforesaid, to take charge of the interest of my said Ward in the Tenches Estate situate on the Southerly side of Market Square in said City of Providence, to unite with the owner or owners of a Moiety of said Estate in the Leasing, Renting and Management of said Estate, to execute any Lease or Leases thereof to any person or persons upon such terms and conditions, as they

may deem expedient, to make a Partition or division of said Estate with the other Owner or Owners of said Estate, to sign, seal and as and for my act and deed, as Guardian as aforesaid, to acknowledge and deliver any lease or leases thereof, or deed of Partitions, to unite with any other person or persons being the owner or owners of a moiety of said Estate, in the purchase of any Building or Buildings standing upon any portion of said Estate, in accordance with any existing Lease to receive the proportional part of the Rents, Income and Proceeds of said Estate due and payable to my said Wards and to invest from time to time, as the same shall be received, the net amount thereof in other Real Estate or in productive stocks and generally to take the charge and management of the Interest of my said Ward in and to said Jenckes Estate, giving and granting unto my said Attorneys or Attorney full Power and Authority in and about the premises and to use all due means, course and process in the Law for the full, effectual and complete execution of the Busines aforedescribed, and generally to do and perform any and all acts matters and things, relative to the charge and management of the Interest of my said Wards in said Estate, the Leasing thereof, the collection of Rents accruing therefrom, and the Partition of said Estate as aforesaid, as fully to all interests and purposes, as I might or could do, if personally present, with full Power of substitution and of Revocation, I hereby ratifying and confirming all such Acts, Matters and Things as my said Attorneys or Attorney or their Substitutes shall lawfully do or cause to be done by virtue hereof ——

In testimony whereof, I have hereunto in my said capacity as Guardian as aforesaid set my hand and seal this seventh day of March in the year of our Lord, One thousand eight hundred and fifty ——

Signed, Sealed & delivered
in presence of
John Perkins of Brussels
in Belgium Physician
Francois Sybus praticien
Geneve

Nicholas Brown [L.S.]

J. C. F. Janot
Notaire Geneve

Nous Jean Charles Ferdinand Janot, Notaire public Geneve certifions que les signatures ci dessus & ci contre ont été appelées en notre presence = Geneve le sept Mars mil huit cent cinquante ——

Jean Charles Ferdinand Janot ——

Recorded April 9. 1850 at 10 min before 12 o clock a.m.
Witness
Albert Pabodie
City Clerk

Know all men, that I Perry J Chace of the city and County of of Providence State of Rhode Island, in consideration of One Dollar to me paid by William H Sweet of said City of Providence the receipt whereof is hereby acknowledged and in further consideration of the trusts herein declared by him to be performed, do hereby bargain, sell, grant, assign, convey, release and confirm unto the said William H Sweet, his heirs, executors, administrators and assigns forever

all my real estate situate in the Southeasterly part of the City of Providence on Sheldon Street, the same being now improved in three parcels, but all three adjoining, together with all the buildings and improvements thereon, also all the stock of Goods, Chattels and Merchandise of every kind and nature in the Store, in the house now occupied by me on Sheldon Street, also all Notes, book accounts rights and credits of every kind in anywise owing or belonging to me, with all evidences thereof, also all my real and personal estate and property of every kind and nature whenever situate excepting always that which is exempt from attachment by law, to have and to hold all the same to him the said William H Sweet, his heirs, executors, administrators and assigns in trust nevertheless, for the uses and purposes hereinafter specified that is to say, that he said William may take possession of all said property and manage the same, and as soon as can advantageously be done, to sell the same from time to time at public or private sale as he shall deem best for the creditors and out of the proceeds thereof shall pay the expenses of this assignment and of executing these trusts together with a reasonable compensation to himself for his services, and then shall pay and satisfy in full the following named debts and liabilities in the order they are herein specified; First. To pay and discharge a certain Mortgage debt owing from me to Brown & Ives of Providence secured by a Mortgage on the real Estate belonging to me, and fully to take up and cancel said Mortgage ——

Second. To pay all notes signed by me and endorsed by Nathan Mason for my accommodation ——

Third, To pay all Notes signed by me and endorsed by Menzies Sweet for my accommodation ——

Fourth To pay all notes signed by Samuel A Gerald and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Fifth. To pay all notes signed by Philip H Dunfee and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Sixth, To pay a Note given by me to Rachael Peck now Rachael Barney ——

Seventh, To pay all notes signed by Herman A Peck and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Eighth, To pay all sums of money due from me as guardian of Hezekiah Martin and his Estate, and also all sums owing from me as administrator on any and all estates and to indemnify and save harmless all my bondsmen in said Guardian and administratorships ——

Ninth. To pay all borrowed money to whomsoever due ——

Tenth, To pay all sums of money due from me for money collected by me for other persons, whether subscriptions, notes or accounts or rents ——

may deem expedient, to make a Partition or division of said Estate with the other Owner or Owners of said Estate, to sign, seal and as and for my act and deed, as Guardian as aforesaid, to acknowledge and deliver any lease or leases thereof, or deed of partitions, to unite with any other Person or persons being the owner or owners of a moiety of said Estate, in the purchase of any Building or Buildings standing upon any portion of said Estate, in accordance with any existing Lease to receive the proportional part of the Rents, Income and Proceeds of said Estate due and payable to my said Wards and to invest from time to time, as the same shall be received, the net amount thereof in other Real Estate or in productive Stocks and generally to take the charge and management of the Interest of my said Ward in and to said Jenckes Estate, giving and granting unto my said Attorneys or Attorney full Power and Authority in and about the premises and to use all due means, course and process in the Law for the full, effectual and complete execution of the Business aforedescribed, and generally to do and perform any and all acts matters and things, relative to the charge and management of the Interest of my said Wards in said Estate, the Leasing thereof, the collection of Rents accruing therefrom, and the Partition of said Estate as aforesaid, as fully to all intents and purposes, as I might or could do, if personally present, with full Power of Substitution and of Revocation, I hereby ratifying and confirming all such Acts, Matters and Things as my said Attorneys or Attorney or their Substitutes shall lawfully do or cause to be done by virtue hereof. ——

—— In testimony whereof, I have hereunto in my said capacity as Guardian as aforesaid set my hand and seal this seventh day of March in the year of our Lord, One thousand eight hundred and fifty ——

Signed, Sealed & Delivered
in presence of
John Perkins of Brussels
in Belgium Physician
Francois Sybus praticien
Geneve

Nicholas Brown [L.S.]

J. C. F. Janot
Notaire Geneve

Nous Jean Charles Ferdinand Janot, Notaire public = Geneve certifions que les signatures in dessus & in rapture ont ete appelees en notre presence = Geneve le sept Mars mil huit cent cinquante ——

—— Jean Charles Ferdinand Janot ——

Recorded April 9. 1850 at 10 min before 12 o'clock a.m.
Witness
Albert Pabodie
City Clerk

Know all men, that I Perry J Chace of the City and County of of Providence State of Rhode Island, in consideration of One Dollar to me paid by William H Sweet of said City of Providence the receipt whereof is hereby acknowledged and in further consideration of the trusts herein declared by him to be performed, do hereby bargain, sell, grant, assign, convey, release and confirm unto the said William H Sweet, his heirs, executors, administrators and assigns forever

all my real estate situate in the Southeasterly part of the City of Providence on Sheldon Street, the same being now improved in three parcels, but all three adjoining, together with all the buildings and improvements thereon, also all the stock of Goods, Chattels and Merchandise of every kind and nature in the Store, in the house now occupied by me on Sheldon Street, also all Notes, book accounts rights and credits of every kind in anywise owing or belonging to me, with all evidences thereof; also all my real and personal estate and property of every kind and nature whenever situate excepting always that which is exempt from attachment by law, to have and to hold all the same to him the said William H Sweet, his heirs, executors, administrators and assigns in trust nevertheless, for the uses and purposes hereinafter specified that is to say, that he said William may take possession of all said property and manage the same, and as soon as can advantageously be done, to sell the same from time to time at Public or private Sale as he shall deem best for the creditors and out of the proceeds thereof shall pay the expenses of this assignment and of executing these trusts together with a reasonable compensation to himself for his services, and then shall pay and satisfy in full the following named debts and liabilities in the order they are herein specified; First. to pay and discharge a certain Mortgage debt owing from me to Brown & Ives of Providence secured by a Mortgage on the real Estate belonging to me, and fully to take up and cancel said Mortgage ——

—— Second. To pay all notes signed by me and endorsed by Nathan Mason for my accommodation ——

Third, To pay all Notes signed by me and endorsed by Menzies Sweet for my accommodation ——

Fourth To pay all notes signed by Samuel A Gerald and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Fifth. To pay all notes signed by Philip H Dunfee and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Sixth, To pay a Note given by me to Rachael Peck now Rachael Barney ——

Seventh. To pay all notes signed by Herman A Peck and loaned me for my accommodation, and also all notes signed by me and endorsed by him for my accommodation ——

Eighth. To pay all sums of money due from me as guardian of Hezekiah Martin and his Estate, and also all sums owing from me as administrator on any and all estates and to indemnify and save harmless all my bondsmen in said Guardian and administratorships ——

Ninth. To pay all borrowed money to whomsoever due ——

Tenth. To pay all sums of money due from me for money collected by me for other persons, whether subscriptions, notes or accounts or rents ——

Eleventh. After the payment in full of all the debts and liabilities herein before mentioned, if the residue of said proceeds be sufficient then to pay in full, but if insufficient to pay in full then to pay rateably and proportionably all debts due from me to such of my creditors as shall on or before the tenth day of June, next ensuing the date hereof, come in under this assignment, agree to accept thereof in full discharge of their said debts and shall on or before said tenth day of June next, seal, execute and deliver to me a full discharge of and from all their debts and demands. ——————

——— Twelfth. Should there be any surplus after paying all the debts and liabilities in the Order and manner herein before provided for, the same shall be applied to the proportional payment of all other debts due from me ——————

——— And I hereby authorize said William H Sweet, to make and execute compromises and arrangements and to refer disputed matters as he may think beneficial to this trust and to execute all needful conveyances and discharges in the Premises

In testimony whereof I have hereunto set my hand and seal this ninth day of April in the year of our Lord One Thousand eight hundred and fifty. word "three" interlined before execution ——————

Signed, Sealed and delivered in presence of
William H Potter

Perry J Chace L.S.

Providence ss. Providence April 9th A D 1850. Then personally appeared the Above named Perry J Chace and acknowledged the above instrument by him signed to be his free and voluntary act and deed before me ——— William H Potter Public Notary

I William H Sweet named in the foregoing instrument, hereby accept thereof and agree to fulfill said trusts as therein specified Witness my hand this ninth day of April Eighteen hundred and fifty

——— Wm H Sweet ———

Recorded April 10 1850 at 20 min before 9 o'clock am

——— Witness Albert Pabodie City Clk

Know all men by these presents, That I Frances J Vinton of the City and County of Providence, in the State of Rhode Island, for and in consideration of the Trusts herein after named and of the sum of One Dollar to me paid by Elisha Dyer Jr of said City of Providence the receipt of which sum is hereby acknowledged, have given, granted bargained, sold and conveyed and by these presents, do give, grant, bargain, sell and convey unto him the said Elisha Dyer Junr. his heirs and Assigns forever ——————

——— One Lot of Land with a dwelling House & all other Buildings and Improvements thereon situate on the South Westerly corner of Westminster Street and Snow Street in said City of Providence and Bounded Northerly on said Westminster Street about Forty one feet; Easterly on Snow Street, about One hundred and eighty feet; Southerly on Chapel Street about thirty seven feet,

and Westerly on the Homestead Estate of our father Elisha Dyer, about One hundred and eighty feet and is the same estate conveyed to me the Grantor by Deed from my said father Elisha Dyer April 9 A.D. 1850

To have and to hold the same with all the rights and Privileges thereof, or thereunto appertaining, to him the said Elisha Dyer Junr his heirs and assigns forever, but in trust nevertheless, for the uses, intents and purposes following, that is to say, In trust ——————

——— That he the said Elisha Dyer Junr shall suffer and permit me the said Frances J. Vinton, to use, occupy and enjoy said Estate at my pleasure, during the term of my natural Life, without being liable to any charge for Rent therefor ——————

——— That at such times as I may choose not to occupy said Estate, the said Elisha Dyer Junr, his heirs or assigns, shall enter into the charge and care thereof, lease the same or any part thereof, to any person or persons, for such term or terms of time and at such an Annual Rent as he or they may think Proper, and after deducting from the sum or sums actually received, for the Rent thereof the amount expended by him or them, for Repairs and Insurance thereon to pay over to me the said Frances J Vinton the residue thereof, as often at least as once in each and every Six months ——————

——— That the said Elisha Dyer Junr his heirs or assigns, may (if he or they deem it expedient) at any time upon my written request, sell and convey to such person or persons and for such sum or sums as shall be designated in said written request the whole or any part or portion of said Estate, or raise any sum of money thereon by mortgage and to pay over to me the net proceeds of such Sale or Sales, Mortgage or Mortgages ——————

——— And That on my decease the said Elisha Dyer Junr shall transfer and convey said Estate or so much of it as may then be remaining to such Person or Persons and in such Shares as I may designate in and by my last Will and Testament, and in Default of any such last Will and Testament to convey and transfer the same to my heirs at Law

And in case of the decease of the said Elisha Dyer Junr during the term of my natural Life, then in further Trust for the Heirs at Law of him the said Elisha Dyer Junr to transfer and convey said Estate or so much thereof as may then be remaining to me the said Frances J Vinton to be held by me my heirs or assigns in fee simple or to any other person or persons to be by them held upon the same Trusts as are herein before expressed as I may in any written Request to said heirs for said Transfer direct ——————

——— In testimony whereof, I have hereunto set my hand and seal this tenth day of April in the year, one thousand eight hundred and fifty ——————

Signed Sealed & delivered in presence of
Henry Martin

Frances Jones Vinton L.S.
10th of April 1850

Providence County ss
of April A. D. 1850

In Providence this tenth day Then Frances J Vinton personally

appeared before me and acknowledged the preceding Instrument by him signed to be her free and voluntary act and deed

Henry Martin Public Notary

Recorded April 10th 1850 at 2 p o'clock p.m.

Witnes Albert Pabodie City Clerk

Know all men by these presents

That We Jean De Fressange of Paris in the Republic of France and Anne W De Fressange his Wife in consideration of One Dollar paid us and of the payments hereinafter mentioned to be made for our use by George Rivers and Henry W Rivers both of Providence in the State of Rhode Island, hereby give, grant, bargain, sell, and convey to them the said George Rivers and Henry W Rivers their heirs and assigns, all our and each of our Right, Title and Interest in and to a lot of land with the Buildings and Improvements thereon situate in said Providence and bounded Eastely on North Main Street, Southerly on Land of Mrs Mary Rivers, Westerly on Land of Truman Beckwith and Northerly on a Gangway, the said Lot being the Eastely part of the Lot of Land devised to the said Anne W De Fressange in the Will of her father Seth Wheaton

To have and to hold the same with all the privileges and appurtenances thereof to them the said George Rivers and Henry W Rivers, their heirs and assigns forever

But this deed is upon the express condition following. That whereas the said George Rivers and Henry W Rivers have in consideration of the above conveyance agreed to pay to Charles F Tillinghast his heirs and assigns in trust for the use of the said Anne W. De Fressange the Quarter yearly sum of One hundred and seventy Dollars during her life and thereafter to pay to the said Charles F Tillinghast, his heirs and assigns for the use of the said Jean De Fressange for his life the quarter yearly sum of Eighty five Dollars.

Now if the said George Rivers and Henry W Rivey shall pay the said sums of Money when the same become payable as aforesaid, then this Deed shall remain in full force but otherwise shall be void and of no effect

In witness whereof we have hereto set our hands and seals this Twenty first day of March A D 1850

Signed, Sealed and
Delivered in presence of
John Bartly
Delort de Gléon[illegible]

Jean de Fressange L S

Anne Wheaton de Fressange L S

Consulate of the United States of America, Paris France

In Paris on this Twenty first day of March A D 1850 the above named Jean de Fressange acknowledged the above to be his free and voluntary act & deed; and at the same time the above named Anne W. de Fressange appeared before me and being by me examined privily & apart from her said husband, & this deed being by me shewn & explained to her, she declared to me, that it was her free and voluntary act and deed & that she did not wish

to retract the same In witness whereof I have hereto set my hand and seal, the day & year before written

Robert Walsh

U S Consul

L S

Recorded April 12 1850 at 10 o'clock am

Witnes Albert Pabodie

City Clerk

This Indenture made this eleventh day of March A D 1850 between Mary A Goddard, Sarah W. Goddard and Abby W Goddard of the One part, and Eliza F Man and Anna F Man of the other part all of Providence in the State of Rhode Island

Witnesseth

That the said parties of the first in consideration of the rents herein after mentioned, to be paid by the parties of the second part, hereby lease to the parties of the second part, their executors, administrators and assigns for the term of three years from the first day of March 1850, a lot of land in said Providence belonging to the parties of the first part, bounded as follows namely, Commencing on the East side of North Main Street at the South west corner of the dwelling house belonging to the parties of the second part and thence extending northerly on said Street eight feet and five inches, thence Eastely on the dividing line of the land owned by the parties hereto eighty six feet & eight inches, thence Southerly as the fence now is six feet and three inches, thence Westerly as the fence now is about fifty three feet to the Southeast corner of the said dwelling house, thence Westerly with the Southerly side of said house about thirty six feet to the place of beginning, the lot hereby leased being the same, which on a plat made by Samuel D Cushing March 6. 1850 is marked "occupied by the Misses Man" & "Man House" & which plat is recorded in Book of Plats No One & page 140 in the records of said City of Providence

And the said Parties of the second part in consideration of the preceding lease, hereby for themselves, their executors, administrators and assigns, covenant with the said parties of the first part, their heirs and assigns to pay for the rent of the said demised lot, the sum of forty two dollars annually on the last day of February in the years 1851, 1852 & 1853 & in case of their neglect to pay the same within thirty days after the same becomes payable as aforesaid, the lessors may reenter upon the demised premises and terminate this lease

And the Seal parties of the first part further covenant with the said parties of the second part, that at the expiration of the said term of three years, they will at the request of the said parties of the second part and on payment of all the rent then payable renew this lease for a further term of five years, next thereafter, upon such rent as may then be agreed upon, or if the parties cannot agree upon such rent as may be fixed by three disinterested persons to be agreed upon by the parties the parties of the first part reserving the privilege of terminating the said renewed lease on giving six months notice of their intention to do so

And it is further agreed by the parties that this lease may be terminated by the parties of the second part at any time when the said dwelling house shall be destroyed by fire or removed from said lot and the fence of the parties of the second part removed to the dividing line of the respective parties and the rent paid proportionally up to the time of such removal.

In testimony whereof we have hereunto set our hands and seals this fifteenth day of March A D Eighteen hundred & fifty

Signed, sealed & delivered in presence of Henry Martin witness to the first three signatures

Mary A Goddard L S
Sarah A Goddard L S
Abby A Goddard L S

Providence County ss In Providence this sixteenth day of March A D 1850 then Mary A Goddard, Sarah A Goddard and Abby A Goddard personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free and voluntary act and deed

Henry Martin Public Notary

Recorded April 12, 1850 at 12 ½ o'clock pm

Witness Albert Pabodie City Clk

The City Hotel Company legally incorporated & established in Providence, Rhode Island, have let & demised & hereby let & demise unto Stephen Crary of said Providence, his Executors & Administrators the City Hotel Estate of the said Company on the South side of Broad Street in said Providence with the rights, privileges & appurtenances thereof.

To Have and to Hold the same for the term of Three Years from the Thirty first day of March A.D. 1850 until the first day of April A.D. 1853. On condition of the payment of Rent therefor at the rate of Twenty two hundred Dollars $2200 a year in equal successive quarter yearly instalments, the first whereof to be due & payable on the first day of July A.D. 1850. That all Buildings Improvements & betterments already or hereafter to be put thereon upon the Premises shall belong to the Lessors, their Successors & Assigns without payment therefor. That the Lessee will use the Estate for the entertainment of boarders, travellers & occasional parties in genteel & comfortable style & will not keep or permit, on any part thereof any Bar or other place for the sale of Liquors, except for the use of the customers aforesaid & will so conduct the business as to make the Hotel a desirable place of resort for such customers.

That the said Lessee will keep the interior of the Buildings in good repair, & make good all damage done to the Estate, beyond the ordinary wear & tear of fair usage; the Lessors engaging to repair the ordinary wear & tear of the exterior of the Buildings & Estate. That the Lessee will not transfer his interest hereunder or any part thereof, without the written consent of the Lessors, it being intended that the Estate shall not be used for any other than the purpose aforesaid. And that for Rent in arrear for more than thirty days or for any other breach of the conditions aforesaid, the Lessors, their Successors or Assigns, be choosing, may enter upon and resume possession of the demised Premises, with the Buildings, Improvements & betterments, without prejudice to other rights or remedies hereunder.

The said Crary for himself, Heirs, Executors, Administrators & Assigns agrees with the said Company, their Successors & Assigns to accept the demise, pay the Rents & otherwise

observe and perform the conditions aforesaid on the entry of the Lessors for just cause of condition broken, or on the expiration of the term aforesaid, whichsoever shall first happen, to surrender peaceable & quiet possession of the premises in as good order & condition as they ought to be pursuant to the conditions aforesaid, damage by fire without default excepted. But on a destruction of the Hotel by Fire, either party may terminate this Lease by written notice to the other party within Five days next thereafter. In case of such destruction & notice, the Lessee will give possession within Five days & pay Rent to the time of the Fire only.

Signed sealed and delivered in duplicate on the First day of April in the year of our Lord, Eighteen hundred and fifty

In presence of Nathaniel Searle

The City Hotel Co by Duty Greene Treasurer. L S

Stephen Crary. L S

County of Providence ss. In the city of Providence on this 12 day of April A.D. 1850

Then personally appeared the above named Duty Greene & acknowledged the preceding Instrument by him signed signed as Treasurer of the City Hotel Company, to be his & their free Act & Deed, and Stephen Crary before me acknowledged the preceding Instrument by him signed, to be his free act & Deed.

Nath[l] Searle

Public Notary.

Recorded April 12. 1850 at 25 min before 2 o'clk P.M.

Witness Albert Pabodie City Clerk

Whereas Richard Thornton of Johnston in the County of Providence, on the 20 day of April A.D. 1846 made an Indenture with Joshua Angell of the City of Providence, whereby he demised & let to the said Joshua Angell, a certain Lot of Land situated on the corner of Fox Point and Bridge Streets in said City for the term of Five years from the date thereof subject to certain terms, conditions & provisions therein expressed, which said Lease is recorded in Book No 98 page 307 of the Records for Deeds in said City of Providence. Now Therefore I, the said Joshua Angell for & in consideration of the sum of Twelve hundred Dollars received to my full satisfaction of John L Roberts of said Providence & of the performance by said Roberts of the covenants & conditions in said Lease mentioned, do hereby transfer, assign & convey unto him the said John L. Roberts, all my interest in said Lease & in the property therein described & also do bargain, sell & convey unto the said Roberts, a certain Dwelling House, Barn and Buildings & the Improvements situated on said Lot which have been erected & are now owned by me & also all other additions & improvements which I have made in & to the Buildings on said Lot. To Have & to Hold the said Buildings & improvements to him the said John L Roberts, his Executors, Administrators & Assigns forever, the said Lot of Land for & during the remainder of said term upon the same terms, conditions & provisions as I now hold the same.

And I, the said Joshua for myself & for my Heirs, Executors & Administrators will warrant & defend the said Buildings & Improvements hereby conveyed unto the said John L Roberts his Executors, Administrators & assigns from & against all persons whomsoever.

In Witness whereof I have hereunto set my Hand and Seal this 12 th day of April A.D. 1850.

Signed sealed & delivered in presence of T A Doncker C W Greene

Joshua Angell. L S

Providence Sc. Providence April 12th A.D. 1850

Then personally appeared the aforesaid Joshua Angell & acknowledged the above Instrument by him signed, to be his free and quit Deed.

Before me L W Greene

Justice Peace.

Recorded April 12. 1850 at 10 min before 4 o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture of Two Parts, made and entered into this first day of January A.D. 1850 by and between Samuel Boyd Tobey of the City and County of Providence, State of Rhode Island, Executor of the last Will and Testament of Anna A Jenkins, late of said City of Providence, deceased - and Guardian of the Persons and estates of Anna A Jenkins & Moses B Jenkins, minors, both of said City of Providence of the first part, and Wheaton A Harrington of said City of Providence of the second part:

Witnesseth That the said Samuel Boyd Tobey in his capacity, as aforesaid, in consideration of the rents and covenants hereinafter mentioned, by the said Wheaton A Harrington his heirs, executors, administrators and assigns, to be paid, kept, and performed, doth demise and to farm let unto him the said Wheaton A Harrington, his heirs, executors, administrators and assigns

A certain lot of land situated on Federal Hill (so called in said City of Providence & is laid out and described as lot No (12) Twelve, on a plot of House lots on Federal Hill belonging to the heirs of Moses Brown & Williams Almy, surveyed & platted March 20th 1847. by Atwater & Seubath & recorded in the City Clerks Office in said City of Providence in Book of Plats No 3 page 58 Reference to said plat being had

To have and to hold the same, with the privileges and the appurtenances thereof, to him the said Wheaton A Harrington his heirs, executors, administrators and assigns, for and during the Term of Five years, commencing on the day of the date hereof and to terminate on the First day of January A D 1855

The said Wheaton A Harrington for himself, his heirs, executors, administrators and assigns, doth hereby covenant and agree to and with the said Samuel Boyd Tobey, in his said capacity, and his successors in the same, and with said Anna A Jenkins and Moses B Jenkins, that he will pay as rent for said premises the sum of Twelve Dollars, at the end of each and every year; and a proportional sum for any part of a year - And in default of payment of any instalment of Rent, due and payable as aforesaid, for more than thirty days, the Lessor may reenter in and upon said leased premises, and resume possession thereof, and terminate this lease.

And it is further agreed by the parties to this lease, that at the expiration of said term, the said Wheaton A Harrington, his heirs, executors, administrators and assigns, may have the privilege of renewing said Lease for a further term of Five years, that is to say from the first

day of January A D 1855, to the first day of January A D 1860 provided, the said Anna A Jenkins and Moses B Jenkins, after they have arrived at full age, shall assent to the same - The rent to be agreed upon by the parties, and in case they cannot agree, the rent to be determined by three disinterested men, one to be chosen by each party, and the two chosen, to choose a third, and their decision, or that of any two of them agreeing shall be final and binding

And at the expiration of said last mentioned term of years, the said Wheaton A Harrington, his heirs, executors, administrators and assigns may have the privilege of renewing said Lease, for a further term of five years, the Rent to be fixed in the same manner as is herein before provided for; provided, the same be assented to by the said Anna A Jenkins and Moses B Jenkins after they arrive at full age

And it is further agreed by the parties, that all the Buildings and Improvements that are now erected or that may hereafter be erected or placed upon said premises, shall be & remain liable for the payment of the rent of said premises, and are not to be removed from said premises until all the rent shall have been paid - And on payment of all rents, and keeping and performing all the conditions in this Lease, contained on the part of the said Wheaton A Harrington his executors, administrators and assigns, to be kept and performed, he or they at any time previous to the termination of this Lease, or at any time within ninety days after the termination of this Lease may remove off and from said Lot all the Buildings by him or them owned but the foundations and underpinnings of all such Buildings and all other improvements on said Lot shall be deemed and considered as a part of said Lot, and shall not be removed therefrom

And it is further agreed by and between the parties to this Lease, that in case of the decease of the said Anna A Jenkins and Moses B. Jenkins before they arrive at full age, this Lease shall cease and be terminated

And the said W. A. Harrington for himself, his heirs, executors, administrators and assigns hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins and Moses B Jenkins during their minority or by themselves when of full age, or at the expiration of said term, he or they will surrender up quit and peaceable possession of said leased premises

In testimony whereof, the said Parties have hereunto set their hands and seals the day and year first before written, Executed in presence of

Allen Brown witness to the signature of Samuel Boyd Tobey
J. A. D. Joslin

Wheaton A Harrington L.S.

Samuel Boyd Tobey L.S.

Recorded April 12th 1850 at 6 o'clk p.m.

Witness Albert Pabodie
City Clk

Know all Men

That I, Caleb Westcott, of Providence in the County of Providence, State of Rhode Island, in consideration of Twelve hundred and fifty Dollars paid me by Almon D Hodges of Boston, in the State of Massachusetts, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell & convey unto said Almon D Hodges, his Heirs & Assigns forever

The Building now occupied by me, on the corner of Eddy & Friendship Street, measuring Fifty five feet on Eddy and Twenty feet on Friendship, being situated on Land belonging to the said Hodges

To Have and to Hold said bargained and granted Premises with the privileges & appurtenances thereof, to him the said Hodges, his Heirs and Assigns forever

And I said Caleb Westcott for myself, my Heirs, Executors and Assigns, do covenant with said Almon D Hodges, his Heirs & Assigns, that I am lawfully seized in fee of the Premises, that they are free of all Incumbrances, that I have good right to sell & convey the same to said Hodges to hold as aforesaid, and that I will warrant and defend the same to Almon D Hodges, his Heirs & Assigns forever, against the lawful claims & demands of all persons.

In Witness whereof I have hereunto set my hand and seal this Eleventh day of April Eighteen hundred and fifty

Signed Sealed and delivered in presence of
Albert W Wescott

Caleb Wescott. (L.S.)

Recorded April 13. 1850 at 8½ o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, Hugh Greene of Providence in the County of Providence and State of Rhode Island &c in consideration of the sum of Eighty Dollars to me in hand well & truly paid by Mary Rorke of said Providence, the receipt whereof I do hereby acknowledge & am therewith fully satisfied contented & paid, do by these Presents give, grant, bargain, sell, set over & convey unto the said Mary Rorke, her Heirs, Executors, Administrators & Assigns, the following described Property to wit. A certain Dwelling House or Building situated in the City of Providence, on a Lot of Land Twenty five feet square, bounded as follows viz; Westerly by a public Street, Easterly by a Lot of Land to Martin Dyer, Northerly & Southerly by Land of William R Watson, said Lot being the same Leased by said Watson to one Thomas Garrett, by a Lease hereinafter described and transferred.

Also all my right, title interest in & to the unexpired term of a certain Lease of the Lot upon which said House or Building stands, made and executed by William R Watson to Thomas Garrett on the 30th day of July A.D. 1846 by the said Garrett transferred to Patrick Murphy on the 4th day of August A.D. 1848 and by the said Murphy transferred to me on the 28 day of September A.D. 1848.

To Have and to Hold the same unto her the said Mary Rorke, her Heirs, Executors, Administrators & Assigns forever.

And I the said Hugh Greene do covenant and agree for myself my Heirs, Executors, Administrators & Assigns to with the said Mary Rorke, her Heirs, Executors, Administrators & Assigns, that I am the true

and lawful owner of said House or Building and have good right to convey the same free from all incumbrance, except the lien of said Watson for Rent under said Lease, & that I am the lawful owner of said Lease & have good right to convey the same, & I will warrant & defend the ~~same~~ the title to said House and said Lease unto her the said Mary against the lawful claims of all persons whatsoever.

In Witness whereof I have hereunto set my hand and ~~seal~~ affixed my seal this 24th day of April A.D. 1849.

Signed Sealed and delivered in presence of
Abraham Payne

Hugh Green (L.S.)

Recorded April 13. 1850 at 10 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men, that I Alfred Lewis of Providence in the County of Providence, State of Rhode Island, in consideration of Twelve Hundred Dollars paid me by Caleb Westcott of said Providence, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto said Caleb Westcott his heirs and assigns forever, the Building now occupied by me, on the corner of Eddy and Friendship Street, measuring fifty five feet on Eddy and Twenty feet on Friendship, being situated on land belonging to, and leased of Almon D Hodges of Boston Mass. (the said Lease being conveyed by me to said Westcott) To have and to hold said granted and bargained premises with the privileges and appurtenances thereof, to him said Caleb Westcott, his heirs and assigns forever. And I said Alfred Lewis, for myself, my heirs, executors and administrators do covenant with said Caleb Westcott, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances, that I have good right to sell and convey the same to said Caleb Westcott to hold as aforesaid, and that I will warrant and defend the same to Caleb Westcott, his heirs and assigns forever against the lawful claims and demands of all persons.

In Witness whereof I have hereunto set my hand and seal this Eleventh day of November Eighteen hundred & forty eight

Signed, Sealed and delivered in presence of
Marvin A Langen
Albert W Westcott

Alfred Lewis (L.S.)

Recorded April 13. 1850 at 12 o'clock M.

Witness Albert Pabodie City Clerk

Whereas Freeman Baxter of the City and County of Providence, in the State of Rhode Island, did on the 26th day of January A.D 1849 make and execute his certain Deed of Mortgage of that date to Albyn V Dike of said City of Providence of certain Buildings and Improvements to secure the payment of certain sums of money, as by said Deed of Mortgage on Record in the Land Records of said City of Providence in Book No 5 page 249 of the Records for Mortgages of Personal Property will more fully appear, which said Deed of Mortgage fully authorized and empowered the said Albyn V Dike as the Attorney of the said Freeman Baxter; to sell & convey said Mortgaged premises, under the conditions and in the mode specified in said Deed of Mortgage, and also authorized and empowered him the said Albyn V Dike, to substitute other persons, in his stead, as said Attorney, and for the purposes thereof — and whereas the said Albyn V Dike, did on the 30th day of January A.D. 1849. sell assign and convey to Ruby Fountain of said City of Providence, all his the said Albyn V Dikes, right, title and interest, in & to said Deed of Mortgage and the premises therein described and all sums of money secured thereby, as will appear by the Record thereof in the Records of Mortgages of Personal Property, in the Records of the City of Providence in Book No 5 page 258

And whereas said Deed of Mortgage, was made and executed upon this condition "For that whereas I the said Freeman Baxter, have made and executed my certain Promissory Note bearing even date with this deed, for the sum of Three Hundred Dollars, and payable to my own order, in one year after date with interest — Now therefore, if I the said Freeman Baxter, or any other person for me shall well and truly pay, or cause to be paid, the aforenamed promissory Note, together with the Interest thereon, according to the tenor of said Note, then this Deed shall be null and void, otherwise to be and remain in full force and virtue"

And whereas said Note has become due and payable and still remains due and unpaid, and the premises named in said deed of Mortgage have been advertised for sale at Public Auction, thirty days prior to the date hereof, in the Providence Daily Journal, one of the Public Newspapers printed in the City of Providence

And whereas at a Public Sale of said Mortgaged premises, holden this day, the same were purchased by Francis Haswell of Cranston, in the aforesaid County and State, for the sum of Two hundred and fifty Dollars, he being the highest bidder, therefor

Now Know ye, That I the said Freeman Baxter, by my Attorney, the said Ruby Fountain for and in consideration of the premises, and of the aforenamed sum of Two Hundred & fifty Dollars, to me paid by the aforenamed Francis Haswell, the receipt whereof, is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto the said Francis Haswell & to his heirs and assigns, all the buildings and improvements standing on Two certain Lots of Land, situate in the Southerly part of said City of Providence, at a place called India Point, being Lots (42) Forty two and (45) forty five, on a plat of Lots made by B Lockwood August 1839, being the same two Lots of Land, leased by Frederick Shipley, of William Grosvenor & Wife by Lease dated June 17. 1845 and by the said Frederick Shipley assigned to the said Freeman Baxter - Reference to said Lease being had — and also

all the Right, Title, Interest, Property Claim and demand which the said Freeman Baxter, has in and to the aforenamed Lease and to the premises therein described Being the property named in said deed of Mortgage

To have and to hold the same, to him the said Francis Haswell & to his heirs & assigns forever; together with all the rights, privileges & appurtenances thereof, as conveyed in the aforenamed Deed of Mortgage

In Witness whereof, I the said Freem Baxter, by my Attorney, the said Ruby Fountain, have hereunto set my hand and Seal this Twenty Sixth day of February A D One thousand eight hundred & fifty (1850)

Signed, Sealed & delivered in presence of Nathaniel Searle — Ruby Fountain L.S.

County of Providence ss In the City of Providence on this 30th day of March A D 1850 then personally appeared the above named Ruby Fountain before me and acknowledged the Preceding Instrument by her signed as Attorney for Freeman Baxter, to be his and her free act & deed

Nathaniel Searle Public Notary

Recorded April 15 1850 at 5 min before 11 o clock am

Witness Albert Pabodie City Clk

Know all men by these presents

That I Francis Haswell of Cranston, in the County of Providence in the State of Rhode Island, for and in consideration of the sum of Two Hundred and fifty Dollars to me paid by Ruby Fountain of the City of Providence, in the County & State aforesaid, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed and by these presents do remise, release and forever Quitclaim, unto her the said Ruby Fountain, her heirs and assigns forever, all the right title, interest, property claim and demand which I now have, or of right ought to have or claim in and to All the buildings & improvements standing on two certain Lots of Land, situate in the Southerly part of said City of Providence, at a place called India Point - being Lots (42) forty two and (45) forty five on a plat of Lots made by B Lockwood August 1839, being the same two Lots of Land leased by Frederick Shipley of Wm Grosvenor & Wife, by Lease dated June 17. 1845 and by the said Shipley assigned to Freeman Baxter, together with all my right, title, interest, property, claim & demand in & to the aforenamed Lease and to the premises therein described

Being the same premises that were conveyed to the Grantor; by Deed from Freeman Baxter, by his Attorney Ruby Fountain, dated February 26. 1850 Reference to said Deed being had

And I Nancy S Haswill, wife of the said Francis Haswill, for and in consideration of the aforenamed sum of money paid my said husband, do hereby remise, release and forever quitclaim unto the said Ruby Fountain and to her heirs & assigns, all my right of dower and power of thirds in & to the afore described premises

To have and to hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to her the said Ruby Fountain, her heirs and assigns forever. And I the aforenamed Francis Haswill, for myself and for my heirs, executors and administrators, do covenant with the said Ruby Fountain, her heirs and assigns, that I will warrant and defend the aforedescribed premises to the said Ruby Fountain her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me. In testimony whereof, We have hereunto set our hands and seals, this twenty seventh day of February in the year of our Lord One thousand eight hundred and fifty (1850)

Signed, sealed & delivered in presence of
Nathaniel Searle
Sarah E Greene

Francis Haswill L S
Nancy S Haswill L S

County of Providence ss. In the City of Providence on this 30th day of March A D 1850 Then personally appeared the within named Francis Haswill before me and acknowledged the within instrument by him signed to be his free act & deed. Nathaniel Searle Pub. Notary

Recorded April 15 1850 at 11 o'clock a.m.
Witness
Albert Pabodié
City Clk

Whereas Sherburne C Blodgett & John A Lerow of Boston in the County of Suffolk and State of Massachusetts did obtain Letters Patent of the United States for a Rotary Sewing Machine, which Letters Patent bear date, the second day of October Eighteen hundred and forty nine, and

Whereas I, Lafayette Mc Farland of Providence in the County of Providence and State of Rhode Island, did obtain from said Blodgett & Lerow, a deed of Assignment, of all their right title and interest in the said invention, as secured to them, by said Letters Patent, and to the full end of the term for which said Letters Patent are granted, for, to, and in, the State of Rhode Island and Providence Plantations, which said deed of assignment bears date the second day of January Eighteen hundred and fifty and

Whereas Jefferson S Kimball and David M Johnson, both of the City and County of Providence and State of Rhode Island Copartners under the name and firm of Kimball & Johnson are desirous of acquiring an interest in said assignment: Now this Indenture Witnesseth that for and in consideration of the sum of Five hundred Dollars, to me in hand paid, the receipt of which is hereby acknowledged, I have assigned, sold, and set over, and do hereby assign, sell and set over, all the right, title and interest, which I have in the said invention as secured to me by said deed of Assignment for, to, and in the County of Providence in the State of Rhode Island, and in no other place or places; the same to be held and enjoyed by the said Kimball

& Johnson saving five machines previously sold, one to Henry Hawkins of Scituate, one to Jeremiah Heath of Providence and three to Zachariah Allen of the same Providence all in the County of Providence, with full right for their own use and behoof, and for the use and behoof of their legal representatives to the full end of the term for which said assignment to me is, or may be granted, as fully, and entirely as the same would have been held by me, had this assignment and sale not have been made

In testimony whereof I have hereunto set my hand & seal this Eleventh day of March A D 1850

Witness
William H Pratt
Henry Woodworth

Lafayette Mc Farland L S

Recorded April 16th 1850 at 4 o'clock p m
Witness
Albert Pabodié
City Clerk

This Indenture made this twentieth day of March 1850 by and between Marshall Woods and Anne B F Woods, wife of the said Marshall of the first part and Ebenezer Allen of the second part all of Providence in the State of Rhode Island Witnesseth

That the said Marshall Woods and Anne B F Woods in consideration of the Rents hereinafter mentioned, hereby lease to the said Ebenezer Allen, his Executors, Administrators and assigns, for the term of five years from the tenth day of April next, a Lot of Land in said Providence on the East side of Hope Street and bounded West on said Street Fifty feet, North on Land formerly owned by Willard W. Fairbanks One Hundred feet, East on Land of the heirs of Thomas P Ives, fifty feet, and South on land of Asa Pike One Hundred feet, And the said Ebenezer Allen in consideration of the premises hereby covenants with the said Marshall Woods and Anne B. F. Woods their heirs, executors, administrators and assigns, that he will pay them as rent of the said leased land the Quarter yearly rent of six Dollars and twenty five cents, the first payment whereof shall be on the tenth day of July next, and thereafter at the expiration of every three months, the last payment to be on the tenth day of April 1855, and for the payment thereof he hereby pledges all buildings and improvements that may during the continuance of this Lease be erected, placed or made upon the said Lot

And the said Ebenezer Allen further covenants and agrees, that in case the said rent be not paid at the several times hereinbefore fixed for the payment thereof, or within Thirty days thereafter, that the lessors, their heirs, executors, administrators or assigns may at their election reenter upon the leased premises and terminate this Lease — and that at the expiration of the said term of five years, or other termination of this lease he will yield up and surrender to the lessors their heirs, executors, administrators and assigns the possession of the said leased premises

In Witness

whereof We have hereto set our hands and seals this Twentieth day of March 1850

In presence of
Witness to the signatures of
Ebenezer Allen & Marshall Woods
Perry J. Chace
Witness to signature of
Anne Brown Francis Woods
Perry J. Chace

Ebenezer Allen L.S.
Anne Brown Francis Woods L.S.
Marshall Woods L.S.

Recorded April 17. 1850 at 4 o'clock pm
Witnes Albert Pabodie
City Clerk

This Indenture of Lease made and entered into this tenth day of April in the year of our Lord One thousand eight hundred and fifty, by and between Caleb Westcott and Ann Eliza Westcott his wife, both of the City and County of Providence and State of Rhode Island of the one part and Elizabeth Hoppin Wilson wife of William H Wilson of said Providence of the other part

Witnesseth, That the said parties of the first part being possessed of an Estate for their joint lives, and the life of the survivor of them, in and to a certain lot of land situated in said City at the junction of Broad and Pine Streets (so called) and being No 400 Broad Street, for and in consideration of the Covenants and Agreements to be kept and performed by the said party of the second part, her executors, administrators or assigns ——— Do by these presents demise lease and to farm let to the said party of the second part (to and for her separate use) her executors, administrators and assigns, the Lot aforesaid together with the buildings and improvements thereon Standing ———

To have and to hold the premises with the appurtenances thereof to the said party of the second part and for her separate use, her executors, administrators and assigns, for and during the joint lives of the said parties of the first part, and the life of the survivor of them ———

——— And the said party of the second part for herself and her executors administrators and assigns hereby covenants and agrees to and with the said parties of the first part and the survivor of them and his or her executors or administrators in consideration of the Lease aforesaid, to keep the Building and other Improvement upon said Lot in good repair, from time to time to make such Improvements and additions thereon as may in the opinion of said party of ~~the said party~~ of the second part, be necessary to add to the value of said Property, and to keep the Buildings upon said Lot fully insured, at her own expense during the continuance of said term ———

——— In testimony whereof We have hereunto set our hands and seals the day and year first above written ———

In presence of, the words "to time" on 2d page being first interlined.
Albert W Westcott

Caleb Westcott L.S.
Ann Eliza Westcott L.S.
Elizabeth Hoppin Wilson L.S.

State of Rhode Island
County of Providence ss ——— In the City of Providence on this 18th day of April A.D 1850 then personally appeared the above named Caleb Westcott, Ann Eliza Westcott & Elizabeth H Wilson before me and severally acknowledged the preceding Instrument by them signed, to be their free act & deed — the said Ann Eliza Westcott, wife of the said Caleb Westcott was examined by me privily & apart from her said husband & after having had the preceding Instrument shewn & explained unto her by me she acknowledged unto me, that she understood the same, that it was her free act & deed ~~and she declared unto me that she understood the same, that it was her free act & deed~~ & she declared unto me, that she signed the same voluntarily and that she did not wish to retract the same Nathaniel Searle
——— Public Notary

Recorded April 18. 1850 at 5 min before 4 o'clock p m
Witness Albert Pabodie
City Clerk

The four words erased in the Deed & Lease & eighteen words in the acknowledgment were made in recording
Witness A Pabodie C.C.

This Indenture made and executed between Asa Pitts and Jonathan Pitts, both of the City and County of Providence in the State of Rhode Island, of the One part, and Frederick Fuller of said Providence aforesaid of the other part ———

——— Witnesseth; That the said Asa & Jonathan for and in consideration of the Rents and Covenants herein contained on the part of said Frederick, his Executors, administrators and assigns to be paid and performed do hereby demise and to farm let a certain lot of land situated in the Southerly part of said City of Providence on the Easterly side of South Main (late Fox Point) Street, on which it measures One hundred feet and extends Easterly Three Hundred feet more or less to Benefit Street, on which it measures One hundred feet, being lots numbered 41. 42. 67 & 68, on the Fox Point Association Plat of Lots, being the same lots leased to Fox Point Foundry, by lease dated March 25th 1837, together with all the appurtenances thereof to the Lessors belonging as situated on the first day of October, One thousand eight hundred & forty six — the day on which this Lease is agreed to commence ———

——— To have and to hold said premises, with their appurtenances, unto said Frederick, his executors, administrators and assigns from henceforth during the term of Ten years from the aforesaid first day of October One thousand eight hundred & forty six yielding and paying therefor yearly and every year during said term unto said Asa & Jonathan their heirs and assigns, the yearly rent of Two hundred and fifty Dollars, payable in equal portions semi annually the first payment whereof was made as on the first day of April One thousand eight hundred & forty seven ———

——— And said Frederick Fuller for himself, his heirs, executors and administrators doth covenant and agree to and with said Asa & Jonathan their heirs & assigns, that the said Frederick, his executors, administrators and assigns shall yearly and every year during said term pay unto said Asa & Jonathan their heirs and assigns the yearly rent aforesaid, at the times and in the manner herein before

named for the payment thereof. And the parties aforesaid for themselves respectively and for their respective heirs, executors, administrators and assigns, each with the other & their respective heirs, executors, administrators & assigns do further covenant and agree as follows. That the said Frederick hereby pledges and binds the buildings now erected and made or hereafter to be erected and made on said premises for the payment of the aforesaid rent, together with the interest that may accrue on the same, if not paid at the times appointed for the payment thereof. That the said Frederick, his heirs, executors, administrators and assigns shall not use, nor permit any other person or persons to use any part of said premises for the purpose of dealing in intoxicating liquors of any kind to be used as a beverage

That said Asa & Jonathan their heirs and assigns at the expiration of the aforesaid term of Ten years, shall if required further Lease the premises aforesaid unto said Frederick, his executors, administrators or assigns for and during a further term of Ten years, at such rent as three judicious men to be agreed on by the parties shall determine

And said Asa & Jonathan, for themselves, their heirs and assigns doth covenant and agree to and with said Frederick, his executors, administrators & assigns, that said Frederick his executors, administrators & assigns, paying the rent and performing the covenants herein contained, on their part to be paid and performed shall and may lawfully and quietly have hold and enjoy the aforesaid premises, together with the appurtenances of the same for and during the term herein granted without lawful let or hindrance of any person or persons whatsoever. In Witness Whereof we have hereunto interchangeably set our hands & seals this nineteenth day of April One thousand eight hundred & fifty.

Signed, Sealed & delivered
in presence of
Chas W Burr

Asa Pike LS
Jonathan Pike LS
Fredrick Fuller LS

Providence ss In the City of Providence April 19, 1850 personally appeared before me Asa Pike, Jonathan Pike & Fredrick Fuller and severally acknowledged the preceding Instrument by them signed to be their free act and deed. Albert Pabodie City Clk

Recorded April 19, 1850 at 10 min before 11 o'clock a m. Witness Albert Pabodie City Clk

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This Indenture made and executed this Seventeenth day of April in the year of our Lord, One thousand eight hundred and fifty by and between George E Young and William C Hawkins both of the City and County of Providence in the State of Rhode Island & Co partners in company under the name and firm of Young & Hawkins of the one part and Solomon W Young and Charles A Young both of said Providence of the other part Witnesseth

that whereas the said Young and Hawkins are indebted to divers persons in different sums of money, and are desirous of appropriating their estate and effects to and for the payment of the same, therefore the said Young and Hawkins for and in consideration of the said debts and also in consideration of the sum of One Dollar to them in hand paid by said Solomon W and Charles A. the receipt whereof is hereby acknowledged, by these presents, do grant, bargain assign, sell, set over and convey unto said Solomon W and Charles A, their heirs, executors, administrators and assigns all the goods, wares and merchandise in the Store No 311 North Main Street in said Providence and now occupied by us said Young & Hawkins. To have and to hold said property and effects unto them said Solomon W. & Charles A their heirs and assigns forever. In Trust nevertheless and to the uses interests and purposes following, that is to say after paying & discharging the expenses incident to this trust; then first to pay all sums that said Young and Hawkins may owe the said Solomon W. and Charles A. or which they may now, or hereafter be liable to pay by reason of becoming endorsers or guarantors for said Young & Hawkins, Secondly after paying themselves as aforesaid, then to pay in full if sufficient and pro rata if insufficient all the creditors of said Young & Hawkins, who shall within three months from the date hereof present their claims to said Solomon W. or Charles A or either of them and execute a full release and discharge of the said Young & Hawkins from all further claim on account of said indebtedness and if any of the creditors of said Young & Hawkins shall not within three months from the date hereof present their claims and execute a release as aforesaid, then they shall be forever debarred from all benefit or advantage arising from this trust. Thirdly should any surplus remain after paying the debts as aforesaid then and in that case the said Solomon W and Charles A shall pay over the same to the said Young & Hawkins, their heirs, executors administrators or assigns.

And We the said Young & Hawkins do hereby nominate and appoint said Solomon W. and Charles A our lawful Attornies irrevocable for us and in our name to ask, demand, sue for, levy and receive and recover all sums of money due and owing to us and on receipt thereof in whole or in part to give acquittances or other sufficient discharges in Law, to make and execute compromises or other arrangements that they may think beneficial to this trust, hereby ratifying and confirming all that they may lawfully do therein.

And We the said Solomon W and Charles A. do hereby agree in consideration of the above, to accept the aforesaid trust and agree faithfully to perform the same. In testimony whereof we have hereunto set our hands and seals the day & year aforewritten.

Signed, Sealed & delivered
in presence of
Amasa S Westcott

George E. Young LS
William C. Hawkins LS
Solomon W. Young LS
Charles A. Young LS

Recorded April 20 1850 at 2 o'clock p. m. Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, Charlotte R Goddard of Providence, in the County of Providence, in the State of Rhode Island & Providence Plantations, in consideration of One Dollar to me in hand paid by my Son Thomas P. J. Goddard, of Providence, County & State aforesaid the receipt whereof I do hereby acknowledge, & for other good causes & considerations, have given, granted, sold & conveyed & do hereby give, grant, sell & convey unto the said Thomas P. J. Goddard & to his Heirs & Assigns forever, Three Shares in the Capital Stock of the Lonsdale Company, carrying on business in Providence via Smithfield, under their corporate Name & Style, of whatever property their corporate Stock may be composed.

To Have and to Hold the said Three Shares to him the said Thomas P. J. Goddard, & to his Heirs & Assigns forever.

In Witness whereof I have hereunto set my hand & seal this Thirteenth day of April A.D. One Thousand Eight Hundred and fifty.

Signed sealed and delivered in presence of Moses B. J. Goddard.

Charlotte R Goddard. (L.S.)

Providence ss. At Providence this Twentieth day of April A.D. Eighteen hundred & fifty, personally appeared Charlotte R Goddard and acknowledged the above Instrument by her signed, to be her free and voluntary Act and Deed.

Before me Thomas C Greene Justice of the Peace.

Recorded April 22. 1850 at 20 min before 10 o'clk A. M.

Witness Albert Pabodie City Clk

Know all Men by these Presents, That I Charlotte R Goddard, of Providence, in the County of Providence, in the State of Rhode Island & Providence Plantations, in consideration of One Dollar to me in hand paid by my son, William Goddard, of Providence, County & State aforesaid, the receipt whereof I do hereby acknowledge & for other good considerations, have given, granted, sold & conveyed unto the said William Goddard & to his Heirs & Assigns forever, all my right, title & interest in & to Three Shares in the Capital Stock of the Lonsdale Company, carrying on business in said Providence at Smithfield, under their corporate name & style, of whatever property their corporate Stock may be composed

To Have & to Hold the said Three Shares to him the said William Goddard & to his Heirs & Assigns forever.

In Witness whereof I have hereunto set my hand & seal this Thirteenth day of April A.D. One Thousand Eight Hundred & fifty.

Signed sealed & delivered in presence of Moses B. J. Goddard

Charlotte R Goddard. (L.S.)

Providence ss. At Providence this Twentieth day of April A.D. Eighteen hundred & fifty, personally appeared Charlotte R Goddard & acknowledged the above Instrument, by her signed, to be her free & voluntary Act & Deed.

Before me Thomas C Greene Justice of the Peace.

Recorded April 22. 1850 at 20 min before 10 o'clk A. M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, Charlotte R Goddard of Providence, in the County of Providence, in the State of Rhode Island & Providence Plantations in consideration of One Dollar, to me in hand paid by my son, William Goddard of Providence, County & State aforesaid, the receipt whereof I do hereby acknowledge and for other good considerations, have given, granted, sold & conveyed unto the said William Goddard and to his Heirs & Assigns forever, all my right, title and interest in and to Twelve Shares in the Capital Stock of the Hope Company, transacting business in said Providence and in Scituate, under their corporate name & style of whatever property their corporate stock may be composed

To Have and to Hold, the said Twelve Shares, to him the said William Goddard and to his Heirs and Assigns forever.

In Witness whereof I have hereunto set my hand & seal this Thirteenth day of April A.D. One Thousand, Eight hundred & fifty.

Signed sealed and delivered in presence of Moses B. J. Goddard

Charlotte R Goddard. (L.S.)

Providence ss. At Providence this Twentieth day of April A.D. Eighteen hundred and fifty, personally appeared Charlotte R Goddard and acknowledged the above Instrument by her signed, to be her free and voluntary Act and Deed.

Before me Thomas C Greene Justice of the Peace.

Recorded April 22. 1850 at 20 min before 10 o'clk A. M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents

That I, Charlotte R Goddard of Providence, in the County of Providence, in the State of Rhode Island & Providence Plantations, in consideration of One Dollar, to me in hand paid by my Son Thomas P. J. Goddard, of Providence, County & State aforesaid, the receipt whereof I do hereby acknowledge & for other good causes & considerations, have given, granted, sold & conveyed & do hereby give, grant, sell & convey unto the said Thomas P. J. Goddard & to his Heirs & Assigns forever, Twelve Shares in the Capital Stock of the Hope Company, carrying on business in Providence via Scituate, under their corporate Name & Style, of whatever property their corporate stock may be composed.

To Have & to Hold the said Twelve Shares, to him, the said Thomas P. J. Goddard & to his Heirs & Assigns forever.

In Witness whereof I have hereunto set my hand & seal this Thirteenth day of April A.D. One Thousand Eight hundred & fifty

Signed sealed and delivered in presence of Moses B. J. Goddard

Charlotte R Goddard. (L.S.)

Providence ss. At Providence this Twentieth day of April A.D. Eighteen hundred and fifty personally appeared Charlotte R Goddard and acknowledged the above Instrument by her signed, to be her free and voluntary Act and Deed.

Before me Thomas C Greene Justice of the Peace.

Recorded April 22. 1850 at 20 min before 10 o'clk A. M.

Witness Albert Pabodie City Clk

This Indenture of two parts made and entered into on this twentieth day of April in the year of our Lord One thousand eight hundred and fifty between the President Directors and company of the City Bank of the City of Providence of the first part, and Thomas L Dunnell of the same place of the second part ——— Witnesseth That said party of the first part for and in consideration of the rents covenants and agreements hereinafter contained on the part of said party of the second part to be paid done and performed hath demised leased and to farm let to the said Thomas L Dunnell, his executors, administrators and assigns, the middle tenement on the North side of Charles Field Street in said City now owned by said Bank and lately owned by William R Watson and also the Lot on which the same stands and all the rights, privileges and appurtenances connected or accustomed to be enjoyed therewith for and during the term of two years from the date of this instrument yielding and paying therefor the annual rent of four hundred and fifty dollars to be paid in quarterly payments of One hundred and twelve dollars and fifty cents. The first payment to be made on the twentieth day of July next ensuing the date hereof and each succeeding quarterly payment at the expiration of every succeeding three months during the continuance of said term. And said party of the second part for himself, his executors, administrators and assigns doth hereby covenant with said party of the first part their successors and assigns, that he and they shall pay said rent at the time and in the manner before specified, and that he or they will deliver to said party of the first part their successors or assigns the quiet and peaceable possession of said premises at the expiration of said Lease

And said party of the first part for themselves, their successors and assigns do hereby covenant with said party of the second part, his executors, administrators and assigns, that they will do and make all necessary outside repairs to said tenement during the continuance of said lease, and each of said parties covenants respectively with the other, that he or they will before the expiration of said two years, give at least three months notice of his or their intention to discontinue said lease at the expiration of said term of two years ——— And that in case of said tenement being destroyed by fire or other casualty that either of said parties shall be at liberty to discontinue said lease ———

In testimony whereof I Amos C Barstow President of said Bank have hereto set my hand and the seal of said Bank — And I the said Thomas L Dunnell have hereto set my hand and seal the day and year first before written ———

Signed, sealed and delivered in presence of
John R Randolph

A. C. Barstow Prest [L.S.]
Thos L. Dunnell [L.S.]

Providence ss. Providence April 24th 1850 Then personally appeared before me the said Amos C Barstow and Thomas L Dunnell and severally acknowledged the foregoing as their free act and deed ———

John R Randolph
Justice of the Peace

Recorded April 24th 1850 at 20 min past 9 o'clock am
Witness Albert Pabodie
City Clk

Providence April 18. 1850

Luther C Barney

To Elisha Rowand Dr

To	300	of 9×14 - 1½	Sash. Glazed	at	14½	43.50
"	48	" 8×12	1½ Do	Do	" 13½	6.48
"	12	lights of Cellar Sash			" 15½	1.86
						$ 51.84

Received pay
Elisha Rowand

Recorded April 24 1850 at 10 min past 1 o clock p m
Witness Albert Pabodie City Clk

This Indenture of Lease in two parts entered into at Providence this 25th day of April A.D. 1849 by & between Holden Pearce and Joseph R Hood, both of the City and County of Providence, in the State of Rhode Island ———

Witnesseth, That the said Pearce hereby agrees to demise & let to the said Hood, his heirs and assigns a certain dwelling house, situated on the corner of Ship & Clifford Streets in said Providence, with the appurtenances thereto belonging for the term of ten years from the date hereof subject however to the following condition; viz ———

1st That the said Hood his heirs or assigns shall pay as rent therefor the yearly sum of one hundred and ninety dollars payable in equal monthly payments on the 25th day of each month, commencing on the 25th day of May 1849 ———

2d That there shall be no Gambling on the premises & no Sales of intoxicating drink and no disorderly family shall be kept therein, during the continuance of said Lease ———

3d That the Wood house may be used as it now is, but for no other purpose, that the Well may be used in common by all the tenants of the said Pearce on Clifford Street, that the Cellar under the Wood house shall be reserved for the exclusive use of said Pearce ———

4th That no Carpenters Shop or other building shall be erected by said Hood on said premises whereby the insurance may be endangered ———

5th That said Pearce shall have the liberty to sell said Estate at any time during the continuance of this Lease, giving the said Hood three weeks notice of such Sale & a preference at the price for which it may be sold & on such Sale this lease shall terminate and be at an end. But if such sale shall be made within five years from the date hereof to any person other than the said Hood, his heirs or assigns the said Hood shall have as compensation for improvements and fixtures, either six months rent paid in cash at the option of the purchasers of said Estate ——— (for after said sale or the amount of six months rent)

6th That the said Hood shall keep the said buildings in good order & repair, ordinary wear & tear and casualty by

fire excepted, & in case said building is burnt so as to be untenantable this lease shall be void ——

And the said Hood hereby accepts the said demise and hereby covenants with the said Pearce that he will perform all the conditions of said lease. and it is further agreed by and between the parties that if any one of the conditions above mentioned shall be broken by the said Hood his heirs or assigns then it shall be at the option of the said Pearce to terminate said Lease and take peaceable possession of said estate

To the performance of the above covenants and agreements we hereby bind ourselves, our respective heirs, executors, administrators and assigns ——

In testimony whereof we have hereunto set our hands and seals at Providence, day and year above mentioned ——

Executed in presence of
being first read to the parties
Witnesses W. W. Updike
Nathan Weaver

Holden Pearce (L.S.)
Joseph R. Hood his mark (L.S.)

Providence ss Providence August 21st 1849 Then came Holden Pearce and Joseph R. Hood and acknowledged the above instrument by them signed to be their free act and deed ——

Before me Caesar A. Updike Just. Peace

Recorded April 24. 1850 at 3 o'clock p.m ——

Witnp Albert Pabodie City Clk

The entire consideration for aforesaid Sale, or the amount of six months rent" by
Note the Grantees name omitted to the acknowledgment June 17 1852 A.P.

This Agreement of lease made and executed on this Seventh day of February A.D. One thousand eight hundred and fifty, by and between Seth Padelford and Charles T. Martin, both of the City and County of Providence, in the State of Rhode Island ——

Witnesseth

That the said Seth Padelford, for and in consideration of the Rents and Covenants hereinafter contained, to be paid, kept and performed by the said Charles T. Martin, his heirs, executors, administrators or assigns, doth hereby lease, two certain Lots of Land, both situate in the Northerly part of the city of Providence Being Lots numbers (2) two and (3) three, on a plat of House Lots, belonging to the said Seth Padelford and Arba B. Dike, surveyed and platted by Atwater & Schubaith April 3d 1846 and on Record in the Land Records of said City of Providence, in Book of Plats No 2 page 12

To have and to hold said leased premises, for and during the term of five years, from and after the first day of April A.D. One thousand eight hundred and fifty (1850) Yielding and paying ~~therefor, to the said~~ —— —— —— —— —— —— ——

therefor, to the said Seth Padelford, his heirs and assigns, the yearly rent of Fifty Dollars, payable by even equal portions, at the end of each and every year during said term, the first payment whereof, to be made on the first day of April A.D 1851 ——

And the said Charles T. Martin, for himself, his heirs, executors

and administrators, does hereby covenant and agree, to and with the said Seth Padelford, his heirs and assigns, that he the said Charles T. Martin, his heirs, executors, administrators or assigns, will well and truly pay, or cause to be paid, to the said Seth Padelford, his heirs or assigns, the yearly Rent aforesaid, at the times, and in the manner herein before appointed for the same to be paid, and also at the end of said term, to surrender up to the said Seth Padelford, his heirs or assigns, quietly and peaceably, the aforesaid leased premises ——

And it is further agreed by and between the parties hereto, That the said Charles T. Martin & his assigns shall have the right & privilege, at any time, within the aforesaid Term of five years, to purchase the afore described two Lots of Land, upon the payment, to the said Seth Padelford, his heirs and assigns the sum of One thousand Dollars

And it is further agreed, by the parties hereto, That in case the yearly Rent aforesaid, or any part thereof, shall remain due and unpaid, after either of the times, whereon the same is appointed to be paid, for the space of Twenty days, that then and in that case, it shall be lawful for the said Seth Padelford, his heirs or assigns, to reenter, in and upon said leased premises & the buildings erected thereon and the same to have, hold and enjoy again & this Lease shall cease and be determined ——

And it is further agreed by the parties hereto, that all the buildings & improvements that are now erected or that may be hereafter erected on said leased premises, shall be and remain pledged for the payment of the aforesaid yearly Rent ——

In testimony whereof, the parties aforesaid, have hereunto set their hands & seals the day & year first afore written

Signed, sealed & delivered in presence
of the word "that are now erected on"
also the word "the buildings erected
thereon first interlined
Nathaniel Searle

Seth Padelford (L.S.)
Charles T. Martin (L.S.)

County of Providence ss In the City of Providence on this 7th day of February A.D. 1850. Then personally appeared the above named Seth Padelford & Charles T. Martin before me and severally acknowledged the preceding Instrument by them signed to be their free act & deed —— —— Nathaniel Searle Pub. Notary

Recorded April 24 1850 at 4 o'clock p.m ——

Witnp Albert Pabodie. City Clk

The word "thereof to the said" erased in recording

Know all men by these Presents, That I Augustus C. Manran Attorney for Trustees of Estate of Elisha Manton in consideration of Two hundred & fifty Dollars to me in hand already paid by Duty Greene of Providence, State of Rhode Island have given granted and sold, and do hereby give, grant, sell, convey and confirm unto him the said Duty Green his heirs and Assigns Five Shares in the Capital Stock of the City Hotel Company in Providence, with all the Dividends, Rights and Privileges to the same belonging ——

To have and to hold to him the said Duty Green, his heirs and assigns forever
And for my heirs, executors, and administrators I do hereby covenant with the said Duty Green his heirs, executors, administrators and assigns, that at, and before the ensealing hereof I am lawfully in my said capacity seized and possessed of said five shares in said Capital Stock in my own right as above: that the same is free from Mortgage and other incumbrance; and that I have good right and lawful Authority to sell and convey the same in manner and form aforesaid ——— In testimony whereof, I have hereunto set my hand and seal, this twenty sixth day of April in the year 1850 ———

Signed, sealed & delivered in presence of A. O. Peck

A. C. Mauran Atty for trustees Est[e] of E Manton (LS)

Providence, ss. In Providence the 26th day of April A. D. 1850 personally came the aforesaid Augustus C Mauran and acknowledged the foregoing to be his voluntary deed in his capacity as Attorney aforesaid ——— Before me ——— Gamaliel Lyman Dwight ——— Justice of the Peace

Recorded April 27. 1850 at 20 min past 6 o'clock p.m. ———
Witness Albert Pabodie City Clk

Know all men by these presents, That I John Donnelly of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Three Hundred and twenty five Dollars to me paid by Solomon W Young and Charles A Young of said City of Providence, the receipt whereof I do hereby acknowledge, do hereby sell, transfer, assign and set over to them the said Solomon W Young and Charles A Young, all the right, title, interest, property and claim which I the said John Donnelly have, or of right ought to have or claim in and to a certain two story wooden Building or Carpenters Shop, situate on the Easterly side of Randall Street in said City of Providence, upon a Lot of Land leased to John C Lee by Stephen Randal by Lease bearing date October 1st 1843 for the term of Ten Years, and also all my right, title and interest in said Lease ———

To have and to hold the same with the privileges and appurtenances thereof unto them the said Solomon W. Young and Charles A Young, their heirs, executors, administrators and assigns in as ample manner as I said John Donnelly might have and hold the same by virtue of a Deed thereof to me from Henry F. Walling bearing date September 26th 1849 ———

In Witness whereof I hereunto set my hand and seal this twenty Sixth day of March A.D. Eighteen hundred & fifty ———
Signed, Sealed & delivered in presence of Stephen Martin

John his X mark Donnelly (LS)

Providence ss. In the City of Providence March 26th A D 1850 Then personaley appeared John Donnelly and acknowledged the preceding Instrument by him signed by his mark in cross to be his free act and deed Before me Stephen Martin Justice of the Peace

Recorded the preceding May 1st 1850 at 1 o'clock p.m. ———
Witness Albert Pabodie City Clerk

I William E Richmond, of Providence, Rhode Island in pursuance of the power, in me vested by a Mortgage deed to me given by Seth Baker 2d dated on the ninth day of February A D 1847, for breach of the condition of said deed, & in consideration of the Sum of One thousand dollars, being the sum for which the premises herein after conveyed were sold unto him at an Auction Sale thereof, this day publickly holden & now unto me paid by Sylvester Hartshorn of said Providence, have given, granted, bargained & sold and hereby give, grant, bargain, sell, convey & confirm unto the said Sylvester Hartshorn, his heirs & assigns forever. A certain wooden building or house with all the additions thereto, & the Steam engine, machinery, tools & implements, therein or thereto belonging, situate & being on leased land of James C Arnold & wife, near or adjoining Fountain Street in said Providence, with the interest of the said Seth Baker 2d in and unto the lease of the land on which the said building & additions stand: the same having been made to Kinsley Carpenter & by him transferred to me ——— To have & to hold the demised premises with the Privileges & appurtenances thereof, to him the said Sylvester Hartshorn, his heirs & assigns forever ——— Witness my hand & seal on the fifteenth day of December, in the year of our Lord 1847 In presence of W. W. Updike

Wm E Richmond (LS)

Providence ss. Providence Jan[y] 12th 1848 Then came Wm E. Richmond and acknowledged the above instrument by him signed to be his free act & deed before me W. W. Updike ——— Justice Peace

Recorded May 2d 1850 at 25 min before 11 o'clock a m
Witness Albert Pabodie City Clk

I Sylvester Hartshorn, of Providence, Rhode Island, in consideration of the sum of One thousand dollars, unto me paid by William E. Richmond of said Providence, have remised, released & quit claimed, and hereby remise release & forever quit claim unto the said William E Richmond, his heirs & assigns, A certain wooden house or building, with the additions thereto & the Steam Engine, machinery, tools & implements therein or thereto belonging, situate & being northerly of Fountain Street, in said Providence, on land of James C Arnold & wife, with the interest of Seth Baker 2d in the lease of said land; the said lease having been transferred by Kinsley Carpenter, the original lessee, to the said Richmond. ——— To have & to hold the same, with the privileges & appurtenances thereof, to him the said Richmond his heirs & assigns forever ——— Witness my hand & seal on the sixteenth day of December, A. D. 1847 ———
In presence of W. W. Updike

Sylvester Hartshorn (LS)

Providence ss Providence January 13th 1848 Then came Sylvester Hartshorn and acknowledged the above instrument by him signed to be his free act & deed Before me W. W. Updike Justice Peace

Recorded May 2d 1850 at 20 min before 11 o'clock am

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I. Christopher R Rudlong have this day bought a Two story Building the addition rear & all of Uriah Eddy's right, title & interest in a Building or Buildings situated in the City of Providence all the Buildings contain, fixtures & Building situated Bounded as follows to wit, on Land belonging to the City of Providence, bounded Southerly on High Street Easterly on Caleb Williams Heirs. Northerly on Capt Henry Mathewson & Westerly on City Land. I Uriah Eddy do give up & satisfie all my right, title & interest for the sum of Two hundred Dollars

In testimony whereof I. set my hand seal this 18 day of April 1848

Signed sealed & delivered
in presence of
Robert Knight

Uriah Eddy. (L.S.)

Providence Ss. In the City of Providence this Eighteenth day of April A.D. 1848

Then personally appeared Uriah Eddy, Subscriber the aforegoing written Instrument, & acknowledged the ~~xx~~ ~~calling~~ same to be his free act and Deed Hand and Seal.

Before me Robert Knight
Justice of the Peace.

Recorded May 4. 1850 at 10 o'clk A. M.

Witness The word 'preceding' erased by Albert Pabodie City Clk

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Know all Men by these Presents

That I. the aforenamed George W Crocker One of the Lessees mentioned in the preceding Lease for and in consideration of the sum of One Dollar to me paid by Henry C Tallman, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, set over and convey to the said Henry C Tallman, all my Right, Title, Interest Property, Claim and Demand in and to the aforewritten Lease

To have & to Hold the same with all the rights, privileges & appurtenances thereof, to him the said H C Tallman and to his Heirs and Assigns, for & during the remainder of the Term therein mentioned, he paying all the Rents & performing all the covenants therein required of me.

In Witness whereof I have hereunto set my hand seal this Seventeenth day of March A.D. 1849

Signed Sealed and delivered in presence of
Nathaniel Searle

George W Crocker. (L.S.)

County of Providence Ss. In the City of Providence on this 17 day of March A.D. 1849

Then personally appeared the above named George W Crocker before me & acknowledged the preceding Instrument by him signed to be his free act & Deed

Nathaniel Searle
Public Notary

N.B. The Lease referred in the preceding transfer is recorded in Book 113 page 157

Recorded May 6. 1850 at 1/4 before 4 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I. Henry C Tallman of the City & County of Providence, for and in consideration of the sum of One Dollar to me paid by William H Clewley of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over & deliver unto the said William H Clewley, all my Right Title Interest, Property, Claim and Demand in & to the annexed Lease of Nathan Truman to me the said Henry C Tallman & G.W. Crocker (& assigned by the said G.W. Crocker to me the said Tallman) together with the Premises therein mentioned & also the right and privilege of purchasing said Premises as prescribed in said Lease

To have & to Hold the same with all the Rights, Privileges and Appurtenances thereof to him the said William H Clewley & to his Heirs & Assigns for & during the remainder of the Term in said Lease mentioned, he the said William H Clewley, his Heirs or Assigns, paying all the Rents & performing all the covenants required to be paid & performed in by said Lease.

In Witness whereof I have hereunto set my Hand & Seal this Thirtieth day of April A.D. One Thousand Eight Hundred & fifty (1850)

Signed Sealed and delivered
in presence of
Nathaniel Searle

Henry C Tallman (L.S.)

County of Providence Ss. In the City of Providence on this 30 th day of April A.D. 1850

Then personally appeared the above named Henry C Tallman before me and acknowledged the preceding Instrument by him signed to be his free act and Deed.

Nathaniel Searle
Public Notary.

N.B. The Lease transferred above is recorded in Book No 113 page 157

Recorded May 6. 1850 at 1/4 before 4 o'clk P.M.

Witness Albert Pabodie City Clerk

Whereas William Blake the Lessee named in the Lease hereto annexed, died on the Twelfth day of April A.D. 1847 made & executed a certain Deed of Mortgage to One Lawrence Mitchell of said Providence thereby conveying the said Blake's interest in the Land therein described and in and to the Steam Engine, Boilers, fixtures & the Machine Shop situated on said Land (together with other property) & Whereas on the 14th day of July 1849 the said debt secured by said Mortgage being long overdue unpaid, the said William Blake & Franklin Baker assigned of Uriah Baker to whom said Lease had been transferred subsequent to said Mortgage delivered possession of said Land, buildings & other property to said Lawrence C Mitchell & the said Mitchell by virtue of his said Mortgage took and held

possession of the same until the time of his death) the title to said Property became absolute in said Mitchell & the Lessors named in said Lease accepted him as their tenant of said Property under by virtue of said Lease.

Now Therefore Know all Men by these Presents. That I, Thomas A Jencks Administrators of the Estate of said Launcelot Mitchell, in consideration of the sum of Two hundred fifty Dollars received to my full satisfaction of Asa C Brownell of said Providence, do hereby transfer & assign to him all the interest which ~~he~~ said Mitchell had & which I now hold in my said capacity in & to the Lot of Land aforesaid & the Lease thereof; and also in the said Machine Shop, Steam Engine, Boilers, Shafting & other fixtures therein;

To Have & to Hold the same to him the said Brownell his Executors Administrators & Assigns, the said Lot of Land according to the terms, conditions and covenants in said Lease contained for the residue of the term therein mentioned; & the other property absolutely, forever.

In Testimony whereof, I have hereunto set my hand & seal in my said capacity this Third Day of May A.D. 1850

Executed in presence of
C W Greene

Thos A Jencks Adm^r

And We, William Grosvenor and Rosa Ann Grosvenor, do hereby assent to said transfer & accept the said Asa C Brownell as our tenant according to the terms, conditions & covenants of said Lease.

Wm Grosvenor.

N.B. The Lease transferred above is recorded in Book 98 page 357.

Recorded May 7. 1850 at 4 1/2 o'clk P.M.

Witness The word "the" erased by Albert Pabodie
City Clerk

Whereas We, William Grosvenor & Rosa Ann Grosvenor, his Wife did on the 27th day of August 1847 demise & let to Uriah Baker of said Providence a certain Lot of Land near India Point, in said Providence measuring Fifty seven & a half feet by Eighty feet, being the Lot Numbered Forty (40) as delineated on a Plat of Land belonging to the Heirs of the late James B Mason Esq surveyed & platted August 1839 by B Lockwood & recorded in Book of Plats No 2 of the Records of the City of Providence for recording Plats March 14. 1840 & did execute & deliver to him the said Baker a Lease thereof for the term of ten years from said date at for the annual Rent of Fifty Dollars, payable in equal portions on the first day of April & the first day of October in each year, said conditioned that the said Baker should pay all Taxes assessments & levies that might be assessed or imposed upon the same during said term; and whereas it is also covenanted in said Lease "that if said yearly rent or any part thereof shall be unpaid for the space of two Months after it shall have become due & payable as aforesaid, or if any tax, assessment or levy above mentioned shall be unpaid & undischarged for the space of Six Months after it shall have become due and payable in either case it shall be lawful for the said William & Rosa Ann, their Heirs & Assigns (such default continuing) in & upon the said Premises or any part thereof in the name of the whole to re-enter & the same to have again, repossess and enjoy as in their former estate, together with the Buildings & other Improvements thereon" and also "that no Building or Buildings that may now be upon or that may hereafter be erected or placed upon said Premises, shall be removed therefrom without the consent of the said William & Rosa Ann, their Heirs & Assigns; but the same with all other Improvements & Betterments shall be thereby are pledged & bound for the payment of the rent, interest, taxes, assessments & levies aforesaid" and

Whereas the said annual Rent not having been paid on the days when the same became due & payable from the 1st day of October 1847 to the 7th day of April 1849 and the same remained over due and unpaid after repeated demands for the same, the said William & Rosa Ann on the 28 day of August 1849 entered upon said premises took possession of the same & of the Buildings & other Improvements thereon as of their former Estate & the keys & custody of said Buildings were given up by Franklin Baker Assignee of said Uriah & the said William & Rosa Ann have held & do now hold said Estate with all the Buildings & Improvements thereon discharged from said Lease. And Whereas Asa C Brownell has purchased of us our interest in said Land & Buildings for the residue of said term.

Now Therefore Know all Men by these Presents. That We the said William Grosvenor & Rosa Ann Grosvenor in consideration of the sum of One hundred and twenty 88/100 Dollars received to our full satisfaction of the said Asa C Brownell do hereby transfer, set over and convey unto him all our right, title & interest in the Buildings aforesaid; and in further consideration that the said Brownell shall pay as the sum of Fifty Dollars a year in equal payments to be made on the first days of April and October in each year, and in further consideration that he shall pay all taxes, assessments & levies that may assessed or imposed upon said Estate, We do hereby release & quitclaim unto him all our interest in said Lot of Land for the remainder of the unexpired term, or until the 27 day of August A.D. 1857.

To Have & to Hold the same to him the said Asa C Brownell, his Executors, Administrators & Assigns upon the same terms & conditions, in addition to those above mentioned as more inserted in the above mentioned Lease to said Uriah Baker.

And We do further agree that whenever said Lease is formally cancelled, We will execute to him the said Brownell a new Lease thereof upon the same terms & conditions with the same covenants therein expressed.

And I the said Asa C Brownell do hereby accept of said conveyance and do covenant & agree with the said William & Rosa Ann that I will faithfully perform all the covenants & stipulations therein of me required

In testimony Whereof, We have hereunto set our hands and seals this Third day of May A.D. 1850

Executed in presence of
Nath^l Searle

Wm Grosvenor.

Rosa A. Grosvenor.

P^m G. In Providence on this 4 day of May A.D. 1850 then the above named Mr Grosvenor acknowledged the preceding Instrument by him signed to be his free Act and Deed. And at the same time before the said Rosa A Grosvenor was examined privily & apart from her said husband she acknowledged unto me that she understood the same, that it was her free Act and Deed and she declared unto me that she did not wish to retract the same.

Nath Searle Public Notary

Recorded May 7. 1850 at 4 1/2 o'clk P.M.

Witness The word "at" erased by Albert Pabodie
City Clk

Know all Men by these Presents

That I. Edward P Knowles of the City and County of Providence in the State of Rhode Island, Esq for & in consideration of the sum of Five Dollars to me paid by Nathaniel Mauch of said City of Providence, the receipt whereof I do hereby acknowledge, have Remised, released forever quitclaimed, & by these Presents do Remise Release forever Quitclaim, unto him the said Nathaniel Mauch, his Heirs & Assigns forever all the right, title, interest, property, claim & demand which I now have, or of right ought to have or claim in & to a certain Fountain of Water situate a few Rods East of North Main Street in the Northerly part of said City, with a Building standing over said Fountain, said Fountain is in a Lot of Land conveyed by the Grantor to William Saha by deed dated April 4th 1845 & is recorded in the Registry of Deeds for said City in Book No 9 of page 6, reference to said Deed being had, meaning hereby to convey to the Grantee all the right, title, and interest that the Grantee conveyed to me in a Deed of trust for the benefit of his creditors, saving & excepting the privileges allowed by me as Trustee to the Grantee, in Deeds to said Saha, James Wolsenholme, & Stephen Martin to get Water from said Fountain

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Nathaniel Mauch, his Heirs & Assigns forever.

And I the aforenamed Edward P Knowles for me and for my Heirs, Executors and Administrators, do covenant with the said Heirs & Assigns, that I will warrant & defend the aforedescribed Premises to him the said Nathaniel Mauch, his Heirs & Assigns forever, against the lawful claims & demands of all persons claiming by, through, or under me.

In testimony whereof I have hereunto set my hand & seal this Sixth day of May in the Year of our Lord One Thousand Eight hundred and fifty

Signed sealed & delivered
in presence of
Stephen Martin — Edward P Knowles. (L.S.)

Providence Sc. In the City of Providence, May 6 A.D. 1850
Then personally appeared before me, Edward P Knowles Esq. Subscriber to the within Instrument and acknowledged the same to be his free & voluntary Act and Deed.

Stephen Martin
Justice of the Peace.

Recorded May 8. 1850 at 20 min before 9 o'clk A.M.

Witness — Albert Pabodie City Clk

Know all Men by these Presents, That I, Samuel King of the State of Wisconsin do this day sell, make over & convey to Nanton R Hazard of the City of Providence R.I. Two certain one story dwelling Houses on the North side of Sanden Street in said Providence, save the two West Houses from certain Houses I have recently sold to Hazard, said Houses stands on Land recently sold by me to James C Butts with a reservation in the deed to said Butts that I have a right to move off said Houses in a reasonable time, & for the above described property I hereby acknowledge the receipt in full for said property the sum of Two hundred Dollars. Witness my hand & seal this 8th day of May 1850

Witness Thomas G Hazard.
George Walter Hazard — Josiah King Attorney for Samuel King. (L.S.)

Recorded May 8. 1850 at 11¼ o'clk A.M.

Witness — Albert Pabodie City Clk

Know all Men by these Presents.

That We, John Hilliyard Cameron and Ellen Madeline De Bernia Cameron, Wife of the said John Hilliyard Cameron, both of Toronto, in the British Province of Canada, have constituted, ordained and made, & in our stead & place put, by these Presents do constitute, ordain & make, & in our stead & place put Charles T Billinghast, of the City & County of Providence, in the State of Rhode Island, to be our true, sufficient & lawful Attorney for us & in our Name and Stead, to take charge of, manage & improve all the Real Estate formerly owned by James Fenner, now deceased, situate in said State of Rhode Island, belonging to us or either of us, or in which We or either of us have an Interest for that purpose, for us & in our names to Lease, Mortgage, sell & convey the whole or any part or portion thereof, to unite with any person or persons, being also owners of other portions of said James Fenner Land, in the partition of such part or portion thereof, as now remains undivided; to transfer & convey any part or portion thereof to receive in exchange therefor any other portion of the said James Fenner Land, for us & in our Names to execute & as for our own Act & Deed, to acknowledge & deliver any Lease or Leases, Mortgage or Mortgages, Deed or Deeds of the whole or any part or portion of said Lands; to receive the proceeds of any such Lease or Leases, Mortgage or Mortgages, Deed or Deeds & hold the same subject to our order & for our use, and generally to do & perform any & all acts, matters & things relative to the charge, management & control of said Real Estate. Giving hereby granting unto our said Attorney full power & authority in & about the premises, to use all due means, course & process in the law for the full, effectual & complete execution of the business aforesaid, in our names to make & execute due acquittance & discharge, & for the premises to appear, & the person of the constituent to represent before any governor, judges, justices, officers & ministers of the law whatsoever, in any court or courts of judicature, & there on our behalf, to answer, defend & reply unto all actions, causes, matters & things whatsoever, relating to the premises. Also to submit any matter in dispute respecting the premises to arbitration or otherwise, with full power to make & substitute, for the purpose aforesaid, one or more Attorneys under our said Attorney & the same again at pleasure to revoke. And generally to say, do, act, transact, determine, accomplish & finish all matters & things whatsoever, relating to the premises, as fully, amply & effectually, to all intents & purposes, as We the said constituents if present ought or might personally, although the matter should require more special authority than is herein comprised, We the said constituents ratifying, allowing & holding firm & valid all & whatsoever our said Attorney or his Substitute shall lawfully do or cause to be done in & about the premises, by virtue of these Presents.

In Witness whereof We have hereunto set our hands & seals this Fifteenth day of December in the year of our Lord One Thousand Eight hundred and forty nine.

Signed sealed & delivered
in presence of us
Walton Gray
Stephen H Lee

J Hilliyard Cameron. (L.S.)
Ellen M. de B. Cameron. (L.S.)

State of Maryland, City of Baltimore Sct. In the City of Baltimore on the fifteenth day of December in the year of our Lord Eighteen hundred and forty nine. Then John Hilliyard Cameron personally appeared before me and acknowledged the preceding letter of Attorney by him signed to be his free & voluntary Act & Deed, for the uses, interests & purposes therein named. And at the same time & place Ellen M de B Cameron, Wife of the aforementioned John Hilliyard Cameron also appeared before me and being by me examined privily & apart from her said husband and having the preceding Instrument shown & explained to her by me, she acknowledged the same to be her free and voluntary Act & Deed.

for the uses intents and purposes therein named & at the same time declared to me ~~that~~ she did not wish to retract the same.

Walton Gray
J.P. Balto City.

State of Maryland. Baltimore County Set. I hereby certify that Walton Gray Esquire before whom the annexed acknowledgment was made and who has thereto subscribed his name was at the time of so doing a Justice of the Peace of the State of Maryland in & for the City of Baltimore, duly commissioned & sworn

In testimony whereof I hereto set my hand & affix the seal of Baltimore County Court this 15 day of December A.D. 1849

L.S.

A.W. Bradford
Clerk Baltimore County Court.

Recorded May 8. 1850 at 3 o'clk P.M.

Witness

Albert Pabodie City Clk

This Indenture made the First day of May A.D. Eighteen hundred and fifty between Anna H. Mann and Eliza F. Mann of the one part & Isaac C. Stetson of the other part, all of Providence in the County of Providence & State of Rhode Island. Witnesseth, that the said Anna & Eliza for and in consideration of the Rents Covenants & agreements hereinafter contained on the part of said Stetson, his Executors Administrators & Assigns to be paid kept & performed, do demise & to farm let unto the said Stetson, his Executors, Administrators & Assigns, A certain Lot of Land in said Providence, bounded & described as follows to wit; Commencing at the corner of Cranston & Redding Streets & running Northerly about Ninety feet to the Southerly line of the Lot of Land Numbered Forty one on a Plat of the Lands laid out by Henry Smith on Record in the City Clerks Office of said Providence, thence Westerly running Northerly on said Lot No Forty one. Thirty feet, thence Southerly about Ninety feet to the North line of Cranston Street, thence Easterly along the North line of Cranston Street, Thirty feet to the place of beginning, bounding Easterly on said Redding Street.

To Have and to Hold the said Premises with their appurtenances unto the said Stetson, his Executors, Administrators & Assigns from henceforth until the first day of May, one Thousand Eight hundred fifty five (A.D. 1855) yielding & paying therefor yearly every year during said term unto said Anna & Eliza, their Heirs & Assigns the yearly Rent of Sixty Dollars to be paid semi annually on the first day of November and on the first day of May in each year of said term, that is to say Thirty Dollars on the first day of November & Thirty Dollars on the first day of May in each & every year ~~during~~ of said term, the first semi annual payment thereof to be made on the first day of November A.D. 1850

And the said Stetson for himself, his Heirs, Executors and Administrators doth covenant agree & with said Anna & Eliza, their Heirs & Assigns that he the said Stetson, his Executors, Administrators & Assigns shall yearly every year during said term pay unto the said Anna & Eliza, their Heirs, Executors, Administrators & Assigns, the yearly Rent aforesaid at the times in the manner hereinbefore appointed for the payment thereof.

And the parties aforesaid for themselves respectively & for their respective Heirs, Executors & Administrators each with the other & their respective heirs executors Administrators & Assigns, do further covenant & agree as follows.

That the said Stetson, his Executors, Administrators & Assigns shall

yearly & every year during said term pay & discharge all taxes which at any time during said term shall be assessed upon said Premises. Provided always that if said yearly rent or any part thereof shall be behind & unpaid for the space of Sixty days after either of the said days whereon the same is appointed to be paid as aforesaid it shall be lawful for said Anna & Eliza, their Heirs & Assigns in & upon said premises to re-enter the same to have again, repossess & enjoy as in their former estate.

And the said Isaac C. Stetson doth hereby pledge & bind the Building hereafter to be erected & made on said premises for the payment of the aforesaid Rent & also for the payment of interest on each semi annual instalment of Rent each of which semi annual instalments of Rent, it is hereby covenanted & agreed shall draw interest after the same shall become due until the same is paid.

The said Anna & Eliza further covenant & agree that at the expiration of said term, they will give a new lease for another term of Five years thereafter unto the said Stetson, to contain the same agreements & covenants as this Lease, excepting the covenant to give a new lease, Provided however that the rent to be stipulated by said new lease, if the parties do not agree thereupon shall be appraised & fixed by impartial appraisers chosen as follows to wit, one appraiser to be selected by each party and the two appraisers so chosen, if they cannot agree, to select a third.

And it is further agreed between the parties hereto that if said House to be erected on said Land shall be destroyed by fire during said term, then the said Stetson, his Executors, Administrators and Assigns may determine this Lease first paying all the Rent which may be due at the time of happening of such accident, & that the said Anna & Eliza, their Heirs & Assigns may also in case said House is so destroyed terminate the said Lease. Provided however that neither party shall have power to terminate the same for the cause last aforesaid unless such party shall give notice to the other party to that effect within ten days after such Building shall have been so destroyed, which notice shall be in writing. It is further agreed between the parties hereto that the said Building, to be erected on said Land which is pledged for Rent during said term, is not to be removed until the expiration thereof, but may be removed at that time & at any time within thirty days thereafter.

In Witness whereof We have hereunto set our hands & seals the day and year first aforewritten

Signed sealed and delivered in presence of
Charles Holden Jr

Eliza F. Mann. L.S.
Anna H. Mann. L.S.
Isaac C. Stetson. L.S.

Providence & Providence May 4 A.D. 1850 Then Anna H. Mann & Eliza F. Mann acknowledged the within Instrument by them signed to be their free & voluntary act & deed

Before me Charles Holden Jr Justice of the Peace

Providence & Providence May 9. A.D. 1850 Then Isaac C. Stetson acknowledged the within Lease by him signed to be his voluntary act & deed

Before me Charles Holden Jr Justice of the Peace

Recorded May 11. 1850 at 9 o'clk A.M.

Witness

Albert Pabodie
City Clk

This Indenture made and executed this Tenth day of May A.D. 1850 by and between Charles Potter of the City & County of Providence, State of Rhode Island of the one part and Henry C Bushnell of said City & State of the other part. Witnesseth

That said Charles Potter hath by these Presents does lease to farm let to said Bushnell his Heirs & Assigns, he paying the rents & performing the covenants herein mentioned, a certain Lot of Land situated in the Southerly part of said City, being a part of Lot Number Forty two (42) on a Plat of (what is called) the Roguewalk Lot made by Benoni Jackson June 7th 1830, recorded in the City Clerks Office in Book No 60 between pages 132 & 133 described as follows Viz: Beginning on the Southerly side of Transit Street at the Northwest corner of said Lot No 42 thence running Easterly on said Street about Thirty five feet to a Lot conveyed by said Potter to Samuel Baker; thence Southerly bounding Easterly on said Bakers Lot, Eighty feet; thence Westerly about Thirty five feet to a gangway laid down on said Plat; thence Northerly bounding Westerly on said gangway, Eighty feet to the place of beginning.

To Have and to Hold the aforedescribed Premises to him said Henry C Bushnell his Heirs and Assigns, for and during the term of Seven Years from the date hereof, ending May 10. 1857 he paying as annual Rent for the same, the sum of Twenty four Dollars ($24) in half yearly payments in advance.

And if said Bushnell shall refuse or neglect to pay said Rent at any time for the space of Six Months after it becomes due & payable, then said Potter shall have the right to re-enter & take possession of said Premises.

It is agreed & understood that said Bushnell shall pay all taxes that may be assessed on said Premises during the continuance of this Lease; and all Buildings or other Improvements that may be put on said Premises are hereby pledged for the payment of the Rent & all such taxes as may be assessed on said Premises. It is also agreed & understood that said Bushnell shall have a privilege to draw water from a Well situated on the Southerly line of the Lot of Samuel Baker, aforesaid & the privilege of a passway three feet in width adjoining on the Southerly side of said Bakers Lot from the Southeast corner of the Lot hereby leased, to the West side of the Well

It is further agreed & understood that said Bushnell shall have the privilege of purchasing the premises aforesaid at any time during the continuance of this Lease by the payment of the sum of Four hundred & fifty Dollars ($450) on receipt of which said Potter for himself his Executors, Administrators & Assigns covenants to give said Bushnell his Heirs or Assigns a full & sufficient Deed of the Premises aforesaid.

In testimony whereof We have hereunto set our hands & seals the day & year above written.

Signed Sealed & delivered in presence of The words "North" & "East" erased & the words "South" & "West" inserted before signing Albert Pabodie

Charles Potter. (L.S.)

Henry C Bushnell. (L.S.)

Providence Sc. In the City of Providence May 11 A.D. 1850 then personally appeared Charles Potter & Henry C Bushnell before me & severally acknowledged the preceding Instrument by them signed, to be their free Act and Deede.

Before me Albert Pabodie City Clk

Recorded May 11. 1850 at 5 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

This Lease is this day cancelled by mutual consent. Prov. May 11, A.D. 1852.
Witness our hands & seals
In presence of E. M. Williams
Charles Potter
Henry C Bushnell

Know all men by these Presents, That I James A Ide of the City and County of Providence in the State of Rhode Island, do hereby constitute and appoint Samuel Whelden of said City of Providence, my true and lawful Attorney, for me and in my name and for my own proper use and benefit, to receive of and from all persons whatsoever, all such rent and arrearages of rent, which now are, or which hereafter may be due and owing from all persons whatsoever out of any, either, or all of the Estates and Houses belonging to me the said James A Ide & situate in said City of Providence and North Providence, and on receipt thereof, to give all proper & necessary acquittances and discharges therefor.

And also to ask, demand and receive, of and from all persons whatsoever, all sums of money due and owing me the said James A Ide, either by Notes, Book Accounts, or otherwise, and in default of payment thereof or of any part thereof to my said Attorney I do hereby authorize my said Attorney, to take & use all lawful ways & means to collect and receive said rents and other Debts, either in my name or otherwise, for the recovery thereof, and to compound or agree for the same, and to give proper acquittances and discharges for the same

And also for me and in my name to lease, let, sell, or in any manner convey the several lots of land, with the buildings and improvements thereon, situate in the City of Providence and Town of North Providence; and also to lease, let, sell or in any manner convey and dispose of all the buildings and improvements, standing on two lots of land, leased to me the said James A Ide of Edwin H Harris, (one of which said Lots is on the Easterly side of Wheaton Street, the other on the Westerly side of Congdon Street — The Estates owned by me the said James A Ide, are one at the head of Congdon Street & two on the Northerly side of Jenckes Street, all in said City of Providence, and the Estate on Martin Street in North Providence) Reference being had to the Land Records of the City of Providence & Town of North Providence for a more particular description of said Estate) with full power and authority to lease said several Estates and the buildings and improvements thereon, for such a Term and at such price, or yearly, or other rents, as he may think fit — or to sell, grant and convey the same absolutely in Fee Simple for such price or consideration, and to such Person or Persons as he shall think fit —

And also for me and in my name, to seal, execute acknowledge & deliver such deed, deeds, leases or other conveyances, whatsoever; for the sale & disposal, or leasing of said premises, with such clauses, covenants and agreements therein to be contained, as my said Attorney shall think fit

And also for me and in my name to do all other lawful acts, in and about the premises as fully, in every respect, as I myself might do, were I personally present at the doing thereof

And also for me and in my name to have the general management of my business as fully and effectually in every respect, as I myself might do were I personally present at the doing thereof — and also to appear for me, before all Courts of Justice, and Attornies, one or more under him, for the purposes

to make, and again at his pleasure to revoke. Ratifying and confirming and by these presents allowing whatsoever my said Attorney shall in my name, lawfully do, or cause to be done, by virtue of these presents.

In testimony whereof, I have hereunto set my hand and seal this ninth day of May A D one thousand eight hundred and fifty (1850)

Signed, Sealed and delivered in presence of
Nathaniel Searle

James A. Ide [L S]

County of Providence ss In the City of Providence on this 9th day of May A D 1850 Then personally appeared the above named James A Ide before me, and acknowledged the preceding instrument by him signed, to be his free act & deed

Nathaniel Searle
Public Notary

Recorded May 13th 1850 at 3 o'clk p.m.
Witnes

Albert Pabodie City Clk

Know all men by these presents, That I Lydia Richmond of the City and County of Providence in the State of Rhode Island, have ordained constituted and appointed, and do by these presents ordain constitute and appoint Sylvester Brownell of said City my lawful Attorney for me, and in my name, to ask, demand, receive, sue for and recover all and every sum or sums of money due or owing to me from any person or persons whomsoever, and all goods and chattels of every kind to me belonging wherever the same may be, and to make execute and deliver good proper and legal releases, receipts, remittances and discharges therefor; Also, in my name and to my use to demand sue for and recover possession of any lands, tenements to me belonging, or to which I have any claim or right; Also, for me, and in my name, to bargain, sell, and dispose of as he may deem proper any lands, tenements or hereditaments to me belonging and all my right, title and interest in any lands tenements or hereditaments whatsoever, and in my name to make execute and deliver any and all deeds necessary for the conveying any such lands, tenements, hereditaments, right, title and interest, and to make therein all usual covenants, and such deeds in my name to acknowledge. Also, in my name to make partition, either by accord, or suit at law of any lands or tenement in which I have a joint interest with others, or am a tenant in common; Also, in my name to compromise and settle any claims, controversy or dispute which may arise in relation to any of my lands, tenements, goods, chattels, property and estate, in such manner as to him shall seem meet and proper; Also especially in my name and behalf to adjust compromise and settle as he may think proper all claims or demands of every kind or nature which I have on the property and estate whether real or personal of my late honored husband William Richmond 2 deceased, and for that purpose to make, execute and deliver any deed, bond, release or other writing which he may deem necessary and proper; Also in my name to prosecute and defend in any Court or Courts all actions or suits at law touching the

premises; Also to substitute one or more attorney or Attorneys under him my said Attorney and their powers to revoke at his pleasure; I the said Lydia Richmond hereby ratifying and confirming all acts of my said Attorney in the premises and granting to him the same powers as I might myself exercise were I personally present

In witness whereof, I have hereunto set my hand and seal this thirteenth day of April in the year of our Lord One thousand eight hundred and fifty

Signed, Sealed and delivered in presence of
Richmond Brownell
W. W. Updike

Lydia Richmond [L S]

State of Rhode Island & Providence Plantations
In the City & County of Providence this 23d day of April A D 1850 Then personally came Lydia Richmond [L S] to me known by that name and acknowledged the preceding instrument by her signed in my presence to be her free & voluntary act and deed In testimony whereof I have hereunto set my hand & seal of Office, the day and year above written

Walter W Updike
Notary Public

Recorded May 14th 1850 at 12½ o'clock p.m.
Witness

Albert Pabodie City Clerk

This Indenture of Lease made and entered into on this Thirteenth day of May A.D. One Thousand Eight hundred and Fifty (1850) by & between Isaac Field of the City & County of Providence & State of Rhode Island, of the one part & Joseph K Batton of said City of Providence of the other part.

Witnesseth.

That the said Isaac Field for and in consideration of the Rents & Covenants hereinafter mentioned to be paid and performed, doth hereby Lease unto the said Joseph K Batton his Executors, Administrators & Assigns, A certain piece or parcel of land situate on the West side of the River, in the Southwesterly part of said City of Providence Bounded & described as follows Viz Commencing at the Southeasterly corner of the Premises hereby leased at the corner of Lockwood & Hospital Streets & running Southerly bounding Easterly on said Hospital Street, to Land belonging to the City of Providence, thence turning & running Westerly, bounding Southerly on said City Land to Land of John H Dorrance, thence turning & running Northerly bounding Westerly on said Land of John H Dorrance to Lockwood Street, thence turning & running Easterly bounding Northerly on said Lockwood Street to the place of beginning, at the corner of said Lockwood & Hospital Streets. Being the same that portion of Lots Numbers (1) One & (2) Two on a Map of Isaac Fields Lands, surveyed by Benoni Lockwood & dated May 9 A.D. 1811 by Mr B Lockwood which has not heretofore been conveyed by the said Isaac Field to John H Dorrance.

To Have and to Hold said Leased Premises, with their appurtenances, for & during the term of ten years from & after the date of this Lease, fully to be complete & ended, yielding & paying therefor yearly every year during said term unto the said Isaac Field his Heirs or Assigns, the yearly Rent of Fifty Dollars, payable in advance on the thirteenth

day of May in each & every year during said term, the first payment whereof to be made on the day of the date of this Lease. And also to pay all taxes that may from time to time during said Term be assessed on said Leased Premises.

And the said Joseph R Ballou for himself, his Heirs, Executors and Administrators doth covenant & agree to & with the said Isaac Field his Heirs, & Assigns, that he the said Joseph R Ballou, his Executors, Administrators ~~and~~ or Assigns, shall well & truly pay or cause to be paid unto the said Isaac Field, his Heirs or Assigns, the yearly Rent aforesaid, at the times and in the manner hereinbefore appointed for the same to be paid, and also pay or cause to be paid all Taxes, that may from time to time, during said term be assessed on said Leased Premises, and also at the end of said Term, quietly & peaceably to surrender up said Leased Premises, to the said Isaac Field, his Heirs or Assigns in good order & condition.

And it is further agreed by & between the Parties hereto that in case the yearly Rent aforesaid shall be behind & remain due and unpaid for the space of twenty days, after either of the times whereon the same is appointed to be paid, or in case the Taxes, that may from time to time be assessed on said Leased Premises, shall remain unpaid for the space of Twenty days, after the time prescribed by Law for the payment thereof, that then and in either case it shall be lawful for the said Isaac Field his Heirs or Assigns, to re-enter in upon said Leased Premises & this Lease shall cease be determined

In testimony whereof the Parties aforesaid, have hereunto set their Hands and Seals the day & year first aforewritten.

Signed sealed & delivered in presence of Nathaniel Searle — Isaac Field. (L.S.) — Joseph R. Ballou. (L.S.)

County of Providence Sc. In the City of Providence on this 18 day of May A.D. 1850.

Then personally appeared the above named Isaac Field and Joseph R Ballou before me & severally acknowledged the preceding Instrument by them signed, to be their free act and Deed

Nath[l] Searle
Public Notary.

Recorded May 18, 1850 at 10 min past 11 o'clock A.M.

Witness The words "during said term" interlined
Albert Pabodie
City Clk

Know all Men, that I Joseph R Ballou within named do mutually agree each with the other & my respective heirs & Assigns to cancel & make void this Lease & release each other from all the Covenants therein contained from Oct 20, 1851

Witness my hand & seal this 18 day of May A.D. 1850

Joseph R Ballou (L.S.)

In presence of J. A. Williamson,

Whereas Philip Allen, Ann Allen, Edwin H Harris & William S Humphreys all of the City & County of Providence in the State of Rhode Island, are owners of adjoining Lands situate on Benefit Street in said City of Providence for the purpose of straightening the lines of said adjoining Lands, have agreed to convey each to the other as is hereinafter mentioned & described.

Now Therefore Know Ye, That I, the said Philip Allen for the purposes aforesaid & for the consideration of the sum of One Dollar to me paid by Edwin H Harris, the receipt whereof is hereby acknowledged, do by these Presents Remise, Release and forever Quitclaim unto him the said Edwin H Harris & to his Heirs and Assigns forever, a certain piece of Land, situate on the Westerly side of Wheaton Street in said City of Providence & adjoining on the South, Land of Edwin H Harris, which said strip of Land measures Three feet on said Wheaton Street, & holding the width of Three feet, extends Westerly Ten feet, More & one quarter inches as delineated on a Plat of the Premises hereby conveyed & is colored gray on said Plat. Which said Plat was

made by Cushing & Tannum May 1, 1850 Reference to said Plat being had.

To Have & to Hold the same with all the rights & privileges & appurtenances thereof, to him the said Edwin H Harris & to his Heirs & Assigns forever.

And I, the said Edwin H Harris for the purposes aforesaid & for & in consideration of the sum of One Dollar to me paid by the said William S Humphreys the receipt whereof is hereby acknowledged, do by these Presents Remise, Release & forever Quitclaim unto him the said William S Humphreys & to his Heirs & Assigns, a certain piece of Land situate on the Easterly side of Benefit Street in said City of Providence & adjoining Land of the said William S Humphreys on the North, measuring Three feet on said Benefit Street & extending Easterly, as delineated on the aforenamed Plat & is colored Blue on said Plat Reference to said Plat being had.

To Have and to Hold the same with all the rights, privileges & appurtenances thereof, to him the said William S Humphreys & to his Heirs & Assigns forever.

And I the said William S Humphreys, for the purposes aforesaid & for & in consideration of the sum of One Dollar to me paid by Edwin H Harris, the receipt whereof is hereby acknowledged do by these Presents Remise Release and forever Quitclaim unto him the said Edwin H Harris & to his Heirs & Assigns forever, a certain strip of Land adjoining Southerly, the Land of the said Edwin H Harris as delineated on the aforenamed which said strip of Land is colored Brown on said Plat Reference to said Plat being had.

To Have & to Hold the same, with all the rights, privileges & appurtenances thereof to him the said Edwin H Harris & to his Heirs & Assigns forever.

And I, the said William S Humphreys for the purposes aforesaid & for & in consideration of One Dollar to me paid by the said Ann Allen, the receipt whereof is hereby acknowledged, do by these Presents Remise, Release and forever Quitclaim unto the said Ann Allen & to her Heirs & Assigns forever a certain piece of Land situate on the Easterly side of Benefit Street ~~extending Easterly~~ and adjoining Northerly the Land of the said Ann Allen, measuring Three feet on said ~~Plat~~ Benefit Street & extending Easterly as delineated on the aforenamed Plat, which said piece of Land is colored Yellow on said Plat.

Reference to said Plat being had.

To Have and to Hold the same with all the rights, privileges & appurtenances thereof to her the said Ann Allen & to her Heirs & Assigns forever.

And I, Ann Allen by my Legal Representatives, Philip Allen, Sullivan Dorr, Lydia Dorr Wife of the said Sullivan, Abby C Smith, Candace Allen, Zachariah Allen & Cranford Allen, all of said City of Providence, for the purposes aforesaid & for the consideration of the sum of One Dollar to us paid, by William S Humphreys of said Providence, the receipt whereof is hereby acknowledged do by these Presents Remise, Release & forever Quitclaim all the right, title interest which the said Ann Allen or which We the said Philip Allen, Sullivan Dorr, Lydia Dorr, Abby C Smith, Candace Allen, Zachariah Allen & Cranford Allen, have as Heirs at Law of the said Ann Allen in to a piece of Land situated in said City of Providence & adjoining Southerly the Land of the said William S Humphreys, as delineated on the aforenamed Plat, which said piece of Land, is colored Red on said Plat. Reference to said Plat being had.

To Have and to Hold the same with all the rights, privileges & appurtenances thereof, to him the said William S Humphreys and to his Heirs and Assigns forever.

And I, Ann Allen by my Legal Representatives Philip Allen, Sullivan Dorr, Lydia Dorr, Abby C Smith, Candace Allen, Zachariah Allen, Cranford Allen for the purposes aforesaid & for the consideration of the sum of One Dollar paid by the said Edwin H Harris, the receipt

whereof is hereby acknowledged do by these Presents Remise, Release & forever Quitclaim unto him the said Edwin H Harris his Heirs & Assigns, all the right, title interest which the said Ann Allen has & which We the said Philip Allen, Sullivan Dorr, Lydia Dorr, Abby C Smith, Candace Allen, Zachariah Allen & Cranford Allen, have as Heirs at Law in & to a certain piece of Land situated in said City of Providence & adjoining Southerly the Land of the said Edwin H Harris as delineated on the aforenamed Plat which said piece of Land is colored Green in said Plat. Reference to said Plat being had

To Have and to Hold the same with all the rights privileges & appurtenances thereof, to him the said Edwin H Harris his Heirs & Assigns forever.

In testimony whereof We have hereunto set our hands & seals this Tenth day of May A.D. One Thousand Eight hundred & fifty (1850)

Signed sealed & delivered in presence of
Nathaniel Searle

Sullivan Dorr (L.S.)
Lydia Dorr. (L.S.)

Signed sealed & delivered in presence of
Nathaniel Searle

E.H. Harris. (L.S.)
W. S. Humphreys. (L.S.)
Abby C Smith. (L.S.)
Candace Allen. (L.S.)
Philip Allen. (L.S.)
Z. Allen. (L.S.)
Cranford Allen. (L.S.)

Nathaniel Searle

Witness to Signature of
P Allen & Z Allen
Wm W Comstock
Philip Allen Jr

Witness to signature of
C Allen Geo C Nightingale

County of Providence Sc In the City of Providence on this 14 day of May A.D. 1850 Then personally appeared the above named Philip Allen & Zachariah Allen & on the 17 day of May A.D. 1850 personally appeared the above named Sullivan Dorr, Lydia Dorr, Edwin H Harris, William S Humphreys, Abby C Smith, Candace Allen & Cranford Allen before me severally acknowledged the preceding Instrument by them signed to be their free & voluntary act & Deed. The said Lydia Dorr, Wife of the said Sullivan Dorr was examined by me privily & apart & in a separate Room from her said husband & after having had the preceding Instrument shown & explained unto her by me, she acknowledged unto me that she understood the same, that it was her free act & Deed and she declared unto me that she signed the same voluntarily that she did not wish to retract the same.

Nathaniel Searle
Public Notary.

Recorded May 18, 1850 at ¼ before 12 o'clk A.M.

Witness The words "the said" interlined & "Plat" erased also the word "and obtaining" & "Easterly"

Albert Pabodie
City Clk

This Indenture made the first day of May in the year of our LORD One Thousand Eight hundred & fifty by & between Amos Fuller & Luke Perkins, William W Horton & John F Brown, all of Providence in the County of Providence & State of Rhode Island

Witnesseth That the said Amos Fuller doth hereby Lease, demise Let to the said Luke Perkins, William W Horton & John F Brown, Copartners under the name or firm of the Washington Street Furnace Co, a certain Building situated on the South side of Washington Street in said Providence on Lot No 8 on the Plat of the Knight Farm Estate, said Building being Fifty feet long Forty three feet wide, being Moulding Room & Room for Horse power: Also Chamber & West part of Blacksmiths Shop, said Shop joining above named Building on the South side; also all of yard East of Carpenters Shop, adjoining said Building; also the use of all straight flasks now in said Building. The said Amos Fuller is to keep the outside of Building & horse power Room in repair. It being agreed that said Fuller has the privilege of passing & repassing at any time through said yard, also the privilege of using horse power Room when not in use by the Lessees, for blowing purposes To Have & to Hold to them the said Luke Perkins, William W Horton & John F Brown their Heirs and Assigns from the first day of May Eighteen hundred fifty until the first day of May Eighteen hundred fifty two, with the privilege of having this Lease renewed until the first day of April Eighteen hundred fifty six on condition of the payment of Rent therefor at the rate of One hundred seventy five Dollars a year, that is to say, the two first Months Rent next after the beginning of the term aforesaid, to be paid on the first day of July Eighteen hundred fifty and the residue thereof in equal & successive quarter yearly instalments for the payment of which Rents, their flasks & patterns shall be holden, with right to the Grantor if he so choose, to enter upon the premises & resume possession for just cause of Rent in arrear for more than three Months, without prejudice to other rights.

And the said Luke Perkins, William W Horton & John F Brown for themselves, their Heirs, Executors Administrators & Assigns do covenant with the said Amos Fuller, his Heirs, Executors, Administrators & Assigns ~~do covenant with the said Amos Fuller, his Heirs, Executors, Administrators & Ass~~ in said capacity to accept the demise aforesaid & perform the conditions aforesaid & on entry of the Lessor for just cause aforesaid, & on the expiration of the term hereof whichsoever shall first happen, to surrender quiet peaceable possession of the Premises in as good order as when received, common use & wear excepted

Witness our hands & seals on the fifteenth day of May A.D. 1850.

In presence of
Israel G Manchester

Amos Fuller. (L.S.)
Luke Perkins. (L.S.)
William W Horton. (L.S.)
John F Brown. (L.S.)

Providence Sc. In the City of Providence May 17 A.D. 1850.
Personally came Amos Fuller, Luke Perkins, William W Horton and John F Brown severally acknowledged the within written Instrument by them signed to be their free act & Deed.

Before me Israel G Manchester Justice Peace

Recorded May 18. 1850 at 5 min before 5 o'clk P.M.

Witness The words "that is to say interlined & one line of repetition erased

Albert Pabodie City Clk

To all persons to whom these presents shall come, I Alexander Duncan of the City of Providence & State of Rhode Island, Executor of the last will and testament of Cyrus Butler of said City deceased, Send Greeting ——— Whereas the said Cyrus Butler did by his last will & testament give & bequeath to his niece Sarah Duncan, wife of said Alexander, all his interest in the Real & Personal Property belonging to the Blackstone Manufacturing Company, a Company incorporated by the State of Rhode Island & doing business in Providence, but owning & running Mills in the Town of Blackstone in the Commonwealth of Massachusetts, under a Special Act Obtained from said Commonwealth, being Seventy two (72) Shares of the Capital Stock of said Company ——— Now therefore in consideration of said bequest I the said Alexander Duncan, Executor as aforesaid, do hereby give, grant sell and convey unto the said Sarah Duncan, her heirs, executors, administrators and assigns said Seventy two (72) Shares in the Capital Stock of said Blackstone Manufacturing Company to have and to hold the same with all the rights, privileges and appurtenances thereof or thereunto appertaining to her the said Sarah Duncan and to her heirs and assigns forever ——— Witness my hand and seal on the twenty fifth day of May in the year of our Lord Eighteen hundred & fifty ———

Witness
E. H. Dabney
Henry Martin

Alex[r] Duncan
Ex[r]

L. S.

The State of Rhode Island and Providence Plantations ———
Providence County ss ———

Be it known, that in the City of Providence in the County and State aforesaid, on the twenty fifth day of May, in the year of our Lord One thousand eight hundred and fifty, before me Henry Martin a Public Notary for said County of Providence, personally appeard Alexander Duncan and in his Capacity as Executor, acknowleded the within Instrument by him signed as Executor to be his free and voluntary act and deed ———

L. S.

In testimony whereof I have hereunto subscribed my name and affixed my seal of Office at said Providence the day and year aforewritten ——— Henry Martin ——— Public Notary

Recorded May 28 A 1850 at 12 o'clock M ———
Witness ——— Albert Pabodie
City Clk

Know all men by these presents, That I Stephen S. Salsbury of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of seven hundred and fifty dollars to me paid by Ansel West of Providence in the County and State aforesaid, the receipt whereof I do hereby acknowledge, have remised, released, and forever quit claimed, and by these presents do remise, release, and forever Quitclaim, unto him the

said Ansel West, his heirs and assigns forever, all the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to a certain Cottage House situate on the Northerly side of Arnold Street in said Providence on a lot of land bounded Southerly by said Street, Easterly by an Alley or Gangway from Arnold to John Streets, Northerly by land of William Millard and Westerly by land now or late held by Franklin White; also the leasehold interest of the grantor in and to said lot, said Lease being from Charles Potter to said White, and is recorded in the City Clerks Office in said Providence, subject to the conditions of said lease and to the payment of his proportion of the rent of said lot, as in said lease provided. ——— The estate hereby conveyed being the same conveyed to me by deed from Jesse Calder, recorded in the City Clerks Office in the City of Providence in Book N° 120 page 3 of the Rcrds of Deeds

To have and to hold the same, with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said West, his heirs and assigns forever ——— And I the aforenamed Stephen S Salsbury for myself and for my heirs, executors and administrators, do covenant with the said West, his heirs and assigns, that I will warrant and defend the aforedescribed premises to him the said West, his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me ——— And I Amanda A Salsbury wife of said Stephen S Salsbury for the consideration aforesaid paid to my said husband do hereby remise, release and forever quit claim unto him the said Ansel West all my right and power of dower and thirds in and to the above described premises to him his heirs and assigns forever ——— In testimony whereof We have hereunto set my hand and seal, this twenty seventh day of May in the year of our Lord One thousand eight hundred and fifty ———

Signed, sealed and delivered
in presence of
B. N. Lapham
Amey T Salisbury

Stephen S Salsbury L. S.
Amanda A. Salsbury L. S.

Providence ss Providence May 27, 1850 Then the within named Stephen S Salsbury signer to the within instrument personally came and acknowledged the same to be his free act and deed ——— Before me ——— Benjamin N Lapham
Just Peace

Recorded May 29, 1850 at 11 o'clock a m ———
Witness Albert Pabodie
City Clerk

Know all men by these Presents, That I Abby L Newell of Providence, State of Rhode Island, Guardian of the Estate of Thomas T. Newell Minor in consideration of the sum of Twenty five hundred Dollars, to me paid by Albert Briggs of Providence, hereby grant, bargain, sell and convey to him the said Briggs, Six Shares of the Capital Stock of the Franklin Foundry and Machine Company a Corporation doing business in said Providence ——— To have and to hold the same with all the privileges and appurtenances thereof to him the said Albert Briggs, his heirs, executors, administrators and assigns

In witness whereof I have hereunto set my hand seal this fourteenth day of May A.D. 1850 ———

In presence of
Henry Martin

Abby L. Newell (L.S.)
Guardian

Providence County ss In Providence this fourteenth day of May A.D. 1850 Then Abby L. Newell personally appeared before me, and in her said Capacity as Guardian acknowledge the preceding Instrument by her signed as Guardian to be her free and voluntary act and deed ——— Henry Martin Public Notary

Recorded May 30th 1850 at 11½ o'clock a m ———
Witness
Albert Pabodie
City Clerk

This Indenture made this First day of May A.D. 1850 by & between John Mathewson of Providence in the State of Rhode Island of the first part & John Prentice of said Providence, of the second part ——— Witnesseth. That the said party of the first part in consideration of the Rents & Covenants on the part of the party of the second part, to be paid & performed as hereinafter mentioned hereby Leases to the party of the second part, his Executors, Administrators & Assigns, A Lot of Land on the North side of Washington Street in said Providence, measuring on said Street Forty six & one Third (46⅓) feet & extending back Northerly to a Gangway about One hundred & twenty (120) feet, bounding Westerly on Land of Amasa Manton & Easterly on Land of Thomas Mathewson, now leased to James Brown, for and during the term of Ten Years from the date hereof. ——— And in consideration of the above, the said party of the second part for himself, his Executors, Administrators & Assigns, covenants & agrees, with the said party of the first part, his Heirs & Assigns, to pay as Rent for the said Premises during the said term, the sum of Thirty Dollars, at the end of every Three Months from the date hereof with Interest thereon, if the same should not be paid on the day when payable & that he or they will pay all taxes & assessments of every kind that shall be assessed upon or payable from the said leased premises, during the continuance of this Lease or of any Renewal thereof, and will also pay the Rents as appraised upon the Renewals of this Lease as hereinafter mentioned ——— And at the several periods hereinafter named for the Renewal of this Lease, if the said John Mathewson, his Heirs & Assigns and the said party of the second part, his Executors, Administrators and Assigns, cannot agree upon the Rent to be paid for the ensuing term of Five years the same shall be appraised by the award of three judicious & disinterested persons one of whom shall be chosen by each party from a list of three Names furnished by the other party, and the third by the two so chosen, and the appraisal of the

said Rent for the ensuing term of Five Years made by the said Arbitrators or by any two of them agreeing shall be binding & conclusive upon the said John Mathewson, his Heirs & Assigns & upon the said John Prentice, his Executors, Administrators & Assigns. And if either party neglects for ten days after request to furnish such list of Names, the three persons named by the other party may appraise the said Rent. ——— And the said party of the first part hereby further covenants & agrees that at the end of the said term of Ten Years, this Lease shall be renewed for another term of Five years thereafter, & at the end of the said term of Five years for another term of Five years thereafter & so on from Five years to Five years until the first day of May A.D. One Thousand Nine hundred & fifty (1950), and that at the end of One hundred years from the date hereof, the Heirs or Assigns of the Lessee shall purchase the Buildings & Improvements then on said Lot at an appraisal to be made as hereinbefore mentioned in relation to the appraisal of the Rent, or shall lease the said Lot for Five Years more and so on at the end of every Five years thereafter until the said Buildings be purchased or this contract otherwise terminated ——— And it is further covenanted & agreed by the party of the second part for himself, his Executors, Administrators & Assigns, that the Buildings & Improvements that shall at any time be erected or made upon said Lot shall be thereby are pledged for the payment of the Rent payable by virtue of this Lease, or of any renewal thereof, at the several times when the same becomes payable ——— And in case of his or their neglect or refusal to pay the said Rent for the space of thirty days after the same shall become payable, the said party of the first part, his Heirs or Assigns may at his or their election reenter upon any part of the said premises & terminate this Lease, in which event the said party of the first part shall within Ninety days thereafter sell the Buildings & Improvements upon the said Lot at public Auction, & after paying all the Rents, Taxes, Assessments & Expenses then due thereupon, shall pay the balance of the proceeds of the sales to the party of the second part, his Executors, Administrators or Assigns.

In Witness whereof the said parties hereto, have hereunto set their Hands & affixed their Seals on this the First day of May in the year of our Lord One Thousand Eight hundred fifty ———

In presence of
the words "Executors, Administrators"
being first twice, & the word "three"
once interlined on the first page.
Henry Martin

John Mathewson (L.S.)
By his Attorney
Charles F. Tillinghast.

John Prentice. (L.S.)

Providence County ss. In Providence this Twenty second day of May A.D. 1850 ——— Then Charles F. Tillinghast personally appeared before me & in his capacity as the Attorney of John Mathewson acknowledged the preceding Instrument by him signed as Attorney, to be his free act & Deed, and the free act & Deed of the said John Mathewson. And at the same place & time John Prentice also appeared before me & acknowledged the preceding Instrument by him signed to be his free act & Deed ———
Henry Martin
Public Notary

Recorded May 31. 1850 at 5 min before 11 o'clock A.M. ———
Witness
Albert Pabodie
City Clk

This Indenture made and executed this twenty seventh day of February A.D. 1850 by & between Levi C Eaton & William Grosvenor, Joint Guardians, of North Providence, of the person & estate of Amasa Mason, party of the first part, & Henry W Slocum party of the second part, of the City & County of Providence, & State of Rhode Island.

Witnesseth That the said Levi C Eaton & Wm Grosvenor Guardians, in consideration of the Rents & Covenants herein contained on the part of the said Henry W Slocum, his Executors, Administrators and Asigns to be paid & performed, do hereby demise & farm let unto him the said Henry W Slocum, his Executors, Administrators & Asigns, A certain Lot of Land bounded on the West by the City Hotel Lot & Gangway, South by Pine Street, about One hundred & thirty one feet, East by Eddy Street, about One hundred & thirty five feet, & North by the Garden of the Homestead Estate, being the same Lot bot by Amasa Mason of Charles Dyer Esq.

To Have & to Hold the said Lot of Land with the privileges & appurtenances thereof, to him the said Henry W Slocum, his Executors, Administrators & Asigns for & during the term of Five (5) Years, subject to the death of the said Amasa Mason, & in that case & thereupon this Lease shall be terminated, commencing on the first day of April next ensuing on the first day of April Eighteen hundred & fifty five, yielding & paying therefor annually during the said term of Five Years to Levi C Eaton & Wm Grosvenor Guardians, or their Successors, the yearly Rent of One hundred and ninety five Dollars at & upon the first day of July, first day of September, first day of January & the first day of April by even, equal portions: the first payment is to be made on the first day of July next ensuing for the expired time; the second payment on the first day of October next ensuing and so on.

And the said Henry W Slocum for himself, his Heirs, Executors & Administrators doth covenant & agree to & with the said L.C. Eaton & Wm Grosvenor, Guardians or their Successors, that he the said Henry W. Slocum, his Executors, Administrators and Asigns shall during the said term, pay the Rent aforesaid at the time & in the manner hereinbefore prescribed.

And the said Levi C Eaton & Wm Grosvenor Guardians & the said Henry W Slocum for themselves respectively & for their respective Successors, Heirs, Executors & Administrators, each with the other & their respective Successors, Heirs, Executors, Administrators & Asigns, do further covenant & agree as follows to wit.

That if said yearly Rent or any part thereof shall be unpaid for the space of ten days after it shall have become due & payable as aforesaid, it shall be lawful for the said L.C. Eaton & Wm Grosvenor, or their Successors (such default continuing) in & upon said premises or any part thereof, in the Name of the whole to re-enter & the same to have again, repossess & enjoy as in their former Estate, together with the Buildings & other Improvements thereon.

That any Building or Buildings that may hereafter be erected or placed upon said premises, or Lumber (being leased for a Lumber Yard) shall be & hereby are pledged & bound for the payment of the Rent as aforesaid.

It being hereby understood & agreed that upon the

termination of this Lease & the full payment of Rent as aforesaid, said Slocum shall remove from the premises any Building or Lumber or other incumbrance & surrender peaceable and quiet possession of the same, with the fence upon the Lot in as good order as it now is, common wear & tear excepted.

Any Trees now standing upon the Lot are not to be mutilated or removed without the consent of the said Lessors.

It is hereby understood between the parties that the aforesaid Premises or any part of them are not to be underlet without the consent of the said parties & also that no Steam Engine or Engines shall be operated on the Premises.

In Witness whereof the said parties hereunto interchangably set their Hands and Seals, the Day and Year aforewritten.

Executed in presence of
Franklin Chase
Will H Mason

Joint Guardians { Levi C. Eaton. (L.S.) / Wm Grosvenor. (L.S.)

Henry W Slocum. (L.S.)

Recorded June 3. 1850 at 10½ o'clk A.M.

Witness — Albert Pabodie City Clk

Know all men by these Presents

That I. Isaac Saunders, of the City & County of Providence Housewright, for & in consideration of the trusts hereinafter mentioned, & also in consideration of One Dollar to me paid by Stephen A Haywood of said Providence, Trader, the receipt whereof I do hereby acknowledge, do hereby give, grant, convey, assign, sell, set over and deliver unto him the said Haywood, the following described Estates to wit.

A certain Lot of Land with two Dwelling Houses & other Buildings thereon standing, situated in the Southwesterly part of the said City of Providence, at the corner of Hospital and Point Street & is bounded Southerly on Point Street One hundred feet, Westerly on Land now or late of Benjamin Field Forty feet, Northerly on Land of Nathaniel F. Winslow One hundred feet & Easterly on Hospital Street, Forty feet, or however otherwise bounded, and is the same Lot of Land conveyed to me by Joseph Davis, by his Deed dated the Twenty Fourth day of March in the year Eighteen hundred & thirty eight & recorded in the Registry of Deeds for said City in Book No 72 page 168.

To Have & to Hold the above described Estate & property to him the said Haywood his heirs, executors, administrators & assigns, in Trust for the following intents & purposes to wit: to sell the same or all my right, title & interest in the same, either at Public ~~Auction~~ or Private Sale, & from the proceeds of said Sale or Sales, to pay and satisfy all the expences attending the drawing & executing this Deed & all the necessary expenses incident to this Trust & a reasonable compensation to the

Assignee, then First To pay and discharge all debts & just claims due & owing from me the said Isaac Saunders to Elenor W Isbel, Thomas Barston, Sarah Saunders, Widow, Joseph W Saunders, Nathaniel F Winslow, William P Cook & Joseph A Scott, either by Note, Book Account or otherwise ——— Secondly should any surplus remain after paying & discharging the above named debts, then to pay & discharge all other debts due from me to all other person or persons, in whole or in part according to the amount of the residue, rateably should the residue be insufficient to pay the whole. ——— Thirdly, should any surplus remain after paying all the debts aforesaid, then to return the residue to me the said Isaac Saunders, my Heirs, Executors, Administrators or Assigns. ——— And I, the said Isaac Saunders do hereby nominate, constitute & appoint the said Stephen A Haywood, my true & lawful Attorney to sell & convey said Estate as aforesaid & to make & execute all necessary transfers & conveyances of the same, & to demand, sue for, levy, recover & receive the proceeds thereof, to make & execute compromises or other arrangements, that he may think beneficial to this trust, hereby ratifying & confirming and holding for firm and effectual, all and whatever my said Attorney shall legally do in the Premises. ———

And I, the said Stephen A Haywood for the consideration before mentioned, do hereby accept the said Trust & power of Attorney & do hereby covenant & agree with the said Isaac Saunders, his Heirs & Assigns forever, well & faithfully to discharge the duties of said Trust according to the true intent & meaning thereof. ——— In Witness whereof, We have hereunto set our hands & seals this 4th day of June A.D. 1850 ———

Executed in the presence of
Joseph A Scott

Isaac Saunders. (L.S.)

Stephen A Haymard. (L.S.)

Providence Sc. In the City of Providence this fourth day of June A.D. 1850, then personally appeared Isaac Saunders & Stephen A Haywood, Subscribers to the above Deed & acknowledged the same to be their free acts and Deed. ——— Before me Joseph A Scott ——— Justice Peace.

Recorded June 5. 1850 at 20 min before 10 o'clk A.M. ———

——— Witness ——— The word "Sell" interlined & the word Auction erased by

Albert Pabodie
City Clk

This Agreement made and entered into this 28th day of May A D 1850 by and between Elisha Dyer, of the City and County of Providence, in the State of Rhode Island, party of the first part, Lucia E Brownell, Henry H Brownell, and Clarence M Brownell, all of East Hartford, in the State of Connecticut, parties of the second part, and Theodore Horton and Ferdinand Horton, also of said Providence, parties of the third part, Witnesseth

That whereas the said Elisha Dyer, party of the first part is the owner of an Estate extending northerly from Westminster Street to Exchange place, in said City of Providence, and whereas the said parties of the second part are the owners of or have an interest in the lot of land situate next westerly from and adjoining said Dyers lot, and also extending Northerly from said Westminster Street to Exchange Place, and whereas it is in contemplation to improve the northerly ends of said lots. It is therefore agreed by and between the parties hereto in manner following

That the said party of the first part, his heirs or assigns may and shall enter upon the lot of the said parties of the second part, for the purpose of excavating for and laying a foundation wall on the dividing line between said lots to extend from the southerly line of Exchange Place Southerly ninety feet, of sufficient depth and thickness to sustain a building corresponding with the "McNeal" building, fronting on Exchange place, the centre of which foundation and wall to be erected thereon shall be on the dividing line between the lots of the said parties of the first and second parts

That the said Elisha Dyer party of the first part, his heirs or assigns, shall on the completion of said foundation, cause to be carried up the division wall to the height of abut 34 fet for the distance of fifty feet measuring from Exchange place and the remaining forty feet to the height of about twenty fet and may at such subsequent time as he or they may think proper carry up said division wall to a height corresponding with the wall on the division line between said Dyers Lot and the lot of the McNeal Corporation leaving proper Projections on the westerly side; that the expense of preparing the Ground, of the materials and erection of said foundation and division wall shall be paid in the first place by the said Elisha Dyer, his heirs or assigns, and that at such time as said division wall and foundation or any part thereof shall be used by the said parties of the second part, their heirs or assigns or by other persons being owners or lessees of the said Brownells for any purpose other than for the building about to be erected by Theodore Horton and Ferdinand Horton, parties of the third part or for a renewal of the same, in effect, if destroyed, they the said parties of the second part their heirs or assigns shall pay to him the said party of the first part, his heirs, or assigns the one half part of the Expense of preparing the Ground, of the materials and erection of said foundation and division wall, but first deducting from said half part the amount that shall have been paid by or due from the said Theodore and Ferdinand to the said party of the first part toward the Expense of said divisional line of foundation and wall as is hereinafter provided for. And in case the parties

of the 2d part shall use the addition to be made by the party of the first part, they shall pay to said party of the first part one half of the cost and expense of such addition.

And in event that the said Dyer, his heirs and assigns shall not, within a reasonable time, carry up the additional wall as aforesaid, then it shall be also and equally allowable to the parties of the second part their heirs or assigns to carry up said wall, in the same manner and on the same conditions as those hereinbefore recited, and that the party of the first part his heirs or assigns, if using said addition shall pay to the parties of the second part, their heirs or assigns, one half part of the Expense of such addition.

And whereas, the parties of the third part are lessees of the said Brownell estate, and contemplate the erection of a building thereon, they hereby promise, covenant and agree to and with the said Elisha Dyer, his heirs and assigns, that on the erection of said contemplated building, he or they will pay or cause to be paid to him the said Elisha Dyer, his heirs or assigns the sum of Sixty nine dollars for their part of the Expense of the said foundation, and will also pay one half part of the Expense of the brick wall to the respective heights aforesaid of 34 feet and 20 feet, and which sums, when paid or due shall be deducted from the half part of the Expense to be paid as aforesaid by the parties of the second part, their heirs or assigns and that they will protect the top of said divisional wall by capping or otherwise from the elements or accident, which capping the said parties of the first and second parts may remove whenever he or they wish to build upon said wall, in continuation thereof

In testimony whereof the said parties have hereunto set their hands and seals, the day and year first aforementioned

Signed, Sealed & delivered by L.E. Brownell, H.H. Brownell & C.M. Brownell in presence of E.S. Goodwin, A.E. Pinney, John W. Mason, witnesses the signature of Theodore & Ferdinand Horton

Lucia E Brownell L.S.
Henry Howard Brownell L.S.
Clarence M Brownell L.S.
Elisha Dyer L.S.
Theodore Horton L.S.
Ferdinand Horton L.S.

State of Connecticut
Hartford County ss. East Hartford May 28th 1850

Personally appeared L.E. Brownell, H.H. Brownell and C.M. Brownell, Signers and Sealers of the foregoing instrument and acknowledged the same to their free act & deed before me

E.S. Goodwin Justice of Peace

Providence County ss In Providence this Seventh day of June A.D. 1850 Then Elisha Dyer, Theodore Horton and Ferdinand Horton personally appeared before me and severally acknowledged the within Instrument by them signed to be their free and voluntary act and deed

Henry Martin Public Notary

Recorded June 7, 1850 at 11 o'clock a.m.
Witness Albert Pabodie City Clk

Know all men, that I Horace B Knowles of Providence in consideration of One Dollar to me paid by Solomon R. Knowles of East Greenwich in the County of Kent. I hereby give, grant, bargain, sell & convey, assign, set over & deliver, to him the said Solomon R. Knowles, his heirs & assigns forever, all and singular my estate real & personal not exempt from attachment by law & all debts & evidences of such Debts.

To have and to hold the same in trust for the purposes following to wit

1st My said Assignee shall sell & dispose of all my said property at public or private sale, as soon as to him shall seem proper and for the interest of my creditors and out of the proceeds pay and discharge in full the debts due to him the said Solomon R Knowles and to Sarah Knowles.

2d After paying the above claims in full, he shall pay the balance, to all my other creditors in proportion to their respective demands who shall sign a discharge in full of all their respective claims against me in 60 days from the date hereof and deliver the same to my said assignee.

3d If any balance should remain after payment of the above claims then the same shall be equally divided among all my creditors

In testimony whereof I have hereunto set my hand & seal at Providence this 7th day of June 1850

Executed in presence of the words "not exempt from attachment by law" interlined before signing W. W. Updike

Horace B Knowles L.S.

Recorded June 7, 1850 at 20 min past 3 o'clk p.m.
Witness Albert Pabodie City Clk

Know all men by these presents, That I, Patrick Keenan of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of One Dollar to me paid by Mathew McAnanly of said City of Providence, the receipt whereof is hereby acknowledged, and for the further consideration of the trust & covenants herein after expressed and declared, to be kept and performed by the said Mathew McAnanly, do by these presents bargain, sell, assign, convey, set over and deliver unto him the said Mathew McAnanly his heirs and assigns, the Real Estate conveyed by Jonathan S. Angell, to me subject to the payment of two deeds of Mortgages thereon

Also all my personal property of every description excepting Household Furniture

To have and to hold the same, to him the said Mathew McAnanly and to his heirs, executors, administrators and assigns In Trust, and to and for the following uses and purposes. viz

First, To pay and discharge all the Expenses accruing under this assignment

Second. To pay all my creditors, share and share alike if any thing remains to pay after paying the sum due on the aforesaid two Mortgages

And I hereby constitute the said my true and lawful Attorney, for me and in my name, to sell at Public or private Sale at his discretion, said assigned property and to make, execute, seal, acknowledge & deliver to any Person or persons who may become the purchaser or purchasers thereof a good and sufficient deed or deeds or other necessary conveyances of the same and to receive of the purchaser or purchasers the proceeds of such Sale and to apply and appropriate the same & is herein before provided for the same to be paid

Hereby ratifying and confirming whatsoever my said Attorney shall lawfully do in the premises by virtue of this Deed of Assignment

In Witness whereof I have hereunto set my hand & seal this Twelvth day of November A D one thousand eight hundred and forty nine (1849)

Signed, sealed and delivered in presence of
Nathaniel Seale

Patrick Kenan (L.S.)

And I the said Mathew McAnanly do hereby accept of the within assignment and covenant to & with the said Patrick Kennan that I will well & truly perform all things according to the true intent and meaning of the within assignment

Witness my hand & Seal this 12th day of November A D 1849

Executed in presence of, Witness to McAnanly
Patrick Moyna

his
Mathew x McAnanly (L.S.)
mark

County of Prov. ss In the City of Providence on this 12th day of November A D 1849. Then personally appeared the aforenamed Patrick Kennan and before me and severally acknowledged the preceding Instrument, by them signed to be their free act & deed

Nathaniel Seale
Public Notary

Recorded June 10 1850 at 2 o.clk pm
Witness

Albert Pabodie City Clk

This Indenture made and executed between Sullivan Dorr of the City of Providence of the one part and Charles Holden 2d of said City of the second part, Witnesseth, That the said Sullivan Dorr for the consideration hereinafter named, hath demised, granted and to farm let and doth by these presents demise, grant, and to farm let unto the said Charles Holden 2d his executors, administrators and assigns, a certain lot of land, being the lower part of the Thurber Estate so called, situate in Providence aforesaid, bounded as follows, beginning on Canal Street, thence running Easterly One hundred feet or thereabouts, on a line with the land of William T. Dorrance, thence Northerly forty feet

to a gangway, thence One hundred feet or thereabouts on said gangway to Canal Street, thence on Canal Street to the first mentioned bound forty feet, with all the privileges and appurtenances thereto belonging

To have and to hold the said demised premises with appurtenances, for and during the term of five years from the thirty first day of May, One thousand eight hundred & fifty, to the thirty first day of May, One thousand eight hundred & fifty five, fully to be complete and ended- And the said Charles Holden 2d for himself, his executors administrators and assigns, doth Covenant & agree to pay or cause to be paid to the said Sullivan Dorr, his Executors, administrators & assigns the sum of One hundred and thirty Dollars yearly and every year during said term, as for rent & hire of the above described premises, in Quarterly payments of Thirty two Dollars and fifty cents, each quarter of a year, the first payment to be made on the first day of September next ensuing & so on to the end of said term of five years. And the said Charles Holden 2d furthermore agrees that the buildings now or at any time during the term aforesaid on the afore described premises, shall be and hereby are pledged for the payment of the stipulated rent, and that in case of failure of payment of the rent aforesaid said Sullivan Dorr may at any time re enter and take possession of the premises without let, hindrance, or molestation, any thing to the contrary in this Lease notwithstanding

In Witness whereof, We have hereunto interchangeably set our hands and seals this fifth day of June, One thousand eight hundred and fifty. In presence of
G. M. Bigelow
witness to the signature
of Sullivan Dorr
Warren S. Greene

Sullivan Dorr (L.S.)

Charles Holden 2d (L.S.)

Recorded June 11 1850 at 20 min past 10 o.clock a m
Witness

Albert Pabodie City Clerk

William E Richmond of Providence, Trustee of Anna T. Fairbanks of said Providence doth let and demise unto Amos Fuller of said Providence, a certain lot of Land on the South side of Washington Street in said Providence, being No 8 on the Plat of the Knight Farm Estate fifty feet wide, and one hundred feet deep, bounded Northerly by said Street, Easterly by a ten feet gangway, Southerly and Westerly by the Proper lands of said Richmond

To have and to hold to him, the said Amos Fuller, his heirs and assigns, from the first day of April Eighteen hundred fifty one, until the first day of April Eighteen hundred fifty six, on condition of the payment of rent therefor at the rate of Thirty dollars a year in equal and successive quarterly installments, for the payment of which rents, the buildings on the premises shall be holden, with right to the grantor if he so choose to enter upon the premises and resume possession for just cause of rent in arrear for more than three months without prejudice to other rights.

And the said Amos Fuller for himself, his heirs, executors, administrators and assigns, do covenant with said Richmond, his heirs, executors, administrators and assigns in said capacity, to accept the demise and observe and perform the conditions aforesaid, and on the entry of the Trustee for just cause aforesaid, or on the expiration of the term hereof, which soever shall first happen, to surrender quiet and peaceable possession of the premises in as good order as when received, he being allowed to remove the buildings therefrom, on full payment of the rent aforesaid.

Witness our hands & seals on the fifteenth day of May A.D. 1850

In presence of
Henry Martin

Wm E. Richmond L.S.
Trustee
Amos Fuller L.S.

Providence County Ss In Providence this fifteenth day of June A D 1850. Then William E Richmond and Amos Fuller personally appeared before me and the said William E Richmond in his capacity as Trustee and the said Amos Fuller in his individual capacity acknowledged the within Instrument by them signed to be their free act and deed

Henry Martin
Public Notary

Recorded June 15. 1850 at 11½ o'clock a m

Witness Albert Pabodie City Clk

Know all men by these Presents

That I Gardner J Smarts of the City and County of Providence and State of Rhode Island and Providence Plantations, in the consideration of the sum of Thirty Dollars $30. to me paid, hereby grant, bargain, sell, convey and confirmed unto Amanda M Hunt, of Providence, in the State of Rhode Island, her Heirs and Assigns forever.

One Lot in the Group No 9 & ponts East situated in the Swan Point Cemetery in the City and County of Providence, in said State, reference being had for the situation and bounds of the groups of Lots to a Plat of the same in the possession of the Treasurer of the Swan Point Cemetery Company Thomas C Hartshorn, drawn by Messrs Atwater & Schubarth, dated July 29. 1846, for the situation & bounds of the several Lots, to a Book kept by said company for the purpose of a more particular delineation and division of the several groups in Lots.

To Have and to Hold the same to her the said Amanda M Hunt, her Heirs and Assigns for the sepulture of the Dead forever, subject to the Charter and the By Laws, Rules and Regulations made or to be made in conformity therewith, and entitled to the right and privileges by said Charter, by Laws, Rules, Regulations reserved. This Deed is given on condition

that the Grantee shall devote the premises to the specific purpose for which the Cemetery was established & to no other.

In Witness whereof I have hereunto set my hand and seal this First day of June in the year One Thousand Eight Hundred and fifty. (1850)

Witness
William J Greene

G J Smarts. L.S.

Providence Sc. In the City of Providence June 7. 1850 Then personally appeared Gardner J Smarts & acknowledged the foregoing Instrument by him signed, to be his free act & Deed.

Before me William J Greene
Justice of the Peace

Recorded June 17. 1850 at 25 min past 10 o'clk A.M.

Witness The word "drawn" interlined by Albert Pabodie City Clerk

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Know all men

That I William Andrews Jr of the City & County of Providence & State of Rhode Island, being feeble in health & unable to attend to my ordinary business, do hereby constitute & appoint my Son, George J Andrews of the City & County of Providence aforesaid, to be my Attorney for me, & in my Name, & to my use, to demand, recover & receive of & from all persons whomsoever all sums of money & things whatever, & wherever they shall or may be found due, or belonging to me the William Andrews Jr. nothing excepted or reserved; hereby giving & granting to my said Attorney all the power in the premises to take & use all due means & process in law for obtaining & recovering the same, son recoveries & receipts thereof, in my Name, to make, seal & execute due acquittances & discharges, & for the premises, to appear for me the said William Andrews Jr, to represent before all Officers & Ministers of the Law, & there in my behalf to answer & to defend unto every thing relating to the premises, with power to substitute one or more Attorneys under him the said George J Andrews, & the same to revoke at pleasure, and also to do & transact all my business, generally, the same as I the said William Andrews Jr. might or might personally, although the matter should require more special authority than is herein comprised; I the said William Andrews Jr ratifying & confirming all that my said Attorney or his Substitute shall lawfully do in the premises, by virtue of these Presents.

In Witness whereof I have hereunto set my hand & seal this Twenty fourth day of May in the year of our Lord Eighteen hundred and fifty

Signed sealed & delivered
in presence of
Robert Knight

Wm Andrews Jr. L.S.

Recorded June 18. 1850 at 20 min past 10 o'clk A.M.

Witness The word "Ordinary" interlined by Albert Pabodie
City Clerk

Know all men by these Presents

That I. Thomas Sloyd Halsey Creighton, of the City and County of Providence, in the State of Rhode Island, do hereby constitute & appoint John Orde Creighton, of said City of Providence, my true and lawful Attorney for me & in my Name to lease, let, sell or in any manner convey, all the right, title & interest which I have in & to the Real Estate owned by my late Grandfather, Thomas Sloyd Halsey, or by my late Mother, Harriet H Creighton, wherever the same may be situated, to such person or persons & for such term & at such prices or yearly Rent as he shall see fit.

And also for me & in my Name to seal, execute, acknowledge & deliver such Deed, Deeds or other Conveyances for the sale or disposal of the said Real Estate, or any part thereof, with such clauses & covenants therein to be contained as my said Attorney shall see fit.

And further for me & in my Name & in my capacity of Guardian of the person & estate of Charles Halsey Creighton, a Minor under the age of twenty one years, to lease, sell or otherwise convey the said Minor's right, title & interest, in & to the said Real Estate whereof he is one of the heirs at law, & to seal, execute and deliver good & sufficient Deeds or other Conveyances thereof in my name & capacity of Guardian aforesaid, acting therein in all things under the advice & direction of the Municipal Court of Providence, in the same manner as I should & ought to do, were I personally present, hereby ratifying, confirming & allowing all such Deed or Deeds or other Conveyances which shall be hereafter sealed, executed, acknowledged & delivered by my said Attorney, concerning the Premises, on my behalf or on behalf of my said Ward.

In testimony whereof, I have hereunto set my hand & seal this Twentieth day of March in the year of our Lord, One Thousand Eight hundred and fifty.

Signed sealed & delivered in presence of
John Bartly
Thomas Taylor

Thomas Sloyd Halsey Creighton (L.S.)
in his own right
Thomas Sloyd Halsey Creighton
as Guardian for Charles Halsey Creighton

Consulate of the United States of America, Paris, France. I, the undersigned, Consul of the United States of America for the City of Paris, do certify that on this Twentieth day of March in the year of our Lord One Thousand Eight hundred & fifty, Mr Thomas Sloyd Halsey Creighton, well known to me to be the Individual named & described in the foregoing Instrument, personally appeared before me, & acknowledged the said Instrument by him subscribed, to be his free Act & Deed & that he executed the same in his own right as well as Guardian for Charles Halsey Creighton, for the uses & purposes therein mentioned.

In testimony whereof, I have hereunto set my hand & seal of Office at Paris aforesaid the day & year as above written (L.S.)

Robert Walsh, U. S. Consul

Recorded June 19. 1850 at 25 min past 11 o'clk a.m.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. Joseph Jewell, of the City and County of Providence for & in consideration of the sum of Five hundred & twenty eight Dollars to me in hand paid by William H Greene of said Providence, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold & conveyed and by these Presents do give, grant, bargain, sell and convey unto him the said William H Greene, his Executors, Administrators & Assigns, all the fixtures & furniture situate in House No Sixty two (62) Broad Street, commonly called the Grey Eagle, consisting of Beds & Bedding, Tables, Chairs, Bureaus, Looking Glasses, Crockery, Cutlery, Bar fixtures, Demijohns, Decanters, Kegs &c. together with all other personal property in said House, not enumerated.

To Have & to Hold the same to him the said William H Greene, his Executors, Administrators & Assigns to his & their only use & behoof forever.

In testimony whereof I have hereunto set my hand & seal this 21st day of June A.D. 1850.

Signed sealed & delivered in presence of
I H Brooks.

Jos Jewell (L.S.)

Recorded June 21. 1850 at 10 min before 3 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. J. Wistar Brown, Attorney for Jeff Brown & M. D. Lewis of Philadelphia, in consideration of One hundred & sixty five Dollars to me in hand already paid by Duty Greene of Providence, have given, granted and sold, & hereby do give, grant, sell, convey and confirm unto him the said Duty Greene, his Heirs & Assigns,

Three Shares in the Capital Stock of the Broad Street, or City Hotel Company, in Providence, with all the Dividends, Rights & Privileges to the same belonging.

To Have and to Hold to him the said Duty Greene, his Heirs & Assigns forever.

And for myself as Attorney aforesaid I do hereby covenant with the said Duty Greene, his Heirs, Executors, Administrators and Assigns, that at and before the ensealing hereof, I am as aforesaid lawfully seized and possessed of said three Shares in said Capital Stock, that the same are free from ~~xxx~~ Mortgage & other Incumbrances, and that I, as aforesaid have good right & lawful authority to sell and convey the same in manner & form aforesaid.

In testimony whereof, I have hereunto set my hand & seal this Twenty second day of June in the year 1850.

Signed sealed & delivered in presence of
Chas C Brown

J Wistar Brown Atty (L.S.)
for J M Brown & M D Lewis.

Providence Sc. In Providence this Twenty second day of June A.D. 1850 personally came the aforesaid I Wistar Brown & acknowledged the fregoing to be his voluntary Deed in his capacity as Attorney as aforesaid

Before me David Millard
Pub Notary.

Recorded June 22. 1850 at 3/4 oclk P.M.

Witness "The word 'the' interlined & 'all'" named Albert Pabodie
City Clk

I Samuel I Starkey, of the City and County of Providence in the State of Rhode Island, for & in consideration of the sum of One hundred eighty Dollars, to me paid by Albyn V Dike, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents bargain sell, assign, convey, set over and deliver unto him the said Albyn V Dike

One Brown Horse, called Gen Scott and One Rockaway Wagon & Harness

To Have & to Hold the same to him the said Albyn V Dike & his Heirs & Assigns, to his & their sole use & benefit forever.

And I, the said Samuel I Starkey for myself, my Heirs, Executors & Administrators, do covenant to & with the said Albyn V Dike, his Heirs and Assigns, that I am the true & lawful owner of the Property hereby conveyed, that I have a good right to sell and convey the same as aforesaid, that the same are free & clear of all Incumbrances & that I will forever warrant & defend the same to the said Albyn V Dike & to his Heirs, & Assigns, against the lawful claims and demands of all Persons whatsoever.

In Witness whereof I have hereunto set my hand & seal this Twenty second day of June A.D. One Thousand Eight hundred & fifty (1850).

Signed, sealed & delivered
in presence of
Nathaniel Seale

I. S. Starkey

Recorded June 22. 1850 at 5 min before 4 oclk P.M.

Witness Albert Pabodie
City Clk

Know all men by these presents, That I Joseph Wilkinson of Smithfield in the State of Rhode Island, for and in consideration of the sum of One Dollar to me paid by George O Bourn & William W Brown of Providence in said State the receipt whereof I do hereby acknowledge, have remised, released, and forever Quitclaimed, and by these presents do remise, release and forever Quit Claim, unto them the said George O Bourn and William W Brown, their Heirs and Assigns forever, all the right, title, interest, property claim and demand which I now

have, or of right ought to have or claim in and to A Lot of Land with all the Buildings and Improvements thereon situate in said Providence on the East side of Dorrance Street, bounded North on Clifford Street, East on land now or formerly belonging to the heirs of James Burrill and South on Dyer Street — It being the same lot of land leased by Hercules Whitney & Wife to the said George O Bourn

To have and to hold the same, with all the rights, privileges and appurtenances thereof, or thereunto appertaining to them the said George O Bourn & William W Brown their heirs and assigns forever

And I the aforenamed Joseph Wilkinson for myself and for heirs, executors and administrators, do covenant with the said George O Bourn & William W Brown, their heirs and assigns, that I will warrant and defend the aforedescribed premises to them the said George O Bourn & William W Brown their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under me

In testimony whereof I have hereunto set my hand and seal, this 27 th day of June in the year of our Lord, One thousand eight hundred and fifty

Signed sealed & delivered
in presence of
Tho^s Steere

Joseph Wilkinson LS

Providence Sc In Smithfield in said County on this twenty seventh day of June 1850 the within named Joseph Wilkinson appeared before me and acknowledged the within to be his free & voluntary act & deed

Tho^s Steere Justice of the Peace

Recorded June 28 1850 at 11 o clock a m

Witness Albert Pabodie
City Clerk

Memorandum of Agreement made and entered into this first day of November A.D. One thousand eight hundred and forty nine by and between Elisha Dyer of the City of Providence of the first part and Thomas C Hoppin and Harriet D Hoppin his wife both of said City, of the second part

Witnesseth, That Whereas the said Elisha Dyer has erected upon his Lot on Exchange Place in said City, next adjoining on the East the Lot belonging to the parties of the second part, a Brick Block of Stores, and whereas the westerly wall of said Block is erected upon the deviding line between said Lots, ~~and half of said Lots~~, One half of said Wall being on the Lot belonging to the party of the first part and the other half of said wall being on the Lot belonging to the parties of the second part

Now therefore in consideration of the erection of the aforesaid partition wall by the said Elisha Dyer, the parties of the second part, for themselves and for their heirs, executors, administrators and assigns do by these presents, Covenant and agree to and with the party of the first part, his

heirs, executors, administrators and Assigns, in manner following, to wit:

That if at any time hereafter the said parties of the second part, their heirs, executors, administrators or assigns shall erect a Building on their Lot on Exchange Place, next adjoining on the west, the Lot belonging to the said party of the second part, and shall for the erection and support of said Building make use of the partition wall so built as aforesaid by the said party of the First part; that then and in that case, upon the erection of said building, the said parties of the second part their heirs, executors, administrators or assigns shall and will pay to the said party of the first, his heirs, executors, administrators or assigns, One half part of the expense of building said wall including labor and materials

It is also hereby understood and agreed by and between the parties aforesaid; that the partition wall aforesaid, does not include the foundation wall, between the two Lots aforesaid, heretofore built by the aforesaid Thomas C Hoppin, and at his expense, one half part of the expense of building said wall, having been this day paid to the said Thomas C Hoppin by the said Elisha Dyer

In Testimony whereof the parties aforesaid have hereunto set their hands and seals the day and year first above written

Signed, Sealed and delivered
in presence of
Eliza J Hoppin
T. C. Hoppin

Thomas C Hoppin [L.S.]
Harriet D Hoppin [L.S.]
Elisha Dyer [L.S.]

The whole expense of building the aforesaid partition wall is agreed to be as follows

For Brick Work	$ 1076.00
" Iron Ties	8.50
" Timing	18.75
" Painting	2.00
" Stone Post in front	25.—
" Conductors across foot walk	15.16
	1145.41
One half of which	572.70

Recorded July 2d 1850 at 10 o'clock a.m.
Witness
Albert Pabodie
City Clk

This Indenture of two parts made and executed this Seventh day of December in the year of our Lord Eighteen hundred and forty six, by and between Warren Lippitt, Charles Lippitt, Joseph Sweet & Julia L. Sweet wife of said Joseph and Sarah W. Lippitt, Penelope Lippitt and Cornelia A. Andrews; all of the City & County of Providence and State of Rhode Island on the First part and Robert L Lippitt of the same City, County and State of the second

part, Witnesseth That the said Warren, Charles and others as before named in consideration as well of the Trusts, Conditions and Reservations hereinafter mentioned by the said Robert L Lippitt on his part to be performed & observed, as of six Dollars in money by the said Robert L to the said Warren, Charles & others as before named already paid the Receipt of which is hereby acknowledged, have demised and to farm let unto the said Robert L and unto his heirs and assigns; A certain lot of land in said City of Providence, Bounded Forty feet on Waybosset Street, Two hundred & Sixty four feet on Central Street and forty feet on Pine Street, with all the Buildings and Improvements on said Lot, and all the Privileges and appurtenances to the same belonging

To have and to hold the above described land, buildings, improvements, privileges and appurtenances, free and clear, and fully and clearly acquited and discharged of and from all and all manner of Mortgages, Liens & encumbrances of whatsoever name or nature, excepting only the Trusts, Conditions and Reservations hereinafter mentioned by the said Robert L and Treasurer or Treasurers to be appointed in pursuance hereof, on their parts to be performed and observed, and more especially acquited and discharged of and from all & all manner of claim & claims on account of the possibility of dower of the aforesaid Warren & Charles Lippitts wives, by reason of their intermarriage with the said Warren & Charles

To him the said Robert L and to his heirs & assigns for and during the term of Ten years from the date of these presents, next to be complete and ended, upon the Trusts, however, and for the purposes & intents hereafter mentioned, That is to say;

In Trust that the said Robert L. his heirs & assigns will enter into and possess said Estate and appurtenances, and the same during said term, will hold, Lease and manage for the best advantage of the said parties of the first part, their heirs & assigns; that he will repair, rebuild or add to the Buildings thereon as often, and in such manner, as shall be most profitable and cause the same to be insured against damage and destruction by fire; that he will collect & receive the rents of said Estate, and after payment therefrom of all Expenses and Taxes, with a reasonable compensation for his labor and trouble, in the premises; will at least once in every year pay over the surplus if any there be, unto the said Parties of the first part, their heirs and assigns in ratable proportions to their several interests in said Estate.

And in further Trust, that if at any time during said Term the said Robert L shall be disqualified from the management of said Estate as aforesaid, by absence, death, bodily infirmity or resignation, the said parties of the first part, their heirs and assigns, or the major part of them in interest, shall have power in writing under their several hands and seals to appoint a Treasurer to manage & improve as aforesaid, and such Treasurer shall act, transact, manage and improve with all the powers and subject to all the duties and liabilities herein before vested in & imposed upon the

said Robert L. his heirs & assigns, excepting only that the said Robert L. his heirs & assigns shall retain the legal seizin and possession of said Estate. And so from time to time and as often as they shall see fit during the term of this Trust, the said parties of the first part, their heirs and assigns or the Major part of them in interest, shall have power for such term of time as they shall think fit, to appoint a Treasurer in the place of any Treasurer by them before appointed, and every such Treasurer shall act, transact, manage and improve with all the powers and subject to all the duties and liabilities aforesaid. And in further Trust, during the time of his management of said Estate the said Robert L will keep a just account of all the monies by him received and paid out on said Trust, in a Book or Books to be provided for that purpose, which shall be open to the inspection of the said parties of the first part their heirs and assigns; that said account shall be stated and settled, as often as once in each year & the balance carried to the account of the next year. And in further Trust, that at the Expiration of the term of this demise, the legal seizin and possession of the said Robert L. his heirs & assigns, in and to the estate aforesaid shall cease and determine, and the said parties of the first part their heirs & assigns shall have quiet and peaceable seizin & possession thereof.

And the said Robert L in consideration of the premises & of six dollars in money to him paid by the said parties of the first part doth hereby covenant for himself his heirs & assigns, Executors & administrators, that he will enter upon, and receive legal seizin and possession of the Estate aforesaid and will observe & perform all other the Trusts, conditions and reservations by him as aforesaid to be observed and performed, and by himself or them will retain legal possession of said Estate in manner aforesaid until the expiration of the term of this demise and no longer. And that if by reason of any of the causes aforesaid he shall be prevented from observing & performing in person the Trusts, conditions & reservations aforesaid or shall resign and relinquish the same, the said parties of the first part, their heirs & assigns or the major part of them in interest, shall have power in manner and form aforesaid, to appoint a Treasurer of this Trust, and from time to time thereafter & for such term of time as they shall think fit to appoint a Treasurer in the place of any Treasurer so before by them appointed, and every Treasurer so appointed shall have all the powers, and be subject to all the duties and liabilities aforesaid

Lastly it is understood and agreed by and between the parties, that the said Robert L Lippitt, his heirs & Assigns shall not be made accountable for any of the Rents, Income or profits of the Estate aforesaid, other than for such as they shall actually receive

In testimony whereof the parties have hereunto set their hand & seals at said City of Providence, on the day & year first above written

N.B. The words "& Julia L Sweet wife of said Joseph" above the fourth line, first page being interlined before signed. also seven words erased on & above the fourth line first page, before signed, also the words "Warren & Charles Lippitt" above the third line second page being interlined before signed. Also six words erased on & above the fourth line page second before signed, also the word "Twenty" being erased & the word "Ten" interlined above the erasure on the second page & sixth line before signed

Witness

Henry Martin

Warren Lippitt L S
Charles Lippitt L S
Joseph Sweet L S
Julia L. Sweet L S
Sarah W. Lippitt L S
Penelope Lippitt L S
Cornelia A. Andrews L S
R. L. Lippitt L S

Providence County ss In Providence this seventh day of December A.D. 1846 Then Warren Lippitt, Charles Lippitt Joseph Sweet, Penelope Lippitt and Cornelia A Andrews personally appeared before me, and severally acknowledged the preceding Instrument by them signed, to be their free and voluntary act and deed, and at the same place and time Julia L Sweet, wife of the aforenamed Joseph Sweet also appeared before me and being by me examined privily and apart from her said husband and having the preceding Instrument shewn and explained to her by me, she acknowledged the same to be her free and voluntary act and deed and at the same time declared to me that she did not wish to retract the same

Henry Martin
Public Notary

Providence County ss In Providence this Eleventh day of December A.D. 1846 Then Sarah W Lippitt and Robert L Lippitt personally appeared before me, and severally acknowledged the preceding Instrument by them signed to be their free and voluntary act and deed

Henry Martin
Public Notary

To
Charles Lippitt Providence R I

At a meeting held this day in the City of Providence May 29th Eighteen hundred & fifty, By the proprietors of the Real Estate on Orange Street, between Broad & Pine Street in said City which was Trusteed to Robert L Lippitt for certain purposes therein named dated December 7th 1846 By virtue of said Deed we have appointed you Treasurer with full powers to act in place of said R. L. Lippitt (he being absent from this Country) In collecting rents, renting, improving repairing, rebuilding and disposing of such buildings thereon as may be deemed necessary, accounting to us in equal proportions to our interest in said Estate, the nett income or proceeds of said Estate from time to time as you may have funds in hands In Witness whereof we have this day set our hands and seals

In presence of
Christopher Lippitt

Cornelia A Andrews L S
Penelope Lippitt L S
Chas Lippitt L S

Recorded July 2d 1850 at ½ before 6 o'clk pm
Witness Albert Pabodie City Clk

Know all men by these Presents

That I Nathaniel Gladding of the City & County of Providence, for divers good causes & considerations thereunto moving, especially for the sum of Eight hundred & forty five Dollars received to my full satisfaction of James Fisher of Warwick in the County of Kent, have remised, released & forever quitclaimed, by these Presents, do for myself, my Heirs, Executors & Administrators, justly & absolutely remise, release & forever quitclaim unto the said James Fisher & to his Heirs and Assigns forever, all such right title as I the said Nathaniel Gladding have or ought to have in & to A certain Lot of Land situate on the corner of Pine Street & Fosters Lane so called in the City of Providence, together with the Buildings & Improvements thereon, said Lot being the same named & conveyed and described in a certain Lease dated on the first day of September A.D. 1846 by & between William Grosvenor & Rosa A Grosvenor his Wife & Lemry W Thorn, reference to the same, recorded in Lib 165 fol 79, for a more particular description of said premises, & to the conveyance of the same to the Grantor by Deed of said Lemry W Thorn dated on the 29 day of October A.D. 1848, & I do hereby convey the unexpired leased term in said Lease, granted to said Thorn, subject to all the conditions, provisions & covenants therein, & to the payment of Rent thereunder from the first day of April A.D. 1850, & I further transfer hereby the said Lease & all the rights & incidents & powers thereof or therein contained.

To Have & to Hold the above released premises unto him the said James Fisher & unto his Heirs and Assigns, to his their only proper use & behoof forever, so that neither I the said Nathaniel Gladding, or any other person for in my Name & behalf, shall & will hereafter claim or demand any right or title to the premises, or any part thereof, but they & every of them shall by these Presents be excluded & forever barred.

In Witness whereof I have hereunto set my hand & seal this first day of July in the year of our Lord One Thousand Eight hundred and fifty

Signed sealed & delivered in presence of B N Gapham — Nath[l] Gladding. [Seal]

State of Rhode Island. Providence S. In Providence on this day of July 1850. Personally appeared Nathaniel Gladding Signer & Sealer of the fregoing Instrument, & acknowledged the same to be his free Act and Deed

Before me Benjamin N Gapham
Public Notary

Recorded July 5, 1850 at 20 min before 6 o'clk P.M.

Witness the word "for" erased

Albert Pabodie
City Clerk

Whereas, by deed bearing even date herewith Alexander Duncan and Sarah Duncan his wife, of the City and County of Providence and State of Rhode Island, Trustees and Devisees under and by virtue of the last will and testament of Cyrus Butler late of said City of Providence, deceased for and in consideration of the sum of Eight Thousand Dollars conveyed to David Sisson, Charles W. Fabyan, William B Lawton, Preston Bennet, Solomon Arnold, William A Williams, Daniel Murray and Nicholas R Easton as tenants in common and not as joint tenants all that certain lot or parcel of land situate on the westerly side of the river in said City of Providence and bounded as follows, to wit: on the West by Matheweson Street on which it measures about Sixty feet, on the South by land now or formerly owned by the heirs of James A Burrill deceased on the East by Clemence Street on which it measures about Sixty feet, and on the north by land belonging to the said Alexander and Sarah as aforesaid;

And whereas, the said David Sisson, Charles W Fabyan, William B Lawton, Preston Bennet, Solomon Arnold, William A. Williams, Daniel Murray and Nicholas R Easton, by deed of the same date, conveyed the same premises in Mortgage, to the said Alexander Duncan to secure the payment of a certain negotiable promissory Note of the same date, made and executed by them, and made payable to the said Alexander Duncan or order, in Ten years from the date thereof, with interest payable semi annually, commencing on the first day of June A.D. 1850 for the sum of Eight Thousand dollars; and whereas the said premises were so purchased as aforesaid, for the sole use, benefit & behoof of a Religious Society, now known as the Third Methodist Episcopal Church of Providence

Now therefore

Know all men, That We, the said David Sisson, Charles W Fabyan, William B. Lawton, Preston Bennet, Solomon Arnold, William A. Williams, Daniel Murray and Nicholas R. Easton for and in consideration of the Trusts herein after named and contained & of the sum of One Dollar to us paid by Josiah L. Webster of said City of Providence, the receipt whereof is hereby acknowledged, have given, granted, sold and conveyed and by these presents do give, grant, sell and convey unto him the said Josiah L Webster, his heirs, executors, administrators and assigns, the lot or parcel of land afore described

To have and to hold the same with all the rights, privileges and appurtenances thereof or thereunto appertaining to him the said Josiah L Webster, his heirs, executors, administrators and assigns forever; In Special Trust, nevertheless, to hold the same and the legal title and control thereof, for the sole use, benefit and behoof of the said Religious Society now known as the Third Methodist Episcopal Church of Providence whether the said Society remain as now unincorporated, or hereafter become incorporated under said name or any other name And in further trust, that he the said Josiah L Webster, or in case of his death, his Executors or administrators, at any time within the space of two years from the date hereof, on the request and at the costs of the Grantors herein named, or a major part thereof, or a major part of the survivors of said Grantors, or upon the request and at the costs of said Society, if not incorporated expressed by vote, at any time

within said space of Two years, at any regular meting of the members thereof for the time being, and if incorporated by vote at any regular meting of the Corporation, under its Charter, will convey by good and sufficient deed, in as ample manner as the same are hereby conveyed, the premises aforesaid, to the said Society so known as the "Third Methodist Episcopal Church of Providence" as aforesaid if unincorperated, or if incorperated to the said Society under said name or any other name by which the members thereof for the time being, may be incorperated; provided however, that the said Society, whether incorperated or not incorperated, as the case may be, at the time of such conveyance in manner aforesaid, shall, by security to be approved by the said Grantors, or a major part of them, or a major part of the survivors of them, indemnify and hold harmless the said Grantors, their heirs, executors, administrators and assigns of from and against any and all loss, damage or liability, which they or either of them, their or either of their heirs, executors, administrators or assigns may have incurred or may hereafter incur, by reason of having made and executed the said Negotiable promissory Note in manner as aforesaid And if such request in manner aforesaid, shall not be made, by either of the parties aforesaid, within said Space of Two Years, then in further Trust, to convey the premises aforesaid in as ample manner as the same are hereby conveyed, to the said Grantors, their heirs, executors, administrators and assigns forever. And I the said Josiah L L Webster, accepting the Trust aforesaid do hereby for myself my heirs, executors and administrators covenant, promise and agree to and with the said Grantors and to and with all and every person or party before named, interested or to be interested as aforesaid, and each of them, their and each of their representatives, as the case may require faithfully to perform and fulfil the Trusts aforesaid, according to the true intent and meaning of these presents

And We Sarah Ann, wife of the said David Sisson, Pamelia C. wife of the said Charles W Fabyan, Anne M. wife of the said William B Lawton, Elizabeth S. wife of the said Preston Bennet, Phebe wife of the said Solomon Arnold, Ann M. wife of the said William A Williams, Amey G. wife of said Daniel Murray, and Maria wife of said Nicholas R Easton, in consideration of the premises and of the sum of One Dollar to us paid by the said Josiah L Webster, do hereby remise release and quit claim all our right of Dower in and to the premises hereby conveyed

In testimony whereof, we have hereunto set our hands and seals this Twenty fourth day of May in the year of our Lord, One thousand eight hundred and fifty (A D 1850)

Signed, sealed and delivered
in presence of
Benjamin T Eames
witness to the signatures
of all the parties hereto

- David Sisson LS
- Sarah Ann Sisson LS
- Charles W Fabyan LS
- Pamelia C Fabyan LS
- William B Lawton LS
- Anne M Lawton LS
- Preston Bennet LS
- Elizabeth S Bennet LS
- Solomon Arnold LS
- Phebe Arnold LS

- William A Williams LS
- Ann M Williams LS
- Daniel Murray LS
- Amey G Murray LS
- Nicholas R. Easton LS
- Maria Easton LS
- Josiah L Webster LS

Providence ss

In the City of Providence this 17th day of June AD 1850 Then personally appeared David Sisson, Charles W Fabyan, William B Lawton, Preston Bennet, Solomon Arnold, Nicholas R Easton and Josiah L Webster and severally acknowledged the preceding Instrument by them signed to be their free act and deed Before me Benjamin T Eames
Justice of the Peace

Providence ss City of Providence this 2d day of July A. D. 1850 Then personally appeared the above named William A Williams and Daniel Murray and severally acknowledged the preceding Instrument by them signed to be their free act and deed Before me Benjamin T Eames
Justice of the Peace

Recorded July 6th 1850 at 9 o'clock a m
Witness
Albert Pabodie
City Clk

Know all men by these presents, that I Phineas L. Cooper of Providence in the County of Providence and State of Rhode Island in consideration that Marvel W Cooper of said Providence has assumed upon himself all the debt & liabilities of the firm of P L & M Cooper heretofore carrying on the dry goods, lace & embroidery business in said Providence, and has agreed to hold me harmless from all pecuniary liability growing out of said business & in consideration of the further sum of one Dollar to me paid by said Marvel, do hereby assign, sell & set over unto him the said Marvel his heirs & assigns forever all my right, title & interest, in and to the Stock of Goods the fixtures & property of every kind, now belonging to said firm & now being in Store No 63 Westminster Street in said City or wherever the same may be also all my right, title & interest in and to the books of account of said firm and debts of every kind and nature due said firm — To have and to hold the same to him the said Marvel his heirs & assigns forever

In Witness whereof
I the said Phineas have hereunto set my hand & seal this 2d day of July A D 1850
the word "dry goods" interlined on 6th line from the top before signing
Signed, sealed & delivered in presence of
Artemas Cushman

Phs L Cooper LS

Recorded July 9. 1850 at 25 min past 3 p.m.
Albt Pabodie City Clk

This Indenture of two parts, made and entered into this first day of July A D 1850 by and between Samuel Boyd Tobey of the City and County of Providence, State of Rhode Island, Executor of the last will and testament of Anna A Jenkins, late of said City Providence, deceased — and Guardian of the persons and estates of Anna A. Jenkins and Moses B Jenkins, minors, both of said City of Providence of the first part, and Nancy Hall of said City of Providence of the second part — Wife of Moses V Hall

Witnesseth

That the said Samuel Boyd Tobey, in his capacity, as aforesaid, in consideration of the rents and covenants hereinafter mentioned, by the said Nancy Hall, her heirs, executors, administrators and assigns, to be paid, kept and performed, doth demise and to farm let unto her the said Nancy, her heirs, executors, administrators and assigns — A certain lot of land situate on Federal Hill in the Westerly part of the City of Providence and is laid out & described as lot No (68) Sixty eight, on a plat of House Lots on Federal Hill belonging to the heirs of Moses Brown and William Almy, surveyed and platted March 20 d 1847 by Atwater & Schuburth & recorded in Book of Plats No 3 page 58 Reference to said Plat being had.

To have and to hold the same, with the privileges and the appurtenances thereof, to her the said Nancy Hall, her heirs, executors, administrators and assigns, for and during the Term of Five & one half years, commencing on the day of the date hereof, and to terminate on the first day of January A.D. 1856.

The said Nancy Hall for herself, her heirs, executors, administrators and assigns, doth hereby covenant and agree, to and with the said Samuel Boyd Tobey, in his said capacity, and his successors in the same, and with said Anna A Jenkins and Moses B. Jenkins, that she will pay as rent for said premises the sum of Fifteen Dollars, at the end of each and every year after the first payment which is to be made on the 1st of April next and a proportional sum for any part of a year And in default of payment of any Instalment of Rent, due and payable as aforesaid, for more than Thirty Days, the Lessor may re enter in and upon said Leased premises, and resume possession thereof, and terminate this Lease.

And it is further agreed by the parties to this Lease, that at the expiration of said Term, the said Nancy Hall, her heirs, executors, administrators and assigns, may have the privilege of renewing said Lease for a further Term of Five Years, that is to say from the first day of January A D 1856 to the first day of January A D 1861 Provided, the said Anna A Jenkins and Moses B. Jenkins, after they have arrived at full age, shall assent to the same. The rent to be agreed upon by the parties, and in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party, and the two chosen to chose a third, and their decision, or that of any two of them agreeing, shall be final and binding. And at the expiration of the said last mentioned term of years, the said Nancy Hall, her heirs, executors, administrators and assigns, may have the privilege of renewing said Lease, for a further term of five years, the rent to be fixed in the same manner as is herein before provided for; Provided, the same be assented to by the said Anna A Jenkins and Moses B. Jenkins after they arrive at full age.

And it is further agreed by the parties, that all the Buildings and Improvements that are now erected, or that may hereafter be erected or placed upon said premises, shall be and remain

liable for the payment of the rent of said premises, and are not to be removed from said premises until all the rent shall have been paid.

And on payment of all rents, and keeping and performing all the conditions in this Lease, contained on the part of the said Nancy Hall her executors, administrators and assigns, to be kept and performed, he or they at any time previous to the termination of this Lease, or at any time within Ninety days after the termination of this Lease may remove off and from said Lot all the Buildings by him or them owned, but the Foundations and Underpinnings of all such Buildings, and all other Improvements on said Lot shall be deemed and considered a part of said Lot, and shall not be removed therefrom

And it is further agreed by and between the parties to this Lease, that in case of the decease of the said Anna A Jenkins and Moses B Jenkins before they arrive at full age, this Lease shall cease and be terminated

And the said Nancy Hall for herself, her heirs, executors, administrators and assigns hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins and Moses B Jenkins, during their minority, or by themselves when of full age, or at the expiration of said term She or they will surrender up quiet and peaceable possession of said leased premises

In testimony whereof, the said parties have hereunto set their hands and seals the day and year first before written

Nancy her X mark Hall [L.S.]

Samuel Boyd Tobey [L.S.]

The word "Six" being first erased & Five inserted & 1857 erased & 1856 inserted & 1862 erased & 61 inserted before signing

A. B. Dike, Nath[l] Searle

County of Providence ss In the City of Providence on this 10 th day of July A D 1850 then personally appeared the above named Samuel Boyd Tobey before me & acknowledged the preceding Instrument by him signed to be his free act & deed & at the same time & place personally appeared the above named Nancy Hall, wife of Moses V. Hall & was examined by me privily & apart from her said husband & after having had the preceding Instrument shewn & explained unto her by me, she acknowledged unto me that She understood the same, that it was her free act & deed & She declared unto me that she signed the same voluntarily & that she did not wish to retract the same

Nathaniel Searle
Public Notary

Recorded July 10 th 1850 at 20 min past 5 o clock p.m.

Witness

The word "City" & "her" interlined

Albert Pabodie
City Clk

Know all men, that I Cornelius S Sweetland of Johnston in the County of Providence & State of Rhode Island, in consideration of twenty dollars, to me in hand already paid by George Wheeler of the City and County of Providence and State aforesaid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to him said George Wheeler, his heirs and assigns forever, One lot of Land in the Cemetery of the Grace Church Corporation, situated on Hawthorn Avenue and numbered two hundred and sixty four on a plat of said Cemetery, made by Russell Warren, and recorded in the land registry of said City of Providence

To have and to hold the same to him said George Wheeler, his heirs and assigns forever, subject however to all the restrictions, and with the privileges, contained in the deed conveying said premises to me duly recorded in Book N° 97 page 268 of the Record of Deeds in the City of Providence, to which said Deed reference is here made

And I Louisa Sweetland wife of said Cornelius S Sweetland in consideration of the sum aforesaid paid my said husband do hereby remise, release and forever Quit claim to him said George Wheeler his heirs and assigns forever, all my right of dower and power of thirds in and to said premises.

In testimony whereof, we have hereunto set our hands and seals this tenth day of July A D Eighteen hundred & fifty

Signed sealed & delivered
in presence of
Robert Wilson
John O Rean

Cornelius S. Sweetland (L S)

Louisa Sweetland (L S)

Providence ss In Johnston July 10th 1850 personally appeared Cornelius S Sweetland and acknowledged the within instrument by him signed to be his free act & deed, hand & seal

Before me

Robert Wilson Justice of Peace

Recorded July 11th 1850 at 11 o'clock & 55 minutes A. M.

Witness

The word "registry" interlined

Albert Pabodie City Clerk

Know all men, by these presents, that We John R. Burrows & Gardner M Burgess, within named, in consideration of Three hundred and forty dollars and eighty seven cents to us paid by Nathaniel F. Winslow of said Providence hereby sell, assign and transfer to him the said Nathaniel F. Winslow his heirs and assigns, all the right, title & interest which we have by virtue of the within lease to the premises therein described

In witness whereof we have hereto set our hands & seals this tenth day of July A D 1850

In presence of
Louis Greene
Charles G Stafford

John R. Burrows (L S)

Gardner M Burgess (L S)

Providence July 15th 1850 We hereby deliver unto Nathaniel F Winslow above named legal & peaceable possession of the within described premises, being upon the premises

Signed in the presence of

Isaac Saunders
Stephen A Hayward
Assignee

We the Subscribers were present upon the within described premises & witnessed the delivery of peaceable possession of said premises by said Isaac Saunders & Stephen A Hayward to said Winslow & the signing the same by them on the day and year above stated

Henry B Winslow
Sylvester Lewis

Providence ss Providence July 15th 1850 Then personally appeared Isaac Saunders & Stephen A Hayward subscribers to the above certificate of delivery of possession & acknowledged the same to be their free act & deed

Before me Joseph A Scott Justice Peace

Recorded July 16 1850 at 9 hour 50 min A. M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I Augustus Ellis of Providence in consideration of One Dollar to me paid by Benjamin F Allen of said Providence, I hereby give, bargain, sell & convey unto him the said Allen his Heirs & Assigns forever One Barn standing on a Lot of Land owned by the Heirs of the late J G Arnold, on Prospect St in said Providence. To Have & to Hold the same to him the said Allen, his Heirs & Assigns forever.

And I avouch that I am the true and lawful owner of the said Barn & will warrant and defend the same against the claims & demands of all persons.

In testimony whereof, I have hereunto set my hand and seal at Providence this 10th day of July 1850.

In presence of
Dexter Daniels

Augustus Ellis (L S)

I hereby guarantee the title to the above Barn to the said Benjamin F Allen.

Dexter Daniels.

Recorded July 16, 1850 at 12 o'clk M.

Witness

Albert Pabodie
City Clerk

Know all men by these Presents

That I, Simeon S Sprague of Providence County of Providence & State of Rhode Island, for and in consideration of the sum of Seven hundred Dollars to me in hand well and truly paid by Albert Dailey of said Providence, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain & sell & convey unto the said Albert Dailey, his Heirs & Assigns forever.

One certain Dwelling House (two and one half stories high) together with two Oyster Houses (so called) situated in India Point (so called) in the City of Providence on Land leased by the said Simeon S Sprague of William Grosvenor & Wife, reference thereunto being had, & on Ferry Street.

To Have and to Hold the above granted premises, to the said Albert Daily, his Heirs and Assigns, to his & their own proper use and behoof forever.

And I, Simeon S, Sprague, for myself, my Heirs, Executors and Administrators, covenant and engage to and with the said Albert Dailey, his Heirs & Assigns, that I am lawfully seized in fee simple of the aforegranted Premises, that I have good right to sell and convey the same to the said Albert Dailey, his Heirs and Assigns, and that I, & my Heirs, Executors & Administrators shall warrant and defend the same, to the said Albert Dailey, his Heirs & Assigns forever, against the lawful claims & demands of all persons.

In Witness whereof, I have hereunto set my hand and Seal, this First day of July in the year of our Lord One Thousand Eight hundred and fifty.

Signed sealed & delivered
in presence of us
Kingsley P Studley

Simeon S his mark Sprague (L.S.)

Providence Sc. Providence July 17. 1850.
Then personally appeared the said Simeon S Sprague, and acknowledged the same as his voluntary Act and Deed
Before me John A Rundolph
Justice of the Peace.

Recorded July 18. 1850 at 20 min past 4 o'clk P.M.
Witness Albert Pabodie City Clk

This Indenture made and executed between Calvin Dean of the City and County of Providence and State of Rhode Island of the one part, and Ellis Day, of the City and County of Providence aforesaid of the other part

Witnesseth

That the said Dean, for the consideration hereinafter mentioned, hath demised, granted and to farm let, and doth hereby demise, grant and to farm let unto the said Day, his Executors, Administrators and assigns, the upper tenement in the House No 88

Broad Street, known as the "Test House", with all the privileges and appurtenances thereunto belonging; such as has usually been leased and occupied with that tenement heretofore

To have and to hold the said demised premises, with their appurtenances, from the first day of July A.D. 1850, to the first day of April A.D. 1851 fully to be complete and ended.

And the said Ellis Day, for himself, his executors and administrators, doth Covenant and agree to pay, or cause to be paid, to the said Calvin Dean, his heirs or assigns, as rent for the same, after the rate of One hundred Dollars per year, to be paid monthly, in equal Monthly payments of Eight Dollars and 33 1/3/100 of a dollar per month, for each and every month, during said term of time, to be paid at the end of each and every month, as aforesaid

In Witness whereof, we the said parties, have hereunto, interchangeably set our hands and seals, this twentieth day of July, in the year of our Lord, Eighteen hundred and fifty

Signed, sealed and delivered
in presence of
Jno. F Kittle
Daniel Millard

Calvin Dean (L.S.)
Ellis Day, (L.S.)

Recorded July 23. 1850 at 2 hours 20 min P.M.
Witness Albert Pabodie
City Clk

Know all men by these presents, that I Henry L Bowen of Providence in the County of Providence & State of Rhode Island for and in consideration of the sum of four hundred Dollars, to me paid by Arba B Dike of said Providence, the receipt whereof I do hereby acknowledge, have bargained, sold, set over and delivered and by these presents do bargain, sell, set over & deliver unto the said Arba B Dike, a certain building erected by Whipple Walling and now used & occupied by Sayles Walling as a Grocery Store standing on the corner of Charles & Randall Streets near Randall's Bridge on land belonging to the heirs of the late Benjamin Haskell deceased.

To have and to hold said bargained premises unto said Arba B. Dike, his Executors, administrators & assigns to his and their own use forever. And I said Henry L Bowen for myself, my heirs, executors, administrators & assigns against all and every person & persons whomsoever lawfully claiming or to claim the same, shall and will warrant and defend the same

In Witness whereof I have hereunto set my hand & seal this first day of July A.D. 1850

Signed, sealed & delivered
in presence of
W. A. J. Thayer

Henry L Bowen (L.S.)

Recorded July 26. 1850 at 10 min past 12 P.M.
Witness Albert Pabodie City Clk

This Indenture of two parts made and entered into this third day of August A.D. 1850. by and between Wheaton A Harrington of the first part & Amasa Gear of the second part

Witnesseth. That for and in consideration of the Stipulations, covenants & payments hereinafter named, to be kept, performed & made by Amasa Gear of the City of Providence. I Wheaton A Harrington of said City, have & by these Presents do let, demise & lease unto him the said Amasa Gear, a certain Lot of Land with the Tavern House, Stables and other Buildings & Improvements thereon, situate on High Street, so called, in the City of Providence, it being the Estate №229 & 231 on said Street & is now occupied by James Stone, said Lot bounds Southerly on High Street, Easterly on Estate of Gardner Williams & Wife, Northerly on Jay Street & Westerly on Estate of the Heirs of Henry Angell deceased.

To Have and to Hold the same to him the said Amasa Gear & to his Heirs & Assigns, for & during the term of Five Years from & after the first day of September 1850 & for & during the further term of Five years thereafter the expiration or completion of said first term of Five years, if he said Amasa or his Heirs or Assigns shall at the expiration of said first named term, so elect & determine & thereof notify the said Wheaton A Harrington or his Executors, Administrators or Assigns.

And the said Harrington on his part & behalf, agrees to and with said Gear, that he said Gear shall & may from time to time & at all times during said terms of five or of ten years, have & hold quiet & peaceable possession of said Estate & all therein, & that he shall enter thereon before said first day of September if said Stone sooner vacates the same, that he may make & perfect any & all alterations and improvements or repairs in said House which may be needful or convenient for the purpose of fitting said House or Appurtenances for the business of Storekeeping, or the upper portion thereof for tenements to the best advantage, and it is agreed further that from the Rent hereinafter reserved, the said Gear may retain the full sum of One hundred Dollars towards defraying the expense of any such alteration or improvement within said House, & that said Harrington when said alteration is making by said Gear within said House, shall at his own proper costs put the outside portions of said House, Barn & other Buildings in good order & perfect repair, conforming therein to such alterations as may be needful for the purposes of fitting said Building as a Store, and the same shall during said term, keep in like good order & repair & shall furnish to said Gear all proper materials for making & keeping a good substantial side walk, the length of said Estate on High Street, the same to be laid down by said Gear. And the said Gear agrees to receive said Estate & hold the same for & during said term of five or ten years, & during his occupancy to pay therefor the sum of Three hundred Dollars per annum, payable in equal Monthly payments of Twenty five Dollars each, the first payments being at the rate of Ten Dollars Cash per Month, & the balance of such Monthly payments to be allowed toward said One hundred Dollars allowed said Gear for alterations & improvement as aforesaid until said sum is made up to him in full, said Rent to be payable ten days after personal demand if not then paid or satisfied to end said leased term, to commence as soon as quiet possession of the same shall be

Wheaton A Harrington
Assigned to Amasa Gear

Know all men, that we the Lessor & Lessee within named do mutually agree each with the other and with their successors and assigns that we will and do hereby cancel and discharge the within Lease, with all & singular the conditions. Witness our hands & seals this 7 day of Jany A.D. 1852

In presence of Albert Tabodie

given to him said Gear by said Harrington & to continue thereafter unless by fault, failure or neglect of said Harrington the occupancy or use & value of said Estate is prevented, injured or diminished, & the said Gear on his part further agrees that he will use & manage said Estate in a good & proper manner & at the end of said term of five years, or at the end of ten years, if he shall elect to hold for said term, he will quit & deliver up said Estate with all the fixtures & alterations then in said House to said Harrington in as good order & condition as the same shall be in after said alterations, or as the same shall be put in by said Harrington, usual wear, decay, fire & other unavoidable casualties excepted, & that said Harrington may enter to view, repair or improve the same at all proper seasons during said term.

And We, said Parties do hereby covenant and agree to and with each other mutually & interchangably for ourselves & for our several and respective heirs, executors & assigns well & truly to keep, perform & fulfill the stipulations, agreements & undertakings herein severally to be by us kept, performed & fulfilled.

In Witness whereof, We the parties aforesaid have hereunto interchangeably set our hands & seals the day & year first above written.

Signed sealed & delivered in presence of us the words "to be payable ten days after personal demand, if not then paid or" satisfied to end said leased term" & also the words" with all the fixtures & alterations then in said House" being first interlined
Joseph A Scott

Wheaton A Harrington. (L.S.)
Amasa Gear. (L.S.)

Providence ss. In the City of Providence Aug 3d 1850. Then personally appeared Wheaton A Harrington & Amasa Gear Subscribers to the above Instrument & severally acknowledged the same to be their free Act and Deed.

Before me Joseph A Scott Justice Peace.

Recorded Aug 3. 1850 at 5 P.M. P.M.

Witness Albert Tabodie City Clk

Know all men by these Presents

That We, Daniel W Wightman & John Esten 3d both of the City & County of Providence & State of Rhode Island, Members of the firm of Wightman Esten & Co. now doing business in said Providence for and in consideration of the sum of One Dollar to us paid by Charles Hart of said Providence & in consideration of the trusts hereinafter mentioned to be executed by the said Charles, do hereby assign, sell & set over unto him the said Charles, all & singular the goods, wares & merchandize, now being in Store №25 Westminster Street occupied by the said firm, being the Stock in trade of the said firm consisting of Dry Goods Millinery Goods & other Goods, also the books of &c of said firm, also all promissory Notes & Accounts due said firm & other evidences of debt, also the furniture, fixtures & property of every kind in said

Store belonging to said Firm. To Have and to Hold the same to him the said Charles his heirs, executors, administrators and Asigns forever in Special trust, to sell & dispose of said asigned property at public or private sale as he shall deem most advantageous, to collect & reduce to Cash, promissory Notes, Accts and evidences of debt belonging to said firm & to apply & appropriate the proceeds in the manner following Viz:

1st He shall pay all the expenses of executing the Trusts of this Asignment & may reserve a reasonable compensation for his trouble.

2d He shall pay a certain promissory Note made by Wightman & Burlin in favor of Henry C Hudson, for the sum of Two hundred and fifty Dollars with Interest. The payment of said Note having been assumed by the said firm of Wightman, Esten & Co

3d The rest & residue of said proceeds & collections he shall pay & divide ratably to & among all the Creditors of Wightman, Esten & Co, according to their just demands, who shall within Six Months from the date hereof, Sign & execute a discharge to said firm of ~~all~~ their several claims against said firm, & the balance if there shall be any, he shall pay over to the said firm of Wightman, Esten & Co.

In Witness whereof We have hereunto set our hands and seal this Second day of August Eighteen hundred & fifty.

Signed sealed & delivered in presence of
Alvey L Thayer

Daniel W Wightman (L.S.)
John Esten 3d (L.S.)

Providence August 2. 1850 In token of my acceptance of the foregoing Asignment & trust I hereunto set my hand
Charles Watt.

Recorded August 5, 1850 at 9h 35m A.M.
the word "all" erased
Witness Albert Pabodie City Clk

Know all men by these presents, That I George H Hawes of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of Two Hundred and fifty Dollars, to me paid by Albert Farnum of said City of Providence the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto him the said Albert Farnum

One undivided half part of all the fixtures, furniture and Property, consisting of Crockery Ware, Glass Ware, Iron Ware, Stone Ware and all other property now in the Cork Cellar No 26½ Westminster Street, in Barton's new block (so called) in said City of Providence. To have and to hold the same to him the said Albert Farnum & to his heirs and assigns, to his and their sole use and benefit forever.

And I the said George H Hawes, do covenant to and with

the said Albert Farnum his heirs and assigns, that I am the lawful owner of the Property hereby conveyed, that I have a good right to sell and convey the same as aforesaid and that I will forever warrant and defend the same to him the said Albert Farnum, his heirs and assigns against the lawful claims and demands of all persons

In Witness whereof, I have hereunto set my hand and seal this Eighth day of August A.D. One thousand eight hundred and fifty (1850)

Signed, Sealed and delivered in presence of
Nathaniel Searle

George H. Hawes (L.S.)

Recorded August 8, 1850 at 2, 35 pm
Witness Albert Pabodie City Clk

This Indenture of two Parts, made and entered into this first day of January A.D. 1850 by and between Samuel Boyd Tobey of the City and County of Providence, State of Rhode Island, Executor of the last will and Testament of Anna A Jenkins, late of said City of Providence deceased - and Guardian of the persons and estates of Anna A Jenkins and Moses B. Jenkins, minors, both of said City of Providence of the first part, and Nathaniel Perkins of said City of Providence of the second part:

Witnesseth That the said Samuel Boyd Tobey, in his capacity, as aforesaid, in consideration of the rents and covenants hereinafter mentioned, by the said Nathaniel Perkins his heirs, executors, administrators and assigns, to be paid, kept and performed, doth demise and to farm let unto him the said Nathaniel Perkins his heirs, executors, administrators and assigns A certain lot of land situated in the Westerly part of the City of Providence, measuring 100 feet by 50. and bounded as follows namely, commencing at the South westerly corner of the said Perkins building as it now Stands, running easterly bounding Southerly 100 feet, thence at right angles northerly bounding Easterly 50 feet, thence Westerly bounding Northerly parallel with the first mentioned line 100 feet, thence Southerly bounding Westerly 50 feet to the first named bound or place of beginning

To have and to hold the same, with the privileges and the appurtenances thereof, to him the said Nathaniel Perkins, his heirs, executors, administrators and assigns, for and during the Term of Seven Years, commencing on the day of the date hereof, and to terminate on the first day of January A D 1857.

The said Nathaniel Perkins for himself, his heirs, executors, administrators and assigns doth hereby covenant and agree to and with the said Samuel Boyd Tobey, in his said capacity, and his successors in the same, and with said Anna A Jenkins and Moses B Jenkins, that he will pay as Rent for said premises the sum of Thirty Dollars, at the end of each and every year; and a proportional sum for any part of a year. And in default of

payment of any Instalment of Rent, due and payable as aforesaid, for more than Sixty days, the Lessor may reenter in and upon said Leased Premises, and resume possession thereof, and terminate this Lease. And it is further agreed by the Parties to this Lease, that at the expiration of said term, the said Nathaniel Perkins, his heirs, executors, administrators and assigns, may have the privilege of renewing said Lease for a further term of Five years, that is to say from the first day of January A.D. 1857. to the first day of January A D 1862. Provided, the said Anna A. Jenkins and Moses B Jenkins, after they have arrived at full age, shall assent to the same. The rent to be agreed upon by the Parties, and in case they cannot agree, the rent to be determined by three disinterested men, one to be chosen by each party, and the two chosen, to choose a third, and their decision, or that of any two of them agreeing shall be final and binding. And at the expiration of said last mentioned term of years, the said Nathaniel Perkins, his heirs, executors, administrators and assigns, may have the privilege of renewing said Lease, for a further term of Five years, the rent to be fixed in the same manner as is herein before provided for; Provided, the same be assented to by the said Anna A Jenkins and Moses B Jenkins after they arrive at full age

And it is further agreed by the parties, that all the buildings and improvements that are now erected, or that may hereafter be erected or placed upon said premises, shall be and remain liable for the payment of the rent of said Premises, and are not to be removed from said premises until all the rent shall have been paid. And on payment of all Rents and keeping and performing all the conditions in this Lease, contained on the part of the said Nathaniel Perkins, his executors, administrators and assigns, to be kept and performed, he or they at any time previous to the termination of this Lease, or at any time within ninety days after the termination of this Lease, may remove off and from said Lot all the buildings by him or them owned, but the Foundations and Underpinnings of all such Buildings, and all other Improvements on said Lot shall be deemed and considered as a part of said Lot, and shall not be removed therefrom

And it is further agreed by and between the Parties to this Lease, that in case of the decease of the said Anna A Jenkins and Moses B Jenkins before they arrive at full age, this Lease shall cease and be terminated. And the said Nathaniel Perkins for himself, his heirs, executors, administrators and assigns hereby covenants, that at the termination of this Lease either by the death of the said Anna A Jenkins and Moses B Jenkins, during their minority, or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet and peaceable possession of said leased premises

In testimony whereof, the said parties have hereunto set their hands and seals the day and year first before written

Executed in presence of
Allen Brown, witness to
the signature of Samuel Boyd Tobey
M. B. Dike

Samuel Boyd Tobey [LS]
Nathaniel Perkins [LS]

Recorded August 10 1850 at 3h. 5 m. P.M.
Witness Albert Pabodie City Clk

Prov. ss August 10. 1850 Then Sam B. Tobey & Nathaniel Perkins severally acknowledged the preceding Instrument by them signed to be their free act & deed
Nathaniel Searle
Public Notary

Know all men by these Presents

That I Edward S. Folger of the City and County of Providence in the State of Rhode Island for and in consideration of the natural Love and Affection, which I have for my Mother Sarah G Folger, of said City of Providence, and for the further consideration of the sum of One Dollar paid me by the said Sarah G Folger, the receipt whereof, is hereby acknowledged, have given, granted, bargained and conveyed and by these Presents do give, grant, bargain & convey unto the said Sarah G Folger.

Three certain Lots of Land, with all the buildings and improvements thereon situate in the Westerly part of said City of Providence, and are laid out and described as Lots Nos (20) twenty (21) twenty one and (22) twenty two, on a plat of house lots formerly belonging to the Estate of the late William Almy, situate on the North Side of Broadway, surveyed and platted August 1840 by B & M. B. Lockwood and divided into house lots October 1846 by Atwater & Schubarth, which said plat is recorded in the Land Records in said City of Providence in Book of Plats No 2 page 14

Being the same three lots of land, that were conveyed to Alexander G Folger, now deceased and the said Edward S Folger, by two deeds, one from Joseph C King and by Deed from Jonathan S. Angell Reference to said Deeds being had

The afore described premises are conveyed subject and liable to the payment of the sums of monies that are now, or that may hereafter be due on a certain Mortgage deed, made & executed on the 10th day of August 1850, by the said Sarah G. Folger and the said Edward S. Folger, for the sum of Ten hundred & fifty five Dollars, and payable to Jonathan S Angell or order, in Six years after date, with interest payable annually

To have and to hold the same with all the Rights, Privileges and Appurtenances thereof to her the said Sarah G Folger for and during the Term of the Natural Life of the said Sarah G Folger

In witness whereof I have hereunto set my hand & seal this tenth day of August A.D. One thousand eight hundred and fifty (1850)

Signed Sealed & delivered
in presence of
Nathaniel Searle

Edward S Folger [LS]

County of Providence ss In the City of Providence on this 10th day of August 1850 then personally appeared the above named Edward S Folger before me & acknowledged the preceding Instrument by him signed to be his free act & deed
Nathaniel Searle
Public Notary

Recorded August 10 1850 at 4h 45 m. p m
Witness Albert Pabodie
City Clk

" Know all men. That I William L. Willmarth, of the City & County of Providence, in the State of Rhode Island &c. for & in consideration of One Hundred Dollars to me paid by Alen Carpenter of Fishkill, in the State of New York, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over & deliver unto said Alen the following described property to wit,

One Sofa, One stuffed Rocking Chair, Six stuffed chairs, one carpet, two beds, two bedsteads, one card table, six cane seat chairs, one clock, one looking glass one cherry table.

To Have and to Hold the same, to him the said Alen, his executors, administrators & assigns to his & their use forever.

And I said William L. for myself my heirs, executors & administrators, against all persons lawfully claiming the same, will warrant and defend said his executors, administrators & assigns forever.

In Witness whereof, I have hereunto set my hand and seal this 14th day of August A.D., 1850

Signed sealed & delivered in presence of } William L. Willmarth (L.S.)

State of Rhode Island & Providence &c. In the City of Providence on this 14 day of Aug A.D. 1850 personally came William L. Willmarth, the signer of the foregoing Instrument and acknowledged the same by him signed, to be his free act and Deed.

Before me Philip C. Scott
Justice of the Peace.

Recorded August 14, 1850 at 3, 15 oclk P. M.

Witness Albert Pabodie
City Clerk

I Thomas L. Tuells of the City & County of Providence, in the State of Rhode Island for & in consideration of the sum of Two hundred Dollars to me paid by Elizabeth B. Tuells, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over & deliver unto the said Elizabeth B. Tuells & to her heirs & assigns forever, a certain wooden Building, standing on a Lot of Land belonging to Stephen Randall, situate on the Northerly side of Randalls Street in said City of Providence, said Lot is a triangular piece of ground & commencing at the Northeasterly corner of Randalls Bridge & from thence running Forty five on the line of said Randall Street, then running Northerly about Forty five feet towards the Canal Tow path & from thence to the place of beginning at said Randalls Bridge. Being the Building used & occupied as a Hatters Shop, by the Grantor. Also all my interest in the Lease of the aforesaid Premises. To Have to Hold the same with all the rights, privileges and appurtenances thereof, to her the said Elizabeth B. Tuells & her heirs & assigns, to her & their sole use & benefit forever. In Witness whereof, I have hereunto set my hand & seal this Fourteenth day of August A.D. One Thousand Eight hundred and fifty (1850)

Signed sealed & delivered in presence of } Nathaniel Searle

Thomas L. Tuells. (L.S.)

County of Providence Ss. In the City of Providence on this 14 day of August A.D. 1850 then personally appeared the above named Thomas L. Tuells & acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Before me Nathaniel Searle
Public Notary.

Recorded August 14, 1850 at 4.30 oclk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents, That I John McKenna of the City and County of Providence State of Rhode Island, for and in consideration of the sum of Two hundred Dollars to me paid by Charles Hackett of said City of Providence the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver to the said Charles Hackett and to his heirs and assigns

Two certain wooden Dwelling Houses and other Improvements standing on a Lot of Land, belonging to John Oldfield, situate on India Street in the Southerly part of the City of Providence

To have and to hold the same with all the rights, privileges and appurtenances thereof to him the said Charles Hackett and to his heirs and assigns, to his and their sole use and benefit forever

In testimony whereof I have hereunto set my hand & seal this Thirteenth day of August A.D. One thousand eight hundred and fifty (1850)

Signed, sealed & delivered in presence of } Nathaniel Searle

John his X mark McKenna (L.S.)

County of Providence ss. In the City of Providence on this 13th day of August A.D. 1850 Then personally appeared the above named John McKenna before me and acknowledged the preceding Instrument by him signed, to be his free act and deed

Nathaniel Searle
Public Notary.

Recorded August 22 1850 at 9h. 35 m. A.M.

Witness Albert Pabodie
City Clerk

Know all men by these presents, That I William H. West of North Providence, in the County of Providence & State of Rhode Island, in consideration of One Dollar & the trusts hereinafter mentioned paid & to be performed by Robert Wilson of Johnston in the County & State aforesaid the receipt whereof I do hereby acknowledge & do hereby give, grant, bargain, sell, assign set over and convey unto him said Robert Wilson, his heirs, executors, administrators and assigns, all my personal Property of every name & description, not exempt from attachment by law including all debts that is due to me in any manner whatever — Also all my right, title, interest, property, claim and demand which I have in and to the lots number sixty (60) and ninety four (94) on the plat of the Knight Farm Estate (so called) situate in the Westerly part of the City of Providence described as follows, begin at the Westerly corner at the Crossing of Carpenter and Battey Streets & run Southwesterly with Carpenter Street forty feet, then Northwesterly at right angles One hundred & eighty feet to Vernon Street then Northeastaly parallel with Carpenter Street forty feet on Vernon Street to Battey Street, then Southeasterly with that

Street. One hundred & eighty feet to the first corner, together with all the buildings and improvements thereon.

To have and to hold the same to him said Robert Wilson, his heirs, executors, administrators forever in Special Trust for the following uses and purposes, to wit; that he or they shall as soon as advantageously for all interested it may be done, to sell the same at Public Auction or Private Sale and convert the same into Cash, and that apply and appropriate as follows, to pay the expenses of this assignment and executing the trusts thereof, reserving a reasonable compensation for his own services

Second, he or they shall out of the residue of said money pay and appropriate the same ratably and in proportion to the demands of my creditors

And I said William H West do hereby constitute and appoint said Robert Wilson my lawful attorney to do and perform in the Executing of the Trusts aforesaid in my name or in his name all and whatever lawful acts it may be necessary, expedient or proper to do

In witness whereof I have hereunto set my hand & seal this twenty seventh day of August A.D. Eighteen hundred & fifty

In presence of
Nathaniel Searle

William H West

And I Robert Wilson within named, hereby signify my acceptance of this conveyance this twenty seventh day of August A.D. 1850 Witness my hand & Seal

In presence of

Robert Wilson

County of Providence ss. In the City of Providence on this 27th day of August A. D. 1850. Then personally appeared the above named William H West & Robert Wilson, before me & severally acknowledged the preceding Instrument by them signed, to be their free act & deed

Nathaniel Searle
Public Notary

Recorded August 27, 1850 at 2h. 20m. p m
Witness

Albert Pabodie City Clk

Know all men, That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of thirty one 25/100 dollars to us already paid by Joseph & Benjamin F. Moore, do hereby grant, bargain, sell and convey to the said Joseph & Benjamin F. their heirs and assigns one lot of land in the Cemetery of said Corporation, situated on Lilac Avenue, and numbered One hundred ninety six (196) on the plat of said Cemetery, made by Russel Warren, and recorded in the land registry of said City

To have and to hold the same unto the said Joseph & Benjamin F. their heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following, to wit;

1st No fence shall be erected upon or around

said lot, except in the mode prescribed or approved by the Vestry of said Corporation

2d Said lot shall not be used for any purpose other, than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry.

3d The proprietor may erect Stones, monuments and sepulchral structures, and cultivate trees, Shrubs and plants on said lot; and shall keep in repair, at his or her expense, the land marks put thereon by the Corporation

4th If any tree, shrub or plant on said lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance to be removed.

5th If any Stone, Structure or inscription upon said lot shall be deemed offensive or improper by said Vestry, it shall be their right and duty to cause the same to be removed

6th The Cemetery and its appertenances shall be under the custody and superintendance of the Vestry of said Corporation, and all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of Proprietors therein, as said Vestry shall from time to time, deem expedient.

7th The proceeds of all the Cemetery lands, when sold, and all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct and separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement and current expenses. A yearly Statement of the accounts shall be prepared and submitted to the inspection of the proprietors, at every annual meeting of the Corporation

Witness, the common Seal of said Corporation hereto affixed this tenth day of September in the year of our Lord 1845 by Edward Walcott our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

Edward Walcott
Treasurer

Providence, ss. In the City of Providence this tenth day of September 1845 personally came Edward Walcott Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the common seal of said Corporation thereto affixed

Before me Francis E Hoppin
Justice of the Peace

Recorded August 27, 1850 at 2h. & 20 m p.m.
Witness

Albert Pabodie
City Clerk

NOTE (SEE TRANSFER (No. 142 Page 157
NOTE (SEE DEED BOOK (No. 174 Page 206
NOTE (SEE DEED BOOK (No. 410 Page 450
" 683 " 346
" 738 " 411
" 843 " 44

This Instrument of Lease of Two parts made by & between Williams Thayer of Woodstock in the State of Connecticut of the first part & William Coleman of Providence in the State of Rhode Island of the second part

Witnesseth

That for & in consideration of the Rents and Agreements hereinafter specified on the part of said Coleman to be paid & performed, the said Thayer hath leased & to farm let and by these Presents doth hereby lease & to farm ~~let~~ unto him the said Coleman his Heirs & Assigns &c for the term of ten years from the first day of October One Thousand Eight hundred & fifty (1850)

A certain Lot of Land situated in the Southerly part of said Providence, on the South side of Williams Street, & described as follows Viz: Fronting North on said Williams Street fifty feet, and extending back South at right as said Thayers Land goes, and bounding East by a Lot leased by said Thayer to James C. Rhodes on the Fifth day of July A.D. 1839, & on the West by a Lot leased to Manges Sweat on the Sixth day of November A.D. 1840, & is the same Lot that was leased by said Thayer to John G Hopkins by Lease bearing date the 16th day of April A.D. 1841 of which last Lease this Instrument is a renewal

To Have and to Hold the said described Lot to him the said Coleman his Heirs & Assigns &c for and during said term of ten years from said first day of October A.D. 1850. he & they fulfilling the Rents performing the Covenants contained herein.

And the said Coleman for himself, his Heirs & Assigns &c hereby covenants & agrees to & with the said Thayer his Heirs & Assigns &c. that he the said Coleman, his Heirs & Assigns &c will pay the said Thayer, his Heirs & Assigns &c, the sum of Fifty Dollars as the annual Rent for said Lot, being at the rate of One Dollar per foot fronting on said Williams Street, the first payment of Fifty Dollars under this Lease to be made on the first day of October A.D. 1851 & the succeeding payments of that amount, to be made on the first day of October in each year during the continuance of this Lease, & interest to be allowed on all sums not paid when due, till paid.

It is agreed and understood that at the expiration of this Lease it shall be renewed for another term of ten years, & if the parties hereto, their Heirs & Assigns &c, cannot agree upon the Rent for the second term, then each party shall select one disinterested person & these two shall select a third & the three thus chosen shall determine the Rent, & thus to be renewed & the Rent determined at each successive expiration, until the Parties hereto, their Heirs & Assigns &c, shall by mutual agreement come to some other arrangement.

It is also agreed & understood that said Coleman his Heirs & Assigns &c shall pay all taxes of every kind that may be assessed on said premises during the continuance of this Lease

It is also agreed and understood that said Coleman his Heirs & Assigns &c shall erect no permanent Building within Six & a half feet of said Williams Street as is by Law enacted.

It is also agreed & understood that all

Buildings and other Improvement that are now on, or that may be put on said ~~Lot~~ premises during this Lease, shall be & are hereby pledged for the payment of said Rent, Interest and Taxes.

It is also agreed & understood that the Lease above referred to, made by said Thayer to John G Hopkins on the Seventh day of April A.D. 1841 & which has been transferred by said Hopkins to said Coleman, shall be & the same is hereby rendered Null, Void & of no effect from & after the execution of these Presents

In Testimony of all which, for ourselves our Heirs, Executors, Administrators & Assigns, We have set our hands and seals to two Instruments of same tenor & date, this 29th day of August A.D. 1850.

Executed in presence of
the words "fee" and "other"
interlined before signing
Jos G Benton
Michael Pendergast

Williams Thayer. (L.S.)
William Coleman. (L.S.)

Providence Ss. Providence August 29. 1850. came before me, the within named Williams Thayer & William Coleman & severally acknowledged the foregoing to be their free Act & Deed & Seal

Moses Richardson
Public Notary.

Recorded August 29. 1850 at 4 o'clk P.M.

Witness the word 'Let' erased
Albert Sabodie City Clerk

This Indenture of Lease made and entered into this Twenty fifth day of June A.D. Eighteen hundred & fifty by and between Sterry Fry of the City and County of Providence of the first part and Serril Cornell of said City of the second part

Witnesseth, That the said Sterry Fry for and in consideration of the rents and covenants hereinafter named and contained on the part of the said Serril Cornell, his heirs, administrators and assigns to be paid kept and performed, hath demised leased and to farm let and by these presents doth demise, lease and to farm let unto him the said Serril Cornell, his executors, administrators and assigns for the term of Four Years and nine months from the date hereof to wit until the Twenty fifth day of March A.D. Eighteen hundred and fifty five, the Barn and Shed lately erected by me the said Fry on Dorrance Street in said City of Providence on a lot of land leased by me the said Fry of Elkanah Ingalls & Emerson Tower Jr of said City of Providence, together with the said Lot of Land, with all the privileges of the same contained in the lease from the above said Ingalls & Tower to me the said Fry reference is had thereto

To have and to hold the same with all the rights and privileges of the said Lot of Land and the Buildings and improvements thereon or thereto appertaining to him the said Serril Cornell, his executors, administrators and assigns for and during the term aforesaid yielding and paying as an annual rent therefor the sum of Three hundred Dollars in equal quarterly payments of Seventy five Dollars each at the end of each quarter, and in case that either of the said Quarterly payments being behind and unpaid for the term of thirty days, the said party of the first part his heirs or assigns may at his election enter

Know all men that we the Lessor & Lessee within named, do mutually agree each with the other, & our respective heirs & assigns to cancel and we do hereby cancel this Lease & release each other from all the covenants therein contained. Witness our hands & seals this 29th day of April 1851
In presence of
Albert Sabodie
Sterry Fry
Serril Cornell

upon said premises and terminate said Lease, and in case said Barn or Shed shall at any time during the said term of this Lease be destroyed or rendered untenantable by Fire or other casualty the said party of the second part his executors, administrators or assigns may at their election vacate this Lease provided all rents then due for said premises are paid up to the time of such their election And I the said Jerrel Cornell of the second part for myself, my heirs, executors or administrators or assigns Do covenant with him the said Sterry Fry his heirs and assigns, that I will pay or cause to be paid the aforenamed annual Rent in the proportions and at the times aforesaid and on the Expiration of the aforesaid term of four Years and nine months will surrender up to him the said Fry his heirs or assigns the free and entire possession of said demised premises

In testimony whereof the said parties have hereunto set their hands and seals this twenty fifth day of June A.D. Eighteen hundred and fifty

In presence of
William S Johnson

Jerrell Cornell
Sterry Fry

Recorded August 30 1850 at 5 min before 10. a.m
Witnes

Albert Pabodie City Clk

This Instrument of Lease

Of Two parts made by & between Williams Thayer of Woodstock in the State of Connecticut of the first part & Menzie Sweet of Providence in the State of Rhode Island of the second part. Witnesseth

That for & in consideration of the Rents & agreements hereinafter specified on the part of said Sweet to be paid and performed, the said Thayer hath leased to farm Let & by these Presents doth hereby lease to farm let unto him the said Sweet, his Heirs & Assigns &c. for the term of ten years from the first day of October A.D. One Thousand Eight hundred & fifty (1850) A certain Lot of Land situated in the Southerly part of said Providence, & described as follows Viz: Beginning at the Northwest corner of the Lot that lies East of the Gangway that runs from Williams Street to John Street, past the House now owned & occupied by said Sweet, & running Easterly from said Northwest corner fronting on said Williams Street forty (40) feet and going back Southerly holding said width of forty (40) feet, as far as said Thayers Land extends, & is the same Lot that was leased by said Thayer to said Sweet, by Lease dated the 6th day of November A.D. 1840. to which Lease reference is now had.

To Have and to Hold the said described Lot to him, the said Sweet, his Heirs, Assigns &c. he & they paying the Rents and performing the covenants contained herein, for and during said term of Ten Years from said first day of October A.D. 1850.

And the said Sweet for himself his Heirs & Assigns &c hereby covenants & agrees to & with the said Thayer, his Heirs & Assigns &c. that he the said Sweet, his Heirs & Assigns &c will pay the said Thayer his Heirs & Assigns &c. the sum of Forty five Dollars, it being One Dollar twelve & a half cents per foot fronting on said Williams Street, as the annual Rent for said Lot, the first payment of said Forty five Dollars under this Lease, to be made on the first day of October A.D. 1851. & the succeeding payments to be made on the first day of October in each year during the continuance of this Lease, and interest to be allowed on all sums not paid when due, till paid.

It is agreed and understood that at the expiration of this Lease it shall be renewed for another term of ten years, & if the parties hereto, their Heirs & Assigns &c cannot agree upon the Rent for the second term, then each party shall choose one disinterested person & these two shall

select a third, and the three thus chosen shall determine upon the Rent, at the expiration of the second term to be again renewed & the rent determined as aforesaid, & thus to be renewed & the rent determined at each successive expiration until the respective parties hereto, their Heirs & Assigns &c shall by mutual consent come to some other arrangement.

It is also agreed & understood that said Sweet, his Heirs & Assigns &c shall pay all Taxes of every kind that may be assessed on said premises, during this Lease.

It is also agreed and understood, that all Buildings & other Improvements that are now on said premises or that may be put on them during this ~~continue~~ Lease, shall be & are hereby pledged for the payment of said Rent, Interest and Taxes.

It is also agreed & understood that no permanent Building of any kind is to be erected within Six & a half feet of said Williams Street as is by Law enacted.

It is also agreed & understood that the said Lease given by said Thayer to said Sweet of said Lot, on the 6th day of Novr A.D. 1840 shall be & the same is hereby rendered Null, Void & of no effect, from & after the execution of these Presents.

In testimony of all which, We ourselves, our Heirs, Executors, Administrators & Assigns, We have set our hands and seals to Two Instruments of same tenor & date this Thirty first day of August A.D. 1850

Executed in presence of
John Sweet

Williams Thayer. (L.S.)
Menzies Sweet. (L.S.)

Recorded Sept 7. 1850 at 9 o'clk A.M.
Witness "continue" read

Albert Pabodie City Clk

Know all people by these presents

That I Samuel T. Field of the City and County of Providence and State of Rhode Island, Trader, in consideration of the sum of one dollar to me paid by Edwin Field of Cranston in said County, and of the Trusts herein contained, do by these Presents sell assign set over & convey unto him the Edwin Field, his heirs, executors, administrators and assigns, all my right, title and interest in and to a certain lot of land situated in said City numbered (12) twelve on the plat of the Estate of the late James Aborn, recorded in the City Clerks Office, and described in a lease made to me from Henry A Rhodes by his Guardian William E. Richmond Esq on the first day of March A.D. 1850

Also the buildings belonging to me and standing on said land and all rents which are or may be payable to me for a lease of a part of said lot by me made to Rathbun & Talbott; Also all and singular my Stock in trade, consisting principally of doors, Window frames, Window sash, windows glazed and blinds; Also all debts due or owing to me from any person or persons; also all and singular my property & estate of every kind, wheresoever the same may be, excepting only the wearing apparel of myself and family & my household furniture

To have and to hold the above assigned premises to him the said Edwin Field, his heirs, executors, administrators and assigns, in trust

for him the said Field, to sell and dispose of, either by public auction or private sale, all the above assigned goods, chattels, property and estate and to reduce to money so far as practicable all the above assigned debts, and to apply, pay and appropriate the proceeds of such sales and collections in the order and manner following, namely;

First, he shall pay all expenses of making this deed and of executing the trusts herein contained, including a reasonable compensation for his trouble and responsibility.

Second, he shall pay in full one promissory Note for about the sum of two hundred fifty dollars by me signed and by him, the said Edwin endorsed for my accommodation; also a note by me signed for about eighty five dollars, and payable to Joel B Fuller for money by me borrowed of him; also one other note by me signed for about one hundred seventy five dollars payable to Lathrop Dorman, being for money by me borrowed of him

Third, after making the payments above required said Edwin Field shall pay ratably all the rest and residue of said proceeds to all my creditors, who shall within four months next after the date of this deed, present to him their respective demands against me, and fully and effectually under their hands and seals discharge me therefrom

Fourth. In case any of said proceeds shall still remain in the hands of said Field after making the payment last above required, he shall pay the same ratably to all such of my creditors, if any, as shall not have presented their claims and demands against me and shall not have discharged me therefrom in manner aforesaid

And I do hereby constitute said Edwin Field, my attorney irrevocable for me and in my name to do all lawful acts necessary for the execution of thise trusts

In Witness whereof I have hereunto set my hand and seal this sixth day of September A.D. 1850

Signed, sealed & delivered
in presence of
Thos F Carpenter

Samuel T Field [L.S.]

Providence ss. At the City of Providence this Sixth day of September A.D. Eighteen hundred & fifty personally appeared Samuel T Field & acknowledged the above Instrument by him signed to be his free act & deed

Before me Thomas C Green
Justice of the Peace

Recorded September 7 1850 at 20 min before 10 a m
Witness
Albert Pabodie City Clk

This Indenture made the twenty eighth day of November A.D. Eighteen hundred and forty nine between Anna H Man and Eliza F Man of the one part and George F. Andrews and Samuel H. Stone of the other part all of Providence in the County of Providence and State of Rhode Island

Witnesseth, that the said Anna H. & Eliza F. Man for and in consideration of the rents, covenants and agreements herein-

after contained on the part of said Andrews & Stone, their executors, administrators and assigns to be paid kept and performed, do demise, lease and to farm let unto the said Andrews & Stone, their executors, administrators and assigns A certain lot of land situate on Cranston Street in said Providence, bounding Northerly on said Cranston Street whereon it measures forty four feet and eight inches and further described as follows: Commencing at the Northwest corner of the lot of land, numbered nine (9) on the plat of certain lands of Nathan Angell, surveyed & platted by Daniel Anthony Esq 11 ms 1801 which plat is recorded in the Town Clerks Office in said Providence, thence running easterly on the South line of said Cranston Street forty four feet and eight inches, thence running southerly about One hundred and fifty feet to the South line of said lot No nine (9), thence running westerly twenty seven feet and eight inches to the southwest corner of said lot No nine (9), thence northerly One hundred and fifty feet to the first mentioned corner or place of beginning

To have and to hold the said premises with their appurtenances unto the said Andrews and Stone from the first day of April A. D. Eighteen hundred and fifty until the first day of April A D (1855) Eighteen hundred and fifty five; Yielding and paying therefor the rent or sum of One hundred dollars yearly by equal semi annual payments on the first day of October and on the first day of April in every years during said term, the first semi annual payment thereof to be made on the first day of October A.D. Eighteen hundred and fifty

And the said Andrews and Stone for themselves their heirs, executors and administrators do covenant and agree to and with the said Anna & Eliza their heirs and assigns that they the said Andrews and Stone their executors, administrators or assigns shall yearly and every year during said term pay unto the said Anna & Eliza, their heirs, executors, administrators and assigns the yearly rent aforesaid at the times and in the manner hereinbefore appointed for payment thereof

And the parties aforesaid for themselves respectively and for their respective heirs, executors and administrators each with the other and with their respective heirs, executors, administrators and assigns do further covenant and agree as follows, that if said yearly rent or any part thereof shall be behind and unpaid for the space of ten days after either of the said days whereon the same is appointed to be paid as aforesaid, then it shall be lawful for said Anna H Man and Eliza F Man their heirs and assigns in and upon said premises to re enter and the same to have again repossess and enjoy

And the said George F Andrews and Samuel H Stone hereby pledge and bind the buildings hereafter to be erected & made on said premises for the payment of the aforesaid rent, and also for the payment of interest on each semi annual payment of rent after ten days neglect to pay the same until such semi annual payment shall be made

The said Anna H Man and Eliza F Man covenant and agree that the said Andrews and Stone may have another lease of said premises at the end of said term for the same term of years; rent to be not less than One hundred Dollars yearly and to be fixed by referees if the parties disagree.

And the said Anna and Eliza for them-

selves, their heirs, executors, administrators and assigns do covenant and agree to and with said Andrews and Stone their executors, administrators and assigns that they the said George F. Andrews and Samuel H. Stone, their executors, administrators and assigns paying and performing the covenants herein contained on their part to be paid and performed, shall and may lawfully and quietly have hold and enjoy the aforedescribed premises together with said building to be thereon erected as aforesaid together with the rights, privileges and appurtenances thereunto belonging for and during said term to wit until the first day of April A.D. Eighteen hundred and fifty five (1855) without lawful let or disturbance from any person or pasons whatsoever.

In testimony whereof we have hereunto interchangeably set our hands and seals this thirtieth day of November A.D. Eighteen hundred and forty nine

Geo. F. Andrews (L.S.)

S. Hollis Stone (L.S.)

Anna A. Man (L.S.)

Eliza F. Man (L.S.)

signed, sealed & delivered in presence of the undersigned the words "Street" & "payment" interlined before the execution also the word "four" erased and "eight" interlined before this instrument was signed

Charles Holden Jr

Providence ss Providence November 30th 1849 Then Anna A. Man, Eliza F. Man and Samuel H. Stone acknowledged the aforegoing instrument to be their voluntary act and deed

before me Charles Holden Jr
Justice of the Peace

Recorded Sept 11. 1850 at 1/4 before 6 p m

Witnes Albert Pabodie City Clk

This Indenture made and executed on the twentieth day of March A.D. Eighteen hundred and forty nine between Anna A. Man and Eliza F. Man of Providence in the County of Providence and State of Rhode Island of the one part and Benoni Phillips of said Providence of the other part Witnesseth

That the said Anna and Eliza for and in consideration of the rents and covenants on the part of said Phillips to be kept, paid and performed, do hereby demise and lease unto the said Phillips a certain lot of land situate on Cranston Street in said Providence bounding northerly on said Street and measuring thereon twenty two feet 4 four inches and is described as follows; commencing at the north east corner of the lot of land numbered nine (9) on the plat of certain lands of Nathan Angell, surveyed and platted by Daniel Anthony Cet 11 mo 1801 which plat is recorded in the Town Clerks Office in said Providence, thence running Westerly on the South line of said Cranston Street twenty two feet and four inches, thence running Southerly one hundred and fifty feet to the south line of said lot No Nine (9), thence running thirteen feet and ten inches to the South east corner of said lot No Nine (9), thence northerly One hundred and fifty feet to the first mentioned corner or place of beginning, the lot of land hereby conveyed being the east side (and one third

part) of said lot No Nine (9) To have and to hold the said premises with their appurtenances to him the said Phillips his executors, administrators and assigns from henceforth until the twentieth day of March Eighteen hundred and fifty four. Yielding and paying therefor the yearly rent of fifty (50) dollars, to be paid semi annually at and upon the Twentieth day of September and the twentieth day of March in each year until the expiration of this lease in equal portions that is to say twenty five dollars upon the twentieth day of March in each year and twenty five Dollars upon the 20th day of September each year the first payment to be made on the twentieth day of September next

And the said Phillips for himself his heirs executors and administrators doth covenant and agree to and with said Anna & Eliza their executors, administrators and assigns that he the said Phillips his executors administrators and assigns shall yearly and every year during said term pay unto the said Anna and Eliza their executors, administrators or assigns the yearly rent aforesaid at the times and in the manner herein before appointed for the payment thereof

And the parties aforesaid for themselves respectively and for their respective heirs, executors and administrators each with the other and with their respective heirs, executors, administrators and assigns do further covenant and agree, that the said Phillips, his executors, administrators & assigns during said term shall pay all taxes which during said term shall be assessed on said premises or on the owners or occupiers thereof

And the said Phillips hereby pledges and binds the building or buildings now erected and made or hereafter to be erected and made on said premises for the payment of the aforesaid rent Provided always, that if the aforesaid rent or any part thereof shall be behind and unpaid for the space of thirty days after either of the said days whereon the same is appointed to be paid as aforesaid, or if the said Phillips shall do or suffer to be done any voluntary waste upon said premises or upon the buildings erected or to be erected thereon or shall not keep the same in tenantable repair, that then it shall be lawful for the said Anna & Eliza to enter upon said premises and possess the same as in their former estate

Provided always that if the rent hereby reserved remain unpaid after the same shall become due it is further agreed that the same shall draw interest annually until the payment thereof, and the pledge of the building or buildings hereinbefore given for the payment of said rent shall be deemed and taken to extend to the interest on the same

And the said Anna & Eliza for themselves, their heirs, executors, administrators and assigns do covenant and agree to and with said Phillips, his executors, administrators and assigns paying the rents and performing the covenants herein contained on his and their part to be kept, paid and performed shall and may lawfully and quietly have, hold and enjoy the aforedescribed premises together with the appurtenances of the same until the said twentieth day of March One thousand eight hundred and fifty four without lawful let or disturbance of any person or persons whatsoever

In testimony whereof we have hereunto interchangeably set our hands & seals the day and year aforewritten

Signed, sealed and delivered in presence of the undersigned "assigns" and "granted" being first erased and "described" interlined also "Phillips" interlined
Charles Holden Jr
These words were also interlined before the execution hereof," and twenty five Dollars upon the 20th of September in each year"
Charles Holden Jr

Benoni Phillips LS

Anna A Man LS

Eliza F Man LS

Providence ss Providence March 20 1849 Then Benoni Phillips Anna A Man, and Eliza F Man acknowledged the aforegoing instrument to be their voluntary act and deed
Before me Charles Holden Jr
Justice of the Peace

Recorded September 11th 1850 at ½ before 6 p.m
Witness Albert Pabodie City Clk

Know all men by these presents, that We Wheaton A Harrington and Eliza S. Harrington wife of said Wheaton A in right of said Eliza S. in consideration of the payment of the rent reserved and the performance of the covenants in the foregoing lease on the part of said Amasa Yeaw to be paid & performed, do hereby confirm the said lease and the covenants thereof and demise the said premises to the said Amasa Yeaw for the term therein named upon the same terms covenants and conditions therein expressed
In testimony whereof we have hereunto set our hands & seals this first day of September A D 1850
Executed in presence of
Israel G Manchester

Wheaton A Harrington LS

Eliza S Harrington LS

Providence ss In the City of Providence this thirteenth day of September A.D. 1850. Then personally appeared Wheaton A Harrington & acknowledged the foregoing instrument by him signed to be his free act & deed and at the same time & place came Eliza S Harrington wife of said Wheaton and after having been by me examined separate and apart from her said husband & having the foregoing instrument shown & explained to her by me acknowledged the same to be her free act and deed and that she did not wish to retract the same
Before me Israel G. Manchester
Justice Peace

The mortgage referred to above is recorded on page 176 of this Book

Recorded Sept 13. 1850 at 10 m. before 3 p m
Witness Albert Pabodie
City Clerk

Know all men by these presents, that I Thomas A Jenckes of the city and County of Providence, State of Rhode Island &c Assignee of Harvey Perry of said Providence, in consideration of the sum of One dollar received to my full satisfaction of Roger W Potter of said Providence, do hereby bargain, sell, deliver, grant & convey unto the said Potter all the right, title & interest which the said Harvey Perry had on the third day of March A D 1849 in and to a certain lot of land on Canal Street in said Providence leased to him by Betsey Sterry & Julia Valentine by instruments of lease dated the twelfth day of July & the 15th day of December 1847 reference to said instruments being had for a more particular description of the same and also all the right, title & interest which I as such Assignee have therein, and also in and to the building situated on said lot:
To have and to hold the same to him the said Roger W Potter, his heirs, executors, administrators & assigns forever In testimony whereof I have hereunto set my hand and seal in my said capacity this eleventh day of September A D 1850
Signed sealed & delivered in presence of
Charles W Greene

T. A. Jenckes Assignee LS

Providence ss Providence September 11th A D 1850 Then personally appeared the within named Thomas A Jenckes and acknowledged the above instrument by him signed as assignee to be his free act & deed
Before me Charles W Greene
Justice Peace

Recorded September 13th 1850 at 4 pm
Witness Albert Pabodie City Clk

Whereas Harvey Perry of the City and County of Providence, State of Rhode Island, did on the 24th day of January A D 1848, make and execute his certain Deed of Mortgage of that date to Nedabiah Angell of certain buildings and improvements, to secure the payment of certain sums of money as by reference to said Deed of Mortgage, on Record, in the City Clerks Office in said City of Providence in Book No 4 page 445 of the Records of Mortgages of Personal Property will more fully appear — Which said deed of Mortgage fully authorized and empowered the said Nedabiah Angell, as the attorney of the said Harvey Perry, to sell and convey said Mortgaged Property, under the conditions and in the mode specified in said deed of Mortgage

And whereas said Deed of Mortgage was made and given upon this condition That if I the said Harvey Perry, my executors, administrators or assigns, shall well and truly pay, or cause to be paid to the said Nedabiah Angell, his Executors, Administrators or assigns, the sum of Three thousand Dollars, with interest, in one year from the date hereof, then this Deed, as also, a certain promissory Note, given by me, to the said Angell, for the payment of the sum aforesaid, at the time aforesaid, shall be void, otherwise remain in full force & vertue

And whereas said Note has become due and payable and still remains due and unpaid and the property named in the aforesaid Deed of Mortgage, has been advertised for sale by Public Auction, for twenty days prior to the date hereof, in the Providence Daily Journal, one of the public Newspapers printed in the City of Providence

And whereas at a Public Sale of said Property this day the same was purchased by Roger W. Potter, of said City of Providence, for the sum of Thirty six hundred Dollars, he being the highest bidder therefor

Now therefore Know Ye, That I the said Harvey Perry, by my Attorney the said Nedabiah Angell, for and in consideration of the premises, and of the aforenamed sum of Thirty six hundred Dollars, to me paid by the aforenamed Roger W. Potter, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Roger W. Potter, all the right, title & interest which the said Harvey Perry, had, on the day of the date of the aforenamed Deed of Mortgage, in and to the lot of land situate on Canal Street, in said Providence, leased to the said Harvey Perry, by Betsey Sterry & Julia Valentine of said Providence and also the building thereon standing, lately erected by the said Harvey Perry, together with all the privileges and appurtenances thereof, being the premises & property named in the aforenamed Deed of Mortgage

To have and to hold the aforegranted premises to him the said Roger Williams Potter, his heirs and assigns forever, with all the rights, privileges & appurtenances thereof & thereunto appertaining as conveyed by the said Harvey Perry in the aforenamed deed of Mortgage

In testimony whereof I the said Harvey Perry by my said Attorney the said Nedabiah Angell, have hereunto set my hand and seal this fourteenth day of August A D One thousand eight hundred & fifty (1850)

Signed, Sealed & delivered
in presence of
Nathaniel Searle

Harvey Perry by his
Attorney Nedabiah Angell

County of Providence ss In the City of Providence on this 14th day August A D 1850 Then personally appeared before me, the above named Nedabiah Angell and acknowledged the preceding Instrument by him signed as attorney for Harvey Perry to be his free act and deed and the free act & deed of the said Harvey Perry

Nathaniel Searle
Public Notary

Recorded September 13: 1850 at 4 p. m
Witness
Albert Pabodie
City Clerk

For and in consideration of One Dollar to me paid by William L Thornton of Providence I hereby transfer, assign & set over all my right, title and interest in and to the within lease and the premises therein granted to the said Thornton, to have and to hold to his own use and behoof

In witness whereof, I have hereunto set my hand & seal this 16th day of September A D 1850

In presence of
Charles W Greene

Joseph G. Chamley

Providence ss Providence September 16th 1850 Then personally appeared the above named Joseph G Chamley & acknowledged the above transfer of lease by him signed to be his free act & deed

Before me
Charles W. Greene
Justice Peace

Note

The Lease referred to in the above Transfer is recorded in book No 113 page 119 of the Record of Deeds

Recorded September 16: 1850 at 20 min before 11 a m
Witness
Albert Pabodie
City Clerk

This Indenture of Lease made and entered into this first day of September in the Year of our Lord, One thousand eight hundred and fifty by and between Rebecca P Tillinghast of the City and County of Philadelphia and State of Pennsylvania, Party of the first part and Samuel N Richmond Junr of the City and County of Providence in the State of Rhode Island, Party of the second part

Witnesseth

That the said Rebecca P Tillinghast party of the first part, for & in consideration of the Annual Rent of Five hundred Dollars to be paid yearly and every year during the Term herein after named, in equal Quarter Yearly Payments of One hundred and twenty five dollars, on the last day of November, February, May and August, in each and every year during the term of this Lease, hath demised, leased and to farm let, and doth by these Presents demise, lease and to farm let unto him the said Samuel N. Richmond Junr, his Executors, Administrators and assigns for and during the term of Five Years from the date hereof, to wit; until the first day of September in the year 1855 (One thousand eight hundred and fifty five)

The Lots of Land situate on the Easterly side of Benefit Street and extending back to Waterman Street in said City of Providence, being the same Lots heretofore leased by Mowry Tafe and wife to the late Joseph L Tillinghast

Together with the dwelling House and all other Buildings and Improvements on said Lots To have and to hold the same with all the Rights and Privileges thereof, or thereunto appertaining, to him the said Samuel N Richmond Junr, his Executors, Administrators and assigns for and during the term aforesaid And it is agreed by and between the parties hereto in manner following — That in case the

said Dwelling House shall at any time during said term be destroyed or rendered untenantable by Fire, or other casualty, the said Samuel N. Richmond Jr his executors, administrators or assigns, may, if he or they think proper terminate this Lease, provided all Rents that may have accrued together with the proportional part of a Quarters Rent from the last Quarters day, up to the time that he or they shall give written Notice to the said party of the fist part, her Executors, administrators, Assigns or Attorney of such his or their intention be fist paid. But in case of a partial or trivial injury to said Dwelling House by Fire or other casualty, the same shall be forthwith repaired at the proper costs and charges of the said Party of the fist part, her executors, administrators or assigns

And that in case default shall be made in the payment of any Rent accruing under this Lease and such default shall continue for the term of ninety days after notice in writing shall have been given to the said Party of the second part, his Executors, Administrators or Assigns, the said party of the fist part, her executors, administrators or assigns may, if she or they think fit, enter upon said pumises and terminate this Lease

And the said Samuel N Richmond Jun on his part, for himself, and for his heirs, executors, administrators and assigns, Covenants and agrees to and with the said Rebecca P. Tillinghast, her heirs and assigns, that he will pay or cause to be paid the aforenamed annual rent promptly at the times and in the proportions as aforesaid, and on the expiation of this Lease will surrender and yield up the afore demised pumises in as good order and condition as they now are, ordinary Wear and tear and accidents by Fire or other Casualty excepted

In testimony whereof, the parties hereto have hereunto set their hands and seals the day and year first aforewritten

Executed in presence of Henry Martin

R. P. Tillinghast [LS]

Samuel N Richmond Jr [LS]

Providence County ss In Providence this fourteenth day of September A.D. 1850 Then Rebecca P Tillinghast personally appeared before me, and acknowledged the preceding Instrument by her signed to be her free act and deed Henry Martin Public Notary

Recorded September 16, 1850 at 1-20 p m

Witness Albert Pabodie City Clerk

Know all men by these presents, That I Edward R Mitchell, of Cranston in the county of Providence in the State of Rhode Island, For and in consideration of the sum of Three thousand Dollars to me paid by Nancy Greene of the City of Providence, in the County & State aforesaid, the receipt of which is hereby acknowledged, do by these presents, remise, release

and forever quit claim unto her the said Nancy Greene and to her heirs and assigns forever, all my right, title, interest, property claim and demand in and to a certain lot or tract of land situate on the westerly side of the City of Providence, in said County of Providence, and the Southerly part of said city, at the junction of Hospital Street (so called) with the Pawtuxet Turnpike, said Estate fronting principally on Hospital Street and is the same tract of land leased by the Grantor of said City, reference to said lease now on record in the Office of the City Clerk of said City being had, for a more particular description of said Estate, also the four dwelling houses on said lot of land and the unexpired term of said lease, together with said Lease and all its incidents, rights, powers or privileges, as fully as the same is conveyed to me by said City.

To have and to hold the same to her the said Nancy Greene & to her heirs and assigns forever, in as full and ample a manner as I myself might hold and enjoy the same by virtue of said lease for the unexpired term term thereof and subject to the same restrictions and reservations expressed in said Lease, and I the said Edward R. Mitchell do hereby covenant to and with the said Nancy Greene, her heirs & assigns that I will warrant and defend the same to her the said Nancy Greene and to her heirs and assigns forever against the lawful claims or demands of all persons claiming the same by through or under me

And I Eliza Mitchell wife of the said Edward R Mitchell in consideration of the aforesaid sum paid my said Husband, do hereby remise, release & forever quit claim unto her the said Nancy Greene and to her heirs and assigns forever, all of my right of dower & Power of thirds in and to the aforedescribed pumises

In Witness whereof, we have hereunto set our hands and seals on this sixteenth day of September A.D. Eighteen hundred & fifty (1850)

Signed, sealed & delivered in presence of J G Johnson to E R M signature Cordelia Clark

Edward R Mitchell [LS]

Eliza Mitchell [LS]

Providence ss in Cranston on this 17th day of September A.D 1850 Then personally appeared the above named Edward R Mitchell before me and acknowledged the preceding instrument by him signed to be his free act and deed J. G. Johnson Town Clerk

Recorded September, 17, 1850 at 5 min before 2 p.m

Witness Albert Pabodie City Clk

Know all men. That I, Henry J Grant, of Providence, Rhode Island, for & in consideration of the sum of Twenty five Dollars to me paid by Simson Chace, the receipt whereof I do hereby acknowledge, hereby sell, assign set over to him, said Simson Chace, a certain Building situated on Hospital Street in said City, now used by Isaac Saunders & situated on Land of the Grantee

To Have and to Hold the same, to him the said Simson Chace, his Heirs and Assigns forever.

And I, the said Henry J Grant hereby covenant with the said Simson Chace, that I will warrant & defend the said Building to him the said Chace, firm & against the lawful claims of all persons claiming by, through or under me the said Henry J Grant.

In testimony whereof, I have hereunto set my hand and seal, this 11th day of September A.D. 1850

In presence of
G A Williamson

Henry J Grant

Recorded Sept 18. 1850 at 2 o'clk P.M.

Witness

Albert Pabodie City Clk

Know all men by these presents, That I Julia A. Valentine Widow of the City and County of Providence, State of Rhode Island for and in consideration of the sum of Six Hundred dollars, to me in hand paid by Julia V Fox of said Providence at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, have bargained, sold and delivered, and by these presents do bargain, sell and deliver unto the said Julia V. Fox, the following articles of household furniture, viz: All the furniture now in Boston, bought of Dawson and Harrington and also the following articles of Furniture, situated in House No 157 North Main St. Silver Set belonging to the late Wm Valentine, 1 set of China, 1 Piano, Stool and Covering, all the articles purchased by Julia V. Fox of Thomas Whitaker, in Oct. 1847 see Bill, One doz Silver forks, two Silver Plated candlesticks, One Silver plated Urn, One Silver plated cake basket, two silver and glass butter dishes, One Blue and gold Chamber Set, one blue and white Chamber Set, two China figures, two Plaster Paris figures, four painted waiters, two Marble vases, two painted fire screens, four worsted work pictures. Gilt Frames, five Steel Engravings gilt frames, One Steel engraving (Queen Victoria) black Walnut frame, One Childs portrait gilt frame, One very large Mirror gilt frame, two looking glasses gilt frame one looking glass mahogany frame, One marble top table, two fancy tables, one mahogany dining table, one black walnut table, one mahogany table parlor, One black walnut couch, one doz Chamber Chairs, two Black Walnut rocking Chairs, One Bureau, one marble top wash stand, one mahogany couch Bedstead, one four post bedstead, three feather beds and bedding, two palm matrasses, one hair matrass, one piece of Brussells Stair Carpeting, one painted carpet, nine books of engravings One library containing fifty novels, two doz white handled knives, two doz do Forks.

To have and to hold, the said Goods unto her, the said Julia V. Fox, her executors, administrators and assigns, to her and their own proper use and benefit forever, and I the said Julia A Valentine for myself and my heirs, executors & administrators will warrant and defend the said bargains and premises unto the said Julia V Fox her executors, administrators & assigns from and against all persons whomsoever.

In witness whereof, I have hereunto set my hand and seal, this tenth day of August A.D. Eighteen hundred and fifty

Signed, Sealed & delivered
in presence of
John Andrew.

Julia Valentine

Recorded Sept 28 1850 at 2-40 p.m.

Witness

Albert Pabodie City Clerk

In consideration of fifteen hundred dollars paid to us by Fidelia Tenney of North Providence, We hereby assign and transfer to him, his heirs & assigns all our right, title and interest in the within described property and in and to the debt secured by this mortgage.

In witness whereof we have hereto set our hands & seals this 17th day of September 1850

In presence of
Charles F Tillinghast
Israel B Salisbury

John R Burrows
Gardner W Burgess
Thos T Wardwell
John A Foster

Note The Instrument referred to above is recorded in Book No 98 page 344

Recorded October 1. 1850 at 3 p.m.

Witness

Albert Pabodie City Clk

Know all men by these presents, That We William Monroe and James F Eddy both of the City and County of Providence in the State of Rhode Island, Jewellers in company under the name and firm of Monroe & Eddy.

For and in consideration of the sum of Four hundred Dollars, to us paid by Bela W. P Bennett of the city of Providence & County & State aforesaid, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over & deliver unto him the said B. W. P Bennett, to his heirs and assigns forever.

All the Buildings and Improvements standing on a lot of land, situate on the Northerly side of Fountain Street in said City of Providence and leased by William Hicks & George A Willard of Otis Holmes by lease dated March 7th A.D. 1846.

Reference to said Lease being had

Excepting from this conveyance, the Building owned and erected on that part of the afore said lot that has been leased to Joseph Hoyt – the Buildings hereby conveyed are a wooden building fronting on said Fountain Street, and also a Shed in the rear.

To have & to hold the same with all the rights and privileges thereof to him the said Bennett and to his heirs and assigns, to his and to their sole use & benefit forever.

In witness whereof, we have

hereunto set our hands & seals this Twenty third day of September A.D. 1850

Signed, sealed & delivered in presence of
G. A. D. Joslin
William Hicks

Wm Monroe (L.S.)
James F. Eddy (L.S.)

Recorded October 2d 1850 at 20 min before 5 p.m.
Witness Albert Pabodie City Clerk

Know all men by these presents That I Peter Shanly of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Three hundred Dollars, to me paid by John Shanly of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents bargain, sell, assign, convey, set over and deliver unto the said John Shanly One White Horse & One Wagon & Harness being a horse and wagon used by me the said Peter Shanly as a Peddler, also all and singular, the Stock of Dry Goods belonging to me consisting of such Goods as are commonly carried about for Sale by Peddlers

To have and to hold the same, to him the said John Shanly & to his heirs and assigns, to his and their sole use and benefit forever

And I the said Peter Shanly, for myself, and for my heirs, executors and administrators, do covenant to and with the said John Shanly his heirs and assigns, that I am the lawful owner of the property hereby conveyed, that I have a good right to sell and convey the same as aforesaid and that I will forever warrant and defend the same, to the said John Shanly and to his heirs and assigns forever, against the lawful claims & demands of all persons whatsoever.

In witness whereof I have hereunto set my hand & seal this fourth day of October A.D. One thousand eight hundred and fifty. Signed Sealed and delivered in presence of
Nathaniel Searle
Patrick M Loughlin

his
Peter x Shanly (L.S.)
mark

Recorded October 5. 1850 at 8 h a.m.
Witness Albert Pabodie City Clerk

Know all men by these presents, that I John Gould of the City of Providence in consideration of Five hundred Dollars to me in hand paid by Nathan C. Lewis junior of said Providence the receipt whereof I do hereby acknowledge, do hereby bargain, sell, convey, transfer, set over and deliver unto said Lewis the one undivided half part of all and singular, the goods, wares & merchandise now situate & being in my Store on the west side of North Main Street in said Providence, consisting of a general assortment of groceries and liquors, together, with an undivided half part of all the fixtures and furniture and my interest in the Lease of the said Store, being numbered 75 on said Street

To have and to hold the same to him the said Lewis, his executors, administrators and assigns to his and their use and benefit forever

And I the said Gould for myself, my executors & administrators do hereby covenant and agree to and with said Lewis, his executors, administrators and assigns, that at and before execution hereof I am the true, sole and lawful owner of the premises, that I have good right & full power to convey the same as aforesaid, that they are free from all incumbrances & that I warrant & defend the same against the lawful claims of all persons forever

In witness whereof I have unto set my hand & seal this 4th day of October 1850
Signed, sealed & delivered in presence of
Nancy Maria Lewis

John Gould (L.S.)

Recorded October 5. 1850 at 4 p.m.
Witness Albert Pabodie City Clk

This agreement of Lease made and executed on this Twenty sixth day of September A. D. 1850, by and between William Comstock, Ann Comstock, Joseph J Comstock and William W Comstock, of the one part, and Joseph Hodges Jr of the other part.

Witnesseth, That the said Parties of the first part, for themselves, their Executors & administrators, for and in consideration of the rents and covenants hereinafter contained, to be paid and performed by the said Joseph Hodges Jr, his Executors, Administrators and assigns, doth hereby Lease

A certain Lot of Land, situate on the Easterly side of South Water Street in the Southerly part of said City of Providence. Bounded Westerly on said South Water Street, Northerly by a Gangway, leading from South Main, to South Water Street, Easterly by other Land of the Lessors, and Southerly by a Gangway, leading from South Main to South Water Street

To have and to hold the same from and after the first day of October A.D. 1850, to April first A.D. 1851 at the Rent of One Hundred Dollars, payable Quarterly, by even equal portions, at the End of each and every three months during said term

Also a certain other Lot of Land viz The Wharf Estate belonging to the Lessors. Bounding Easterly on South Water Street and also the first afore described lot of land

To have and to hold said Leased Premises, with all the rights, privileges and appurtenances thereof, to him the said Joseph Hodges Jr, his executors, administrators & assigns for and during the term of Five Years from and after the first day of April A.D. 1851 Yielding and paying therefor yearly and every year during said term unto the said Lessors, their heirs or assigns, the yearly Rent of Five hundred and fifty Dollars payable Quarterly by even equal portions, at the end of each and every three months, during said term, the first payment whereof, to be made on the first day of July A.D. 1851

And the said

Joseph Hodges Jr, for himself, his heirs, executors and administrators doth hereby covenant, to and with the said Lessors, their heirs and Assigns, that he the said Joseph Hodges Jr or his heirs, executors, administrators or assigns, will well and truly pay the yearly rent aforesaid, at the times, and in the manner herein before appointed for the same to be paid - And at the end of said term, to surrender up said Leased premises quietly and peaceably to the said Lessors, their heirs or assigns, in as like good order and condition as when received, natural wear and tear only excepted

And it is further agreed by and between the parties hereto, in manner following that is to say - The Lessors, are to fill up said Lot, with the present grade of the Side walk on the East side of South Water Street, fronting the Lot

The said Joseph Hodges Jr is to have the privilege of erecting Two Coal Sheds on said Lot as delineated upon a Plat hereto annexed which said Sheds, are to be used for no other purposes, without the written consent of the Lessors, or their heirs or assigns -
No other Buildings to be erected on said Leased premises, without the written consent the Lessors, their heirs or assigns

Said Premises are not to be underlet during said term, without the written consent of the Lessors, their heirs or assigns All improvements made upon said Lot, by the said Lessee, to be pledged for the payment of the yearly rent aforesaid

The said Lessors, to have the privilege of purchasing the Lease & the Sheds & other Improvements erected on said Leased premises, by the said Hodges, provided they will pay as much therefor as any other person, and provided the said Hodges wishes to dispose of the same

And it is further agreed by and between the parties hereto - That in case the yearly rent aforesaid, or any part thereof, shall be behind & remain unpaid, for the space of sixty days, after either of the times, whereon the same is appointed to be paid, that then and in that case, it shall be lawful for the said Lessors, their heirs or assigns, to reenter, in and upon said Leased premises & this Lease shall cease and be determined

In Witness whereof, We have hereunto set our hands and seals the day and year first afore written

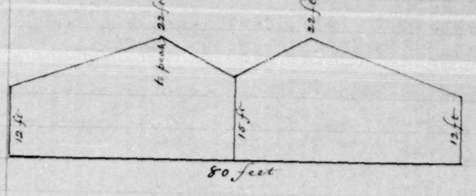
Signed, sealed and delivered
in presence of

Henry A De Witt — William Comstock [LS]
William Bucklin — Ann Comstock [LS]
Wm Bucklin — Jos. J. Comstock [LS]
Wm Bucklin — Wm W. Comstock [LS]
Oscar W. Olney — Joseph Hodges Jr [LS]
witness to J Hodges Jr signature

County of Providence ss In the City of Providence on this 4th day of October A.D. 1850 Then personally appeared the above named William Comstock, Ann Comstock, Joseph J Comstock, William W. Comstock & Joseph Hodges Jun Before me and severally

acknowledged the preceding Instrument by them signed, to be their free act & deed

Nathaniel Searle
Public Notary



Recorded Oct 7th 1850 at 2h 45m p m
Witness Albert Pabodie
City Clerk

Know all men, That We, the Corporation of Grace Church, in Providence, a body corporate, legally established in the City of Providence, in the State of Rhode Island &c, in consideration of Thirty Dollars to us already paid by Mary Ann Walford, do hereby grant, bargain sell convey to the said Mary Ann, her Heirs & Assigns, One Lot of Land in the Cemetery of said Corporation, situated on Main Avenue, & Numbered Five hundred seventy six (No 576) on the Plat of said Cemetery, made by Bushong & Watling & recorded in the Land Registry of said City, page 76, Vol 3, Book of Plats. _____
_____ To Have & to Hold the same unto the said Mary Ann, her Heirs & Assigns forever, subject to the conditions & restrictions, & with the privileges following, to wit:- _____
1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation. _____
2d. Said Lot shall not be used for any purpose other than as a repository of the dead; & no trees within the Lot or under around the same shall be destroyed or mutilated, without the consent of said Vestry. _____
3d. The proprietor may erect stones, monuments & sepulchral structures, & cultivate trees, shrubs & plants on said Lot; & shall keep in repair at his or her expense, the bound-marks put thereon by the corporation. _____
4th. If any tree, shrub or plant on said Lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right & duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance to be removed. _____
5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry it shall be their right & duty to cause the same to be removed. _____
6th. The Cemetery & its appurtenances shall be under the custody & superintendance of the vestry of said Corporation, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein, as said Vestry shall from time to time, deem expedient. _____
_____ Witness the common Seal of said Corporation hereto affixed this Fourth day of October in the year of our Lord 1850 by Charles H Mason, our Treasurer for that purpose duly authorized.

In presence of
Henry Barton

C H Mason Treasurer
of Grace Church, Providence

_____ Providence Ss. In the City of Providence this 4th day of October 1850 personally came Charles H Mason, Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary Deed, in said capacity, with the common seal of said Corporation, thereto affixed. _____
_____ Before me Francis C Hoppin _____
_____ Justice of the Peace. _____

Recorded Oct 11. 1850 at 20 min before 4 o'clk P.M. _____
_____ Witness _____ Albert Pabodie City Clerk

Know all Men by these Presents

That I. William H Green of the City and County of Providence in consideration of the sum of Three hundred fifty Dollars to me paid the receipt whereof is hereby acknowledged by Edwin Despeaux of North Providence in the County aforesaid, hereby grant, bargain, sell, convey, set over & deliver unto him the said Edwin Despeaux his Heirs and Assigns forever, the following described goods & chattels, Viz:

All the tables, chairs, carpets, lamps, oil cloths, table cloths, window curtains, stoves, rocking chairs, looking glasses, beds, bed clothes, candle sticks, spoons, tumblers, decanters, mats, wine glasses, jugs, demijohns, sofas, stove ware, hardware, silver ware, glass, crockery ware, pails, tubs, lanterns, signs, baskets, pictures, picture frames, maps, clock, knives, forks, counters, furniture & apparatus used at the bar, & generally all the other furniture, fixtures, stock in trade now in the house lately occupied by Joseph Jewett on Broad Street in said Providence, opposite the Arcade, owned by Joseph Ashley & known as the "Grey Eagle."

To Have and to Hold the same, to him the said Edwin Despeaux, his Heirs and Assigns forever.

And I, the said William H Green do avouch myself to be the true lawful owner of the aforesaid goods & chattels, & will warrant & defend the same against the lawful claims & demands of all persons.

In testimony whereof, I hereunto set my hand & seal, this Ninth day of October A.D. Eighteen hundred and fifty.

In presence of
Nelson H Morry

Wm H Green. (L.S.)

Recorded Oct 12. 1850 at 10 min past 12 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents That I. James Draper of the City and County of Providence & State of Rhode Island, merchant, for & in consideration of the sum of $ to me in hand paid by Henry F. Tingley of said Providence at & before the sealing & delivery of these Presents (the receipt whereof is hereby acknowledged) have bargained, sold & delivered & by these Presents do bargain, sell & deliver unto the said Tingley, all my household furniture now situated in House No 187 Broad Street in said Providence (and to be kept in my possession)

To Have & to Hold the said goods unto the said Tingley, his Executors, Administrators & Assigns, to his & their own proper use & benefit forever.

And I, the said James Draper, for myself my Heirs, Executors & Administrators, will warrant & defend the said bargained premises unto the said Henry F. Tingley, his Executors Administrators & Assigns, from & against all persons whomsoever.

In Witness whereof, I have hereunto set my hand & seal, this Twelfth day of October A.D. Eighteen hundred & fifty.

Signed sealed & delivered
in presence of
Willard Sayles

James Draper. (L.S.)

Recorded Oct 14. 1850 at 9 h & 40 m A.M.

Witness Albert Pabodie
City Clerk

This Indenture of two parts, made and entered into this first day of January A.D. 1850, by and between Samuel Boyd Tobey of the City and County of Providence, State of Rhode Island, executor of the last Will and Testament of Anna C Jenkins, late of said City of Providence deceased - and Guardian of the Persons and estates of Anna A Jenkins and Moses B Jenkins, minors, both of said City of Providence of the first part, and Nancy G French of said City of Providence of the second part

(For remainder see page 65 this Book)

Know all people by these Presents

That I. Henry Brayton of the City and County of Providence in the State of Rhode Island, in consideration of the sum of One hundred fifty Dollars to me paid by Robert Binns of West Bloomfield in the State of New Jersey, do by these Presents, sell, assign set over & convey unto him the said Robert Binns, his Heirs, Executors, Administrators and Assigns

A certain small Dwelling House, now occupied as a Shop & Dwelling House, situated in said City of Providence, at the junction of Broad & Clarendon Streets, on Land of Job Peckell, being the same Building in which I now live; also all the fixtures & furniture of the Shop in said Building

To Have and to Hold the same to him the said Robert Binns, his Heirs, Executors, Administrators & Assigns forever.

In Witness whereof, I have hereunto set my hand and seal this Twenty first day of October A.D. 1850.

Signed, Sealed & Delivered
in presence of
Thos F Carpenter

Henry Brayton. (L.S.)

Providence Sc. In the City of Providence this 21st day of October A.D. 1850. Then personally Henry Brayton, and acknowledged the preceding Instrument by him signed to be his free Act and Deed.

Before me Benjamin T Eames
Justice of the Peace.

Recorded Oct 22. 1850 at 11 o'clock A.M.

Witness Albert Pabodie City Clerk

L.S.

Know all men by these Presents

That I. William W Bishop, Agent of the "Rhode Island Bleach and Cambric Works", a Corporation duly incorporated by the General Assembly of the State of Rhode Island, and established in the City of Providence in said State, in pursuance of a Vote of said Corporation, and in accordance with the provisions of its Charter, do hereby issue, transfer and convey to William W Bishop, his Heirs & Assigns Twenty Shares (No Forty one to Sixty inclusive) of the Capital Stock of said Rhode Island Bleach and Cambric Works

To Have and to Hold the said Twenty Shares of said Stock to him the said William W Bishop, his Heirs & Assigns forever.

In testimony whereof I. William

W Bishop in my said capacity as Agent of said Corporation, have hereunto set my hand and affixed the seal of the Corporation in said Providence this Twenty second day of October AD 1850
Signed, Sealed and delivered }
in presence of }
Oliver W Davis } William W Bishop Agt.

Recorded Oct 23. 1850 at 2 P.M. oclk A.M.

Witness Albert Pabodie City Clerk

This Indenture made this First day of September A.D. 1850 by & between Sally Thompson, of the City and County of Providence, State of Rhode Island &c of the first part, and the Providence Dock Company, a Corporation created by the General Assembly of said State & located and doing business at said Providence, of the Second Part Witnesseth. ——

That the party of the first part for and in consideration of the Rents and Covenants hereinafter mentioned to be paid performed by the party of the Second part does by these Presents demise & lease unto the said party of the second part, their Successors & Assigns ——

A certain Lot of Land situated in the Southerly part of said City of Providence, being the same lot now occupied by said Company, bounded as follows to wit, Beginning at the corner of Wickenden Street & a Gangway, the same being the Southeasterly corner of Land lately purchased by the party of the first part from James Hamilton Creighton, one of the Heirs of Thomas Lloyd Halsey deceased, thence running Westerly bounded Southerly by said Gangway to Land of the Heirs of Samuel B Arnold, Eighty nine feet more or less, thence Northerly bounding Westerly on Land of said Arnolds Heirs, Sixty six feet, more or less, thence Westerly bounding Southerly on Land of said Arnolds Heirs, to South Main Street, thence Northerly bounding Westerly on South Main Street One hundred & twenty six feet, nine inches, more or less, to a Gangway, thence Easterly bounding Northerly on said Gangway, One hundred & sixteen feet, seven inches, more or less, to Wickenden Street, thence Southerly, bounding Easterly on Wickenden Street One hundred eighty four feet, ten inches more or less to the first mentioned corner, the said Lot of Land being the same that was conveyed to the Party of the first part, by Deed from A.D. & J.D. Smith, dated May 1847 by Deed from James Hamilton Creighton, dated April 22. 1850 ——

To Have and to Hold the same with all the appurtenances thereof, unto the said party of the second part, their Successors & Assigns, for the term of Fifteen Years from the date hereof, ending on the first day of September A.D. 1865, at an annual Rent of Four hundred & fifty eight Dollars, payable quarter yearly, to wit, One hundred fourteen 50/100 Dollars on the First day of December 1850, & the same sum at the end of every Three Months thereafter, until the completion of said term of fifteen years; and the said party of the second part shall also pay all taxes that may be assessed on said demised premises, during said period. ——

And it is mutually covenanted and agreed by & between the Parties to this Indenture, in manner following, that is to say, ——

That if the said party of the second part shall at any time during said term of Fifteen Years, be desirous of purchasing the said demised premises, & shall in writing give notice of such desire to the party of the first part, then the said party of the first part, her Heirs or Assigns, shall within Three Months from the receipt of such notice, upon payment by said party of the second part to said party of the first part, her Heirs or Assigns, the sum of Eight Thousand and fifty Dollars, and also all arrears of Rent then due and unpaid, sell and convey to said party of the second part, their Successors & Assigns, all the right, title and interest of the said party of the first part in and to said demised premises & in & to this Lease. ——

That between the first day of September AD 1865 & the first day of March AD 1866, the said Parties hereto shall each give to the other, the Names of three disinterested Men and each party shall

Know all men that we Richard & Rufus Waterman Trustees appointed by Sally Thompson assignee of the Lessee within named, and the Providence Dock Company the other party and owner respectively of this premises do mutually agree each with the other to cancel and discharge this Lease, Witness our hands & seals Dec 15 1852
Witness to Rufus Waterman's Signature
Richard & Waterman
Rufus Waterman Trustee

select one from the others list to act as appraisers, and the two so selected shall agree upon a third, & these three Appraisers shall fix & determine the value of the Buildings belonging to said party of the second part, & then being on said demised Land (not including in said valuation any fixtures or furniture whatsoever placed or annexed in & to said Buildings) and also at the same time fix & determine the annual Rent of the said hereby demised premises for the further term of Five years, to commence from the expiration of said term of fifteen Years: ——

And the said party of the first part her Heirs or Assigns shall at the expiration of said term of fifteen years, purchase said Buildings belonging to said party of the second part, their Successors or Assigns, at the price fixed by said Appraisers, said price to be paid within thirty days after said Buildings are delivered up, in as good condition as they were at the time of the appraisal, or else the said party of the first part, her Heirs or Assigns shall renew this Lease for the further term of Five Years as aforesaid, at the annual Rent appraised as above mentioned, and under like covenants as are contained in these Presents, and so on at the expiration of said term of Five Years, & of every succeeding term of Five Years thereafter. ——

And in case either of the said parties hereto shall neglect or refuse to appoint appraisers as above provided for Sixty days after a written notice from the other party with the Names of the Appraisers proposed by such party shall have been presented, the party so neglecting or refusing, shall lose the privilege of appointing an Appraiser, & the party presenting a list as above mentioned shall select two Appraisers from said list so presented by such party, which two Appraisers shall select a third, and the decision of these three or of any two of them agreeing, shall be binding on both parties & their Representatives in like manner as if said Appraisers had been chosen in the manner first above mentioned. ——

That the Lessees shall, on the termination of this Lease, have the privilege of removing from said premises, all Buildings which may have been placed or built upon the same by them, upon giving notice to the Lessor, One year before the termination of this Lease, of their intention so to remove the same, provided said Lessees shall have complied with all the Covenants in this Lease contained. ——

And the said Party of the Second Part, for themselves, their Successors and Assigns, do covenant and agree to and with the said Party of the First Part, her Heirs & Assigns, as follows; that is to say; ——

That the said Party of the Second Part, their Successors and Assigns will pay to the said Party of the First Part, her heirs and Assigns, the said annual Rent hereinbefore named, in quarterly payments, and also such Rents as shall be fixed upon and determined as hereinbefore mentioned, and at the times and in the manner so fixed upon & determined. ——

That the Buildings now erected or which hereafter may be erected upon said demised premises, for the purpose of conducting a manufacturing business by said party of the second part, shall be pledged & held liable, & the said party of the second part do hereby pledge & bind the same to the said party of the first part, her Heirs and Assigns for the payment of said annual Rents, & of interest on the same, if at any time the same shall be due & unpaid, & for taxes. ——

And that the said party of the second part, their Successors & Assigns will at the termination of this Lease, peaceably & quietly deliver up possession of said premises to the said Lessor, her Heirs or Assigns ——

In testimony whereof, the said parties hereto have hereunto set their hands & seals, the said Providence Dock Company by their Treasurer specially authorized for that purpose, the day & year first above written.

Executed in presence of }
Charles W Greene } Sally Thompson (L.S.)

Providence Dock Co (L.S.)
Rufus Waterman Treas.

Providence Sc. Providence Sept 26th 1850. Then personally appeared the within named Sally Thompson & acknowledged the within Instrument by her signed to be her free Act and Deed. & at the same time personally appeared the within named Rufus Waterman & acknowledged the within Instrument by him signed in his capacity as Treasurer of the Providence Ford Company, to be his free Act and Deed & to be the free Act & Deed of said Company. Before me Charles M Deane Justice Peace.

Recorded Oct 24. 1850 at 20 min past 3 oclk P.M. Witness Albert Pabodie City Clerk

Know all men That I. Joseph P. Mc Canna. of the City & County of Providence and State of Rhode Island. for and in consideration of the sum of Three hundred & fifty Dollars to me paid by William Bullas. of said City. File Cutler, the receipt whereof I do hereby acknowledge. do hereby give, grant, bargain, sell & convey unto said William Bullas, his Heirs & Assigns forever. A certain Dwelling House standing upon a certain Lot of Land, situate between North Main Street & Green Lane, in the Northerly part of said City. bounded & described as follows. Viz. Southerly on a Gangway leading to Scotts Street on which it measures Twenty feet holding said width of Twenty feet. runs Northerly Eighty feet more or less to Land belonging to Samuel & Richmond & Stephen Martin, Westerly on other Land of said Martin. Southerly on said Gangway. Easterly on Land belonging to said City & Northerly on said Richmond & Martins Land. it being the same Lot of Land that the Grantor hired of Stephen Martin on a Lease dated Septr 12. 1849 for the term of ten years next thereafter. together with all my interest & property in said Lease. To Have and to Hold said Dwelling House & all other Buildings & Improvements on said Lot with the privileges & appurtenances thereof, to him said William Bullas, his Heirs & Assigns forever. And I. said Joseph P. Mc Canna. for myself, my Heirs. Executors and Administrators do covenant with said William Bullas, his Heirs & Assigns, that I am the lawful owner of the property hereby conveyed, that it is free from all Incumbrances, that I have good right to sell & convey the same to said William Bullas, ~~his Heirs & Assigns forever~~ to hold as aforesaid. & that I will warrant and defend the same to him said William Bullas his Heirs & Assigns forever. against the lawful claims & demands of all persons. In Witness whereof. I hereunto set my hand and seal. this Twenty first day of September A.D. Eighteen hundred and fifty.

Signed. Sealed & delivered in presence of Stephen Martin

Joseph P his X mark Mc Canna

Providence Sc. In the City of Providence September A.D 1850. Then personally appeared Joseph P. Mc Canna & acknowledged the aforegoing Instrument by him signed (by his Mark in Brass) to be his free & voluntary Act & Deed. Before me Stephen Martin Justice of the Peace.

Recorded Oct 25. 1850 at 10 oclk A. M. Witness Albert Pabodie City Clk

Know all men by these Presents

That I. Samuel F. Faber. of the City & County of Providence, in the State of Rhode Island for & in consideration of the sum of Three hundred and Twenty five Dollars. to me paid by Alfred K. Aldrich. of said City of Providence. the receipt whereof is hereby acknowledged. do by these Presents. bargain, sell, assign, convey, set over & deliver to the said Alfred K. Aldrich & to his Heirs & Assigns. A certain Wooden Barn. Shed & other Improvements, situate on a Lot of Land, on the Easterly side of Trinity Street, in said City of Providence, on Land leased of Edmund Thornton & occupied by me the said Samuel F. Faber, in the Livery Stable busines. To Have and to Hold the same to him the said Alfred K. Aldrich & to his Heirs & Assigns forever. And I. the said Samuel F. Faber for myself, my Heirs. Executors & Administrators, do covenant to & with the said Alfred K. Aldrich. his Heirs & Assigns, that I am the lawful owner of the aforenamed property. that I have a good right to sell and convey the same as aforesaid. that the same is free & clear of all Incumbrances. that I will forever Warrant & Defend the same to him the said Alfred K. Aldrich. his Heirs and Assigns. against the lawful claims & demands of all persons whatsoever. In Witness whereof. I have hereunto set my hand and seal. this Twenty Fourth day of October A.D 1850

Signed. Sealed & delivered in presence of Nath. Searle

Samuel F. Faber. (L.S.)

Know all men by these Presents

That I. Arthur Mc Kimball. Mortgagee of the within described property. in consideration of One Dollar to me paid by the within named Alfred K. Aldrich. the receipt whereof is hereby acknowledged. do by these Presents. Release and forever Quitclaim to the said Alfred K. Aldrich & to his Heirs and Assigns forever. all my right title. interest. property. claim & demand. in & to the within described property To Have and to Hold the same to him the said Alfred K. Aldrich & to his Heirs & Assigns forever. Witness my hand and seal. this 25th day of October A.D. 1850

Executed in presence of Nathaniel Searle

Arthur Mc Kimball. (L.S.)

Recorded Oct 25. 1850 at 14 before 11 oclk A.M. Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, Samuel J Baker, the Lessee within named, in consideration of One Dollar to me paid by Alfred N Aldrich, the receipt whereof is hereby acknowledged, do by these Presents, assign, convey, set over and deliver to the said Alfred N Aldrich his Heirs & Assigns, all my Interest, property, claim and demand in & to the within Lease & to the premises therein described. To Have and to Hold the same with all the Rights and Privileges thereof to him the said Alfred N Aldrich & to his Heirs & Assigns, for & during the remainder of the Term therein Mentioned, he or they paying all the Rents & performing all the covenants therein required of me. Witness my hand & seal this 25th day of October A D 1850

Executed in presence of
Nathaniel Searle

Samuel J Baker. (L.S.)

County of Providence ss. In Providence October 25th 1850. Then personally appeared the above named Samuel J Baker, before me & acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Nath[l] Searle
Public Notary.

I hereby assent to the transfer of the within Lease to N. N. Aldrich Prov Oct 28. 1850
Charles J Bradley (L.S.)

N B. The Lease referred to above is recorded in Book 113 page 203.

Recorded Oct 25. 1850 at 1/4 before 11 o'clk A M

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, James Gleason, of the City and County of Providence & State of Rhode Island, in consideration of the sum of Twenty Five Dollars to me paid by William M Bailey of North Providence, the receipt whereof I do hereby acknowledge, do hereby sell, assign, transfer and convey unto said Bailey, his Executors, Administrators & Assigns, all my Right, title and interest in and to Lot Numbered Seventy four on the Plat of the Fox Points Association Lands & in & to the Buildings & Improvements thereon, & in & to the Lease of said Lot, made by D. M. G. Hamilton to Thomas Farrell September 8, 1845 and transferred to the Grantor by Isaac & Samuel Hedly by Deed dated June 29 1849 & recorded in said City in Book of Records No 113 page 364 To Have & to Hold the same unto him the said Bailey, his Executors, Administrators & Assigns, subject to the Rent reserved in said Lease & to all the covenants & conditions therein contained.

And I do hereby for myself my Executors & Administrators, covenant with the said Bailey, his Executors, Administrators & Assigns, that I have never done any thing whatsoever whereby the said Lease or premises may be made void or in any wise encumbered & that the said Bailey his Executors, Administrators & Assigns shall hold & enjoy the said premises peaceably & quietly during the remainder of said Lease without hindrance or interruption of or from me or any person or persons claiming by, through or under me. In Witness whereof I have hereunto set my hand & Seal, this Twenty fifth day of October A D 1850. the words "said City" erased & "North Providence" inserted in the fifth line from the top before signing.

Signed sealed & delivered
in presence of
C. H. Mason

James Gleason. (L.S.)

Providence Ss. In the City of Providence October 26. 1850. Then personally appeared James Gleason before me & acknowledged the proceeding Instrument by him signed, to be his free Act and Deed.

Albert Pabodie
City Clk.

Recorded Oct 26. 1850 at 1/4 before 5 o'clk P M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, John M James, in consideration of Four hundred and fifty Dollars to me in hand already paid by Martin Stoddard, I have given, granted & sold, & do hereby give, grant, sell, convey & confirm unto him the said Martin Stoddard, his Heirs and Assigns, Six Shares in the Capital Stock of the City Hotel Company, in Providence, with all the dividends, rights & privileges to the same belonging. To Have and to Hold to him the said Martin Stoddard, his Heirs & Assigns forever. And for his Heirs, Executors, & Administrators I do hereby covenant with the said Martin Stoddard, his Heirs, Executors, Administrators & Assigns, that at & before the ensealing hereof, I am lawfully seized & possessed of said Six Shares in said Capital Stock, in my own right in fee simple; that the same him free from Mortgage & other incumbrance; & that I have good right & lawful authority to sell & convey the same in manner & form aforesaid. In testimony whereof, I have hereunto set my hand & seal this twenty second day of March in the year 1849.

Signed, Sealed and Delivered
in presence of Nath[l] Searle

John M. James. (L.S.)

Providence Ss. In Providence the 22[d] day of March A D. 1849 personally came the aforesaid John M James & acknowledged the aforegoing to be his voluntary Deed.

Before me Nathaniel Searle
Public Notary

Recorded Oct 28. 1850 at 10 1/4 o'clk A M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents

That I, Duty Greene of Providence, in consideration of Two hundred and thirty Dollars to me in hand already paid by Martin Stoddard, have given, granted, and sold, and do hereby give, grant, sell, convey and confirm unto him the said Martin Stoddard, his Heirs and Assigns, Four Shares in the Capital Stock of the City Hotel Company, in Providence, with all the Dividends, Rights & privileges to the same belonging. To Have and to Hold to him the said Martin Stoddard his Heirs and Assigns forever. And for me, my Heirs, Executors and Administrators I do hereby covenant with the said Martin Stoddard, his Heirs, Executors, Administrators and Assigns, that at and before the ensealing hereof I am lawfully seized & possessed of said Four Shares in said Capital Stock, in my own right in fee simple that the same are free from Mortgage & other incumbrance, & that I have good right

and lawful authority to sell and convey the same in manner and form aforesaid. In testimony whereof, I have hereunto set my hand & seal this Twenty ninth day of September in the year 1847
Signed, Sealed and delivered
in presence of
Charles C Boom

Duty Greene (L.S.)

Providence Sc. In Providence the 29th day of September A.D. 1847 personally came the aforesaid Duty Greene & acknowledged the foregoing to be his voluntary Deed. Before me David Millard Pub Notary.

Recorded Oct 28, 1850 at 10 h 20 m A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Martin Stoddard, in consideration of Seven hundred Dollars, to me ~~paid~~ in hand already paid by John M James of Providence, I have given, granted & sold & do hereby give, grant, sell, convey and confirm unto him the said John M James, his Heirs & Assigns, Ten (10) Shares in the Capital Stock of the City Hotel Company, in Providence with all the Dividends, Rights & Privileges to the same belonging. To Have and to Hold to him said John M James, his Heirs & Assigns forever.

And for my Heirs, Executors and Administrators I do hereby covenant with the said John M James, his Heirs, Executors, Administrators & Assigns, that at and before the ensealing hereof I am lawfully seized and possessed of said Ten Shares in said Capital Stock, in my own right in fee simple; that the same is free from Mortgage & other Incumbrance; & that I have good right lawful authority to sell and convey the same in manner and form aforesaid. In testimony whereof, I have hereunto set my hand and seal, this twenty fourth day of May in the year 1848.
Signed sealed and delivered
in presence of
David Millard

Martin Stoddard. (L.S.)

Providence Sc. In Providence the 24 th day of May A.D. 1848 personally came the aforesaid Martin Stoddard and acknowledged the foregoing to be his voluntary Deed. Before me David Millard Notary Public.

Recorded Oct 25. 1850 at 10 h 25 m A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Daniel W Vaughan of the City of Providence, in consideration of One Thousand Dollars to me in hand already paid by Martin Stoddard of said Providence, have given, granted and sold, and do hereby give, grant, sell, convey and confirm unto him the said Martin Stoddard, his Heirs and Assigns, Eighteen (18) Shares in the Capital Stock of the City Hotel Company, in Providence, with all the Dividends Rights and Privileges to the same belonging. To Have and to Hold to him the said Martin Stoddard, his Heirs and Assigns forever. And for me & my Heirs, Executors and Administrators, I do hereby covenant with the said Martin Stoddard, his Heirs, Executors, Administrators and Assigns, that at and before the ensealing hereof I am lawfully seized & possessed of said 18 Shares in said Capital Stock, in my own right in fee simple; that the same are free from Mortgage and other Incumbrance; and that I have good right lawful authority to sell and convey the same in manner and form aforesaid. In testimony whereof, I have hereunto set my hand and seal this 28 day of October in the year 1850.
Signed, Sealed & delivered
in presence of
N Searle

D. W. Vaughan. (L.S.)

Providence Sc. In Providence the 28th day of October A.D. 1850 personally came the aforesaid Daniel W Vaughan and acknowledged the foregoing to be his voluntary Deed. Before me Nath Searle Public Notary.

Recorded Oct 28. 1850 at 20 min before 5 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, John M James of Smithfield, in consideration of Seven hundred Dollars to me in hand already paid by Martin Stoddard of City Providence, have given granted and sold and do hereby give, grant, sell, convey and confirm unto him the said Martin Stoddard, his Heirs and Assigns Ten Shares in the Capital Stock of the City Hotel Company, in Providence, with all the Dividends, Rights and privileges to the same belonging. To Have and to Hold to him the said Martin Stoddard, his Heirs and Assigns forever. And for my Heirs Executors & Administrators I do hereby covenant with the said Martin Stoddard, his Heirs, Executors, Administrators & Assigns, that at & before the ensealing hereof I am lawfully seized & possessed of said Ten Shares in said Capital Stock in my own right in fee simple; that the same is free from Mortgage & other Incumbrance, & that I have good right lawful authority to sell & convey the same in manner & form aforesaid. In testimony whereof I have hereunto set my hand & seal, this Twenty sixth day of October in the year 1850
Signed, sealed & delivered
in presence of
George A Kent

John M James. (L.S.)

Providence Sc. In Smithfield the twenty fifth day of October A.D. 1850, personally came the aforesaid John McDanes, and acknowledged the foregoing to be his voluntary Deed. Before me John J Carpenter Justice of the Peace

Recorded Oct 28. 1850 at 20 min before 5 oclk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. Earl P Mason. of the City of Providence, in consideration of Eight hundred Dollars to me in hand already paid by Martin Stoddard of said City of Providence, have given, granted and sold, and do hereby give, grant, sell and convey and confirm unto him, the said Martin Stoddard, his Heirs and Assigns. Twelve (12) Shares in the Capital Stock of the City Hotel Company in Providence, with all the Dividends, Rights & privileges to the same belonging. To Have and to Hold to him, the said Martin Stoddard, his Heirs and Assigns forever. And for myself my Heirs, Executors and Administrators I do hereby covenant with the said Martin Stoddard, his Heirs, Executors, Administrators and Assigns, that at and before the ensealing hereof, I am lawfully seized and possessed of said Twelve Shares in said Capital Stock, in my own right in fee simple, that the same are free from Mortgage and other Incumbrance; and that I have good right and lawful authority to sell and convey the same in manner from aforesaid. In Testimony whereof I have hereunto set my hand and seal, this Twenty eighth day of October in the year 1850

Signed, Sealed and delivered in presence of Wm Searle

Earl P Mason. (L.S.)

Providence Sc. In Providence the 28th day of October A.D. 1850. Personally came the aforesaid Earl P Mason and acknowledged the foregoing to be his voluntary Deed

Before me Nathaniel Searle Public Notary

Recorded Oct 28. 1850 at 20 min before 5 oclk P.M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents

That I. Martin Stoddard of Providence, in consideration of Twenty five hundred Dollars to in hand already paid by Earl P Mason of said Providence have given, granted and sold, and do hereby give, grant, sell, convey and confirm unto him the said Earl P Mason, his Heirs and Assigns. Forty Shares in the Capital Stock of the City Hotel Company in Providence, with all the Dividends, Rights & Privileges to the same belonging. To Have and to Hold to

him the said Earl P Mason, his Heirs and Assigns forever. And for me & my Heirs, Executors and Administrators, I do hereby covenant with the said Earl P Mason, his Heirs, Executors, Administrators and Assigns, that at and before the ensealing hereof I am lawfully seized and possessed of said Forty Shares in said Capital Stock, in my own right in fee simple; that the same are free from Mortgage and other Incumbrance; and that I have good right and lawful authority to sell and convey the same in manner from aforesaid. In testimony whereof, I have hereunto set my hand & seal, this Twenty eighth day of October in the year 1850.

Signed, Sealed & delivered in presence of Nath[l] Searle

Martin Stoddard (L.S.)

Providence Sc. In Providence the 28th day of October A.D. 1850. Personally came the aforesaid Martin Stoddard and acknowledged the foregoing to be his voluntary Deed. Before me Nathaniel Searle Public Notary

Recorded Oct 29. 1850 at 10 min past 11 oclk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. Charles E.A. Matherson of the City & County of Providence & State of Rhode Island, for & in consideration of the sum of Sixty Dollars to me paid by Lewis Potter, of said Providence, the receipt whereof is hereby acknowledged, do hereby assign, sell, set over & deliver unto him the said Lewis, all and singular the household furniture of every kind, now being in House № 117 Benevolent Street, in said City, occupied by me, consisting of two feather Beds, three Bedsteads, bedding & bed clothes, eighteen Chairs, Two Tables, Washstands, Crockery Ware & a variety of other Articles of household furniture there being, belonging to me. To Have & to Hold the same to him the said Lewis Potter, his Heirs & Assigns forever. And I, the said Charles do hereby warrant the same, that I am the true and sole owner of the same and have in myself good right to sell & convey the same. In Witness whereof, I the said Charles have hereunto set my hand and seal, this Twenty ninth day of October A.D. 1850.

Signed Sealed & delivered in presence of Sam[l] Morgan

Charles E.A. Matherson. (L.S.)

Recorded Oct 29. 1850 at 3½ oclk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. George R Paull, of the City and County of Providence in the State of Rhode Island &c. for and in consideration of the sum of One Dollar to me in hand paid by Eliza Allen, Wife of Jonathan Allen of said Providence, the receipt whereof is hereby acknowledged, do hereby bargain, sell, transfer, convey and assign unto the said Eliza, her Heirs and Assigns All the right, title, interest, demand, property and estate, in and to the premises described in this Lease, except one fourth part thereof, upon the North side thereof, which I now have or ought to have in and to the same by virtue of a transfer on the back of this Lease from the original Lessees Franklin White & his Wife Mary White to me of the aforesaid premises. To Have & to Hold the same with all the appurtenances and privileges thereof, to her the said Eliza her Heirs, Executors, Administrators & Assigns for & during the remainder of the term in the said Lease mentioned, she paying & performing all the covenants required of the said Franklin & the said Mary, therein. In Witness whereof, I have hereunto set my hand, and seal at Providence this 31st day of Oct. AD 1850.

The words "except one fourth part thereof, upon the North side thereof," being first interlined.

P C. Scott Witness to the signature of George W Paull

George R Paull. (L.S.)

State of Rhode Island and Providence Plantations. Providence Sc. In the City of Providence on this 31st day of Oct AD 1850, personally came George R Paull, the Signer of the foregoing Instrument, and acknowledged the same by him signed, to be his free Act and Deed. Before me Philip C Scott Justice of the Peace

N B. The Lease transferred above is recorded in Book No 105 page 235.

Recorded Oct 31. 1850 at 1/4 before 4 o'clk P.M. Witness Albert Pabodie City Clerk

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Know all men by these presents

That I Charles T Martin of the City and County of Providence, State of Rhode Island, for and in consideration of the Sum of Three Hundred Dollars to me paid by George Kendall of Providence, State of Rhode Island the receipt thereof I do hereby acknowledge, have remised, released, and forever quitclaimed, and by these presents do remise, release and forever Quit claim, unto him the said George Kendall, his heirs and assigns forever, all the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to A certain Lease of Two Lots of Land, situate in the Northerly part of the City of Providence, being lots No 2 Two and No 3 three on a plat of House Lots belonging to Seth Padelford and Orba B Dike surveyed and platted by Atwater & Schubarth April 3d 1846 and recorded in Book of plats No 2, page 12 being the same Lots which were leased to me by Seth Padelford February 7th AD 1850 reference being had to said Lease in Book No 120 page 124 of

Records of Deeds of said City, together with two Dwelling Houses and all buildings and improvements thereon Standing To have and to hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said George Kendall, his heirs and assigns forever And I the aforenamed Charles T. Martin for myself and for my heirs, executors and administrators, do covenant with the said George Kendall, his heirs and assigns, that I will warrant and defend the afore described premises to him the said George Kendall his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Rebecca F Martin wife of the above named Charles T Martin for the consideration paid my said Husband as above expressed, do remise, release and forever Quit claim all my right of dower and power of thirds in and to the above described premises to him the said George Kendall his heirs and assigns

In testimony whereof We have hereunto set our hands and seals this 17th day of August in the year of our Lord One thousand eight hundred and fifty (1850)

Signed, Sealed and delivered in presence of Stephen Martin, Elizabeth M Martin witness to Rebecca F Martin's signature

Charles T. Martin (L.S.)

Rebecca F Martin (L.S.)

Providence ss In the City of Providence August 17th AD 1850 Then personally appeared Charles T. Martin Subscriber to the above Instrument and acknowledged the same to be his free and voluntary act and deed Before me Stephen Martin Justice of the Peace

Recorded November 6. 1850 at 9 o'clock a.m. Witness Albert Pabodie City Clk

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This Indenture of Lease made, entered into and executed this sixth day of November (1850) in the year of our Lord One thousand eight hundred and fifty, by and between Caleb Waterman of Coventry in the County of Kent and State of Rhode Island of the one part and Susan C Fisher, the Wife of Weston A Fisher, of the City and County of Providence in the State aforesaid of the other part.

Witnesseth That the said Caleb Waterman for and in consideration of the rents and covenants herein after named and contained on the part of said Susan C Fisher, her Executors, administrators and assigns to be paid, kept and performed: hath demised leased and to farm let unto her the said Susan C Fisher, her executors, administrators and assigns One certain lot of land situate on the Southerly side of Angell Street in the said City of

Providence, and is the lot No twenty eight (28) on a plat of the land of the late Richard Waterman of Coventry aforesaid, situate in said City of Providence which Plat is recorded in the City Clerks Office in said Providence on book of Plats No 3 page 77 of the City records, which said Lot fronts on said Angell Street forty feet and extends back Southerly to (and bounded by a twenty feet gangway) One hundred and sixteen feet ——

——— To have and to hold the same with all the rights and privileges thereof or thereunto appertaining to her the said Susan C Fisher, her executors, administrators and assigns for and during the full and entire term of Ninety three years from the first day of September, A.D. 1850 ———

——And it is agreed by and between the Parties hereunto in manner following, that the said Susan C Fisher, her executors, administrators and assigns shall pay or cause to be paid as an annual rent the Sum of Forty five dollars yearly for and during the first Period of Thirteen years of said term to wit, until the first day of September in the year One thousand eight hundred and Sixty three (1863)——— The first payment thereof to be made on the first day of September, in the year One thousand eight hundred and fifty one (1851) ———

——— That on the expiration of the said Period of thirteen years and on the expiration of every subsequent period of ten years during the said term, the price or ratio of yearly rent for the then next ensuing Period of ten years (in case the Parties cannot agree) shall be fixed and determined by three judicious and disinterested men one to be chosen by each of the parties and the third by the two so chosen and their decision or the decision of either two of them agreeing, shall be binding and conclusive upon the parties hereunto.———

——— That in case any rent accruing under this Lease, shall remain unpaid for the term of twelve months the said Caleb Waterman his heirs and assigns may at his or their election enter upon the said demised premises and terminate this Lease———

——And in case of any delay in the payment of any rent as aforesaid, Interest shall be charged and allowed thereon up to the time of payment ———

——— That the said Susan C Fisher, her executors, administrators and assigns shall pay or cause to be paid at the time and times that the same shall respectively become due and payable all taxes that may at any time during said term be assessed upon said demised premises——— That all buildings and improvements that are standing or that may be erected or placed upon said Lot shall be pledged as surety for the payment of all Rents and Taxes as aforesaid. ———

That the said Susan C Fisher, her executors, administrators and assigns shall have the right and liberty (provided all rents and taxes as aforesaid be first paid) at the expiration of any of the periods of said term as aforesaid to remove the dwelling house and other buildings and improvements that may at such time be standing

upon said lot and thereupon terminate this lease——— That the said Caleb Waterman his heirs and assigns shall at the expiration of the aforementioned term of Ninety three years purchase the buildings and improvements that may at that time be standing upon said Lot at such price as shall be fixed and determined by such three judicious and disinterested men as shall be chosen and agreed upon by the said Parties as aforesaid

And the said Susan C Fisher on her part, for herself and her heirs executors, administrators and assigns Promises, Covenants and agrees to & with the said Caleb Waterman, his heirs and assigns that she or they will pay or cause to be paid at the time and times that they shall respectively become due and payable all rents accruing under this Lease and all taxes that may at any time during said term be assessed upon said demised Premises ———

——— And on the expiration of said term will surrender and yield up to him the said Caleb Waterman his heirs or assigns the full and peaceable possession of said demised premises ———

——In Witness whereof we have hereunto set our hands and seals this Sixth day of November, in the year of our Lord One thousand eight hundred and fifty (1850)———

Signed and sealed in the presence of
Israel Wood
Silas C Wood

Caleb Waterman L.S.

Susan C Fisher L.S.

County of Providence ss In the City of Providence November 6th 1850 Then personally appeared Caleb Waterman & acknowledged the preceding Instrument to be his free act and deed———

——— Before me ——— Albert Pabodie ———

——— City Clerk

Recorded November 6 1850 at 12 M———

——— Witnp ——— Albert Pabodie City Clerk

Know all Men, That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c, in consideration of Twenty five Dollars to us already paid by Robert S Knight, do hereby grant, bargain, sell and convey to the said Robert S. his Heirs & Assigns ———

——One Lot of Land in the Cemetery of said Corporation, situated on Linden Avenue, & Numbered One hundred fifty two (152) on the Plat of said Cemetery, made by Russell Warren & recorded in the Land Registry of said City ———

——— To Have & to Hold the same unto the said Robert S Knight, his Heirs & Assigns forever; subject to the conditions & restrictions, & with the privileges following, to wit:———

——— 1st. No Fence shall be erected upon or around said Lot, except in the Mode prescribed or approved by the Vestry of said Corporation. ———

——— 2d. Said Lot shall not be used for any purpose other than as a repository of the dead; and no trees within the Lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry ———

——— 3d. The Proprietor may

erect stones, monuments & sepulchral structures, & cultivate trees, shrubs & plants on said Lot; and shall keep in repair, at his or her expence, the land marks put thereon by the Corporation. ____

____ 4th. If any tree, shrub or plant on said Lot, shall by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right and duty of said Vestry, to cause the same, or such parts thereof as constitute the nuisance, to be removed. ____

____ 5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry, it shall be their right & duty to cause the same to be removed. ____

____ 6th. The Cemetery & its appurtenances shall be under the custody & superintendance of the Vestry of said Corporation, & all the Lots therein shall be subject to such further regulations, for the preservation of the Cemetery & to secure the rights of proprietors therein as said Vestry shall, from time to time, deem expedient. ____

____ 7th. The proceeds of all the Cemetery Lands, when sold, & all other the Income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct & separate from all its other funds and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement & current expenses. A yearly statement of the accounts shall be prepared & submitted to the inspection of the proprietors, at every annual Meeting of the Corporation. ____

____ Witness the common Seal of said Corporation hereto affixed this Twenty eighth day of May in the year of our Lord 1845 by Edwr Malcott, our Treasurer for that purpose duly authorized ____

In presence of
W F Grinnell

Edwr Malcott.
Treasurer

____ Providence &c. In the City of Providence this Twenty eighth day of May 1845. personally came Edwr Malcott, Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary Deed in said capacity, with the common Seal of said Corporation thereto affixed. ____

____ Before me William F Greene ____

____ Justice of the Peace. ____

Recorded Nov 11. 1850 at 11 1/2 o'clk A. M. ____

____ Witness ____ Albert Pabodie City Clerk

Know all Men, That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c, in consideration of Twenty five Dollars to us already paid by Henry P. Knight, do hereby grant, bargain, sell & convey to the said Henry P. his Heirs and Assigns, ____

____ One Lot of Land in the Cemetery of said Corporation, situated on Linden Avenue, & Numbered One hundred & fifty three (153) on the Plat of said Cemetery, made by Russell Warren & recorded in the Land Registry of said City. ____

____ To Have and to Hold the same unto the said Henry P. his Heirs & Assigns forever; subject to the conditions & restrictions, & with the privileges following, to wit: ____

____ 1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation. ____

____ 2. Said Lot shall not be used for any purpose other than as a repository of the dead; & no trees within the Lot or border around the same shall be

destroyed or mutilated, without the consent of said Vestry. ____

____ 3d. The proprietor may erect stones, monuments and sepulchral structures, and cultivate trees, shrubs & plants on said Lot, & shall keep in repair, at his or her expence, the Land Marks put thereon by the Corporation.

4th. If any tree, shrub or plant on said Lot, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right & duty of said Vestry to cause the same, or such parts thereof, as constitute the nuisance, to be removed. ____

____ 5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry, it shall be their right and duty to cause the same to be removed. ____

____ 6th. The Cemetery & its appurtenances shall be under the custody and superintendance of the Vestry of said Corporation, & all the Lots therein shall be subject to such further regulations, for the preservation of the Cemetery, & to secure the rights of proprietors therein, as said Vestry shall from time to time, deem expedient. ____

____ 7th. The proceeds of all the Cemetery Lands, when sold, & all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct & separate from all its other funds, & exclusively applicable to the payment of the debts incurred on account of said Cemetery, & to its security, improvement and current expenses ____ A yearly statement of the accounts shall be prepared & submitted to the inspection of the proprietors, at every annual Meeting of the Corporation. ____

____ Witness the Common Seal of said Corporation hereto affixed this Twenty eighth day of May, in the year of our Lord 1845. by Edwr Malcott, our Treasurer for that purpose duly authorized. ____

In presence of
W F Grinnell

Edwr Malcott.
Treasurer

Providence &c In the City of Providence this Twenty eighth day of May 1845. personally came Edwr Malcott, Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary Deed, in said Capacity with the common seal of said Corporation thereto affixed ____

____ Before me William F Greene ____

____ Justice of the Peace ____

Recorded Nov 11. 1850 at 11 1/2 o'clk A M ____

____ Witness ____ Albert Pabodie City Clk

Know all men by these Presents

That I, Benjamin B Knight, of the City and County of Providence and State of Rhode Island, for and in consideration of Thirty Dollars to me in hand well and truly paid, by Robert Knight, of the City & County of Providence aforesaid, the receipt whereof I hereby acknowledge, do hereby grant, bargain, sell & convey to said Robert Knight, his Heirs & Assigns ____

____ One Lot of Land in Grace Church Cemetery, in said Providence, situated on Linden Avenue, and Numbered One hundred & fifty one (151) on the Plat of said Cemetery, made by Russell Warren & recorded in the Land Registry of said City ____

____ Reference to said Plat being had ____

To Have and to Hold the same unto the said Robert Knight, his Heirs & Assigns forever; subject to the conditions & restrictions, & with the privileges contained in the Deed of the same from the said Grace Church Corporation, to me the Grantor, reference thereto being had.

In Witness whereof I have hereunto set my hand & seal this Thirteenth day of August AD 1850

Signed sealed & delivered in presence of David Millard

Benjamin B Knight (Ls)

Providence Sc. In the City of Providence August 13. A.D. 1850.
Then personally appeared Benjamin B Knight & acknowledged the aforegoing written Instrument by him subscribed to be his free Act and Deed.

Before me David Millard Pub Notary

Recorded Nov 11. 1850 at 11 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, Nicholas Brown, late of Piermont in the State of New York, now Consul of the United States at the Court of Rome, Italy, do make, constitute and appoint Wolfe Brown Ives, John Carter Brown & Robert H Ives, of Providence in the State of Rhode Island and Providence Plantations, Merchants, & each of them to be my true & lawful Attornies & Attorney for me, & in my Name, for my sole use & benefit, to ask, demand & receive the Capital, Principal, Dividends, Interest, Profits, Sum & Sums of Money, debts, dues & demands now due & payable or which may hereafter become due & payable to me upon all or any Stocks, Shares, Funds, notes, bonds, mortgages or other Securities, now belonging or which may hereafter belong to me, or stand in my Name, any where within the United States of America; Also to collect & receive all Rent & arrearages of Rent, now due & payable, or which may hereafter become due & payable to me, for or on account of any Lands, tenements, Real Estate or Chattels Real, situate, lying & being within the United States of America, and to use, take & pursue all lawful ways & means for the collection & recovery of all such Capital, principal, dividends, interest, profits, sum & sums of money, debts, dues, demands, rents & arrearages of Rent, & for any of these purposes for me & in my Name to institute any suit or suits at Law, or in Equity, and to appear in all Courts & before all Judges & Justices to prosecute & defend the same, & for what shall be recovered or otherwise received, to give lawful releases, acquittances & discharges with full power to compound, compromise and arbitrate all disputes, controversies & differences in relation to the same; also for me & in my Name to sell, assign, transfer and set over to any person or persons, all or any or either of the Bonds & Mortgages now due, payable, belonging to or owned by me, or which may hereafter belong to or be owned by me, & upon payment of or security for the purchase Money of any such Bond & Mortgage, for me & in my Name to execute good & sufficient Deeds of Assignment and transfer, to the purchaser or purchasers thereof; and also upon the receipt of the principal and interest due upon any such Bond & Mortgage, for me & in my Name to acknowledge satisfaction thereof, that the same may be cancelled of record.

And I do hereby further authorize and empower my said Attornies and Attorney, to invest in my Name, & for my use & benefit, any sum or sums of Money which they now, or any time hereafter may have in their possession, belonging to me, either in Stocks, Notes, Bonds and Mortgages or other Securities as my said Attorneys or Attorney shall deem best & most advisable, with power to my said Attorneys & Attorney to substitute & appoint under them or him, one or more Attorney or Attorneys for all or any of the purposes aforesaid, and with the like or more limited power, & the same to revoke & annul at their & his pleasure, & to delegate the same to an other or others, hereby ratifying & agreeing to ratify & confirm whatever my said Attorneys & Attorney or their or his Substitutes or Substitute shall lawfully do or cause to be done in the premises by virtue of these Presents.

In Witness whereof, I have hereunto set my hand and seal, this thirtieth day of October, in the year of our Lord, One Thousand Eight hundred and forty eight.

In presence of
Thomas Burgess
Albert G Greene

Nicholas Brown. (Ls)

State of Rhode Island and Providence Plantations. In the City of Providence in said State, on this thirtieth day of October AD 1848. personally appeared before me the above named Nicholas Brown, and acknowledged the above to be his hand and seal, Act and Deed

Richard Ward Greene. C.J. Supreme Court.

The State of Rhode Island and Providence Plantations. Providence Sc.
Clerks Office Supreme Court
October 31. AD 1848

(Ls) I, Walter Paine, Junior, Clerk of the Supreme Court of said State, for said County of Providence, do hereby certify, that Richard Ward Greene Esquire is the Chief Justice of the Supreme Court of said State, duly commissioned & qualified, and has acted as such, that his signature written on the opposite side of this Sheet, purporting to be his, is genuine,

In testimony whereof I hereunto set my hand & affix the Seal of said Court, the day & year above written

Walter Paine Jr Clerk

Recorded Nov 12. 1850 at 2 1/4 o'clk P.M.

Witness Albert Pabodie City Clk

(Ls) Know all men by these Presents

That I, William W Bishop, Agent of the "Rhode Island Bleach and Cambric Works", a Corporation duly incorporated by the General Assembly of the State of Rhode Island & established in the City of Providence in said State, in pursuance of a Vote of said Corporation, & in accordance with the provisions of its Charter, do hereby issue, transfer & convey to Samuel Dexter, his Heirs and Assigns, Twenty Shares (No One to Twenty inclusive) of the Capital Stock of said Rhode Island Bleach & Cambric Works. To Have & to Hold the said Twenty Shares of said Stock to him the said Samuel Dexter, his Heirs & Assigns, forever.

In testimony whereof, I William W Bishop in my said capacity as Agent of said Corporation, have hereunto set my hand & affixed the Seal of the Corporation, in said Providence this Twenty second day of October AD 1850.

signed sealed & delivered in presence of
Nathaniel Searle

William W Bishop Agt

County of Providence Ss. In the City of Providence on this 14th day of November AD 1850. then personally appeared the above named William W Bishop before me & acknowledged the preceding Instrument by him signed as Agent, to be his free Act & Deed & the free Act & Deed of the aforenamed Corporation

Nathaniel Searle Public Notary.

Recorded Nov 14, 1850 at 2 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I, William W Bishop, Agent of the "Rhode Island Bleach and Cambrick Works", a Corporation duly incorporated by the General Assembly of the State of Rhode Island, & established in the City of Providence in said State, in pursuance of a Vote of said Corporation, & in accordance with the provisions of its Charter, do hereby issue, transfer & convey to Charles Jackson, his Heirs & Assigns Twenty Shares (No Twenty one to Forty inclusive) of the Capital Stock of said Rhode Island Bleach and Cambric Works. To Have and to Hold the said Twenty Shares of said Stock, to him the said Charles Jackson, his Heirs & Assigns, forever. In Testimony whereof, I, William W Bishop in my said capacity as Agent of said Corporation, have hereunto set my hand & affixed the Seal of the Corporation, in said Providence, this Twenty second day of October A.D. 1850.

Signed Sealed & delivered in presence of Oliver P Davis.

William W Bishop Agt.

County of Providence Ss. In the City of Providence on this 14th day of November A.D. 1850.

Then personally appeared the above named William W Bishop before me, and acknowledged the preceding Instrument by him signed as Agent, to be his free Act & Deed & the free Act & Deed of the aforenamed Corporation

Nath[l] Searle Public Notary

Recorded Nov 14. 1850 at 2 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, Albert Barber of Cumberland in the County of Providence, in the State of Rhode Island Administrator upon the Estate of Sally Barber, late of said City of Providence, deceased, for and in consideration of the sum of Sixty Two Dollars, to me paid by Mehitable Arnold, Wife of James M Arnold, of Warwick, in the County of Kent and said State of Rhode Island, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver, to the said Mehitable Arnold & to her Heirs and Assigns forever.

All the Buildings and Improvements standing on a Lot of Land situate in the Westerly part of said City of Providence. Being the Lot of Land leased by the said Sally Barber of James M Arnold & others by Lease dated October First A.D. 1843 and recorded in the Land Records of said City of Providence in Book No 88 pages 105, 106 & 107.

Reference to said Lease being had.

Also all the Right, Title, Interest, Property, Claim and demand, which the said Sally Barber, at the time of her decease, had, or which I the Administrator now have, in & to the afore described Lease.

And I the said Administrator do ~~hereby~~ covenant that I have a good right to sell and convey the same as aforesaid, that the same are free & clear of all Incumbrances that I will Warrant & Defend the same against the lawful claims & demand of all persons, to her the said Mehitable Arnold her Heirs and Assigns.

Witness my hand and Seal this Seventh day of November A.D. 1850.

Signed, Sealed and delivered in presence of the words "in a Lot of Land" first interlined Nathaniel Searle

Albert Barber Ad

County of Providence Ss. In the City of Providence on this 16th day of November A.D. 1850.

Then personally appeared the above named Albert Barber before me, and acknowledged the preceding Instrument by him signed as Administrator, to be his free Act and Deed

Nathaniel Searle Public Notary

Recorded Nov 16. 1850 at 11½ o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Moses L Brown of Providence, in the County of Providence for and in consideration of the sum of One Dollar to me in hand paid by Dayles Brown of said Providence & of the Trusts & conditions hereinafter set forth, have given, granted, set over, sold, conveyed & delivered to the said Dayles Brown, his Executors, Administrators and Assigns, the following named property, Real & Personal, Viz:

All my Right, Title and Interest in and to certain Tracts & parcels of Land situated in the Town of Smithfield, in said County, with the Buildings & appurtenances thereon, being the same conveyed to me by James M Brown of said Smithfield, by Deed dated the 21st day of May A.D. 1849 & recorded in Book No 29 page 534 of the Registry of Deeds of said Smithfield.

Reference to said Deed & Records being had for a more particular description of said Estates.

Also all the right, title & interest that I have or may have in any Real Estate with the Buildings & Appurtenances to the same belonging, situated in said Smithfield, devised to me by the last Will & Testament of my late Father James Brown, late of Smithfield, deceased, being the portion of the Homestead Estate, set off to me by Asa Winsor, Stephen Morry, Reuben Morry, Committee, & described on Plat of said Estate, recorded in Town Clerk's Office in said Smithfield. Also all my right, title & interest in said Estates or any of them after the decease of my Mother Tabitha Brown, by virtue of the last Will & Testament of my said Father.

Also all the Stock, furniture, fixtures & other property to me belonging in Stores No 68 & No 69 on South Water Street in the City of Providence, also One Horse, harness, Sleigh & all the Stock to me belonging upon the aforementioned & described Real Estates.

Also One half Share in the Barque Perseverance, now in California, purchased by me of said James M Brown, together with all other Articles of personal property to me belonging wheresoever the same may be situated, & all debts due me from any person, either by Note or Book Account, or otherwise

To Have and to Hold the aforementioned granted property & Estates to him the said Dayles Brown, his Heirs, Executors, Administrators & Assigns in trust for the following uses & purposes. Viz:-

That said Dayles Brown shall proceed with

diligence to sell said property in the manner that to him shall appear most for the interest of all concerned. He execute good and sufficient Deeds, Bills of Sale & other Conveyances to effect a Sale and Transfer of the same, and from the proceeds of such Sales, the said Sayles Brown shall first pay the costs & charges of making this Assignment and carrying it into full effect, including a just compensation to said Sayles Brown for executing the within Trust, together with all expenses for legal advice & counsel which the said Sayles Brown or the said Moses L Brown may incur by virtue of this Assignment. After which the said Sayles Brown shall pay _____ First, All sums of Money that may be due & owing from the said Moses L Brown to Tabitha Brown, & shall well & truly pay all sums of Money that said Tabitha Brown may be bound or liable to pay by reason of having endorsed any Note or Notes of said Moses L Brown, whether said Notes are already due or shall hereafter become due, and after paying all such sums, if said Estate herein assigned shall be sufficient, the said Sayles Brown shall _____ Secondly pay unto Nichols and Mc Call of said Providence, the sum of One hundred & twenty five Dollars (more or less) being Money borrowed & received of said Nichols & Mc Call, and after the payment of said last mentioned debt in full if said Assigned property shall be sufficient, the said Sayles Brown shall pay unto Joseph W Sweet of said Providence, the sum of One hundred & eighty three Dollars due & owing from said Moses L Brown to said Joseph W Sweet. And after the payment of the above named debts & demands in the order & the manner hereinbefore set forth, then the said Sayles Brown shall divide the rest & residue of the proceeds of said Estates & property among my Creditors generally, pro rata, in proportion to their several & respective claims & demands. _____ Provided however that no one of my Creditors shall be entitled to any dividend under this Assignment who shall not accept the provisions hereof, & sign a discharge in full of all claims & demands against the said Moses L Brown, within six Months from the date of these Presents & the proportion any such Creditor would have been entitled to shall be paid over to said Moses L Brown. _____ In testimony whereof I have hereunto set my hand & seal at said Providence this 4th day of November A.D. 1850

Signed sealed and delivered in presence of George Rivers } Moses L Brown. (L.S.)

And I, the said Sayles Brown accept the Trust herein provided & covenant with the said Moses L Brown & with each of the Creditors who shall become a party hereto, that I will with diligence & fidelity execute said Trust sell & collect said property and demands & pay out the proceeds according to the terms & provisions herein set forth. _____ In Witness whereof, I have hereunto set my hand & seal the day & year above written.

Signed sealed & in presence of George Rivers } Sayles Brown. (L.S.)

Providence Sc. In Providence this 8th day of November A.D. 1850. personally came the above named Moses L Brown & acknowledged the above Instrument by him subscribed to be his free Act and Deed. _____ Before me George Rivers Js of the Peace _____

Recorded Nov 16. 1850 at 20 min before 3 o'clk P.M. _____

Witness _____ Albert Pabodie City Clerk

This Agreement made & entered into on this Sixteenth day of November A.D. One Thousand Eight hundred & fifty (1850) by & between Walker Humphrey of the City and County of Providence, State of Rhode Island, of the One Part & Menzies Sweet of said City of Providence, of the other Part. _____

Witnesseth That the said Walker Humphrey, for & in consideration of the sum of One hundred & twenty Dollars, to him paid by the said Menzies Sweet, the receipt whereof is hereby acknowledged, do by these Presents, covenant, consent & agree, for himself, his Heirs, Executors & Administrators, to & with the said Menzies Sweet, his Heirs & Assigns, that he the said Menzies Sweet, may extend the Building about to be erected (on a Lot of Land, situate on the Southerly side of Arnold Street, in said City of Providence, purchased by the said Sweet of Lydia B Buchlin & others) about Four feet on the Gangway, between the Estate on said Arnold Street belonging to the said Walker Humphry & the Lot of Land purchased by the said Menzies Sweet as aforesaid, & leading from said Arnold Street, between said Estates, in a Southerly direction, leaving a Gangway Six feet in width. _____ The fence on the West line of said Humphrys Estate, to be the East line of said Gangway. Which said Gangway is to be forever kept open for the mutual benefit of the aforesaid Two Estates.

And the said Menzies Sweet, for himself, his Heirs, Executors and Administrators & Assigns, doth hereby covenant, that he will keep the aforesaid Gangway clear of all obstructions, put up a fence across said Gangway at the Southerly end thereof, and erect, keep & maintain a good & sufficient Gate at the entrance of said Gangway on Arnold Street. _____ All which covenants & agreements hereinbefore made & entered into, are to be binding upon the aforesaid Parties, their Heirs, Executors, Administrators & Assigns forever. _____ In Witness whereof, the Parties aforesaid, have hereunto set their Hands and Seals, the day and Year above written. _____

Signed, sealed & delivered in presence of Isaac A Hodges, Sturgis P Carpenter } Walker Humphry. (L.S.) Menzies Sweet. (L.S.)

Recorded Nov 18. 1850 at 10½ o'clk A.M. _____

Witness _____ Albert Pabodie City Clerk

Know all men by these Presents

That I, John Carter Brown, of Providence in the County of Providence in the State of Rhode Island and Providence Plantations, who on the Twenty eighth day of August A.D. 1849, was appointed, jointly with Thomas Burgess of said Providence, Trustee of the Estate & property of Mary Anna Wright of said Providence, by her Deed of Trust, by her duly executed on the day & year before named, & which is duly recorded in said Providence; being now about to sail on a Voyage to Europe; and in order that our duties as Trustees may be performed during my absence without delay or inconvenience, I have constituted & appointed, & do hereby constitute & appoint the said Thomas Burgess, my true & lawful Attorney as Trustee as aforesaid, in my Name & behalf & jointly with himself as Trustee, to do, execute, perform & carry into full effect, every Act, matter & thing provided for & required of us as Trustees in & by said Deed, as fully & effectually as I could with him do the same; and to make, execute & deliver all such deeds, contracts & writings in and about the premises, which is or may be provided for by said Deed,

or by any Legislative Act on the subject. Meaning intending to confer & invest in my said Joint Trustee, all my power & control in & about said Trust property & estate without any exception or reservation, hereby ratifying & confirming whatsoever my said Attorney and Co-Trustee, shall do or cause to be done, in & about the premises by virtue hereof.

In Witness whereof, I have hereunto set my hand and seal, this Fifth day of August A.D. 1850.

Signed, sealed & delivered in presence of
A. M. Arnington

John Carter Brown. (L.S.)

County of Providence Ss. In the City of Providence on this 5th day of August A.D. 1850.
Then personally appeared the within John Carter Brown, before me & acknowledged the within Instrument by him signed, to be his free & voluntary Act and Deed, Hand and Seal.

Nathaniel Searle
Public Notary.

Recorded Nov 20. 1850 at 1 o'clk P.M.
Witness Albert Pabodie City Clerk

Know all men by these Presents,

That I, Andrew Espey of the City and County of Providence & State of Rhode Island, for & in consideration of the sum of Twelve hundred Dollars to me paid by Thomas J Appleby of Smithfield, in the aforesaid County & State, the receipt thereof, I do hereby acknowledge, have Remised, Released & forever Quitclaimed, by these Presents do Remise, Release & forever Quitclaim, unto him the said Thomas J Appleby, his Heirs & Assigns forever, all the right, title, interest, property, claim & demand which I now have or of right ought to have or claim in & to the following described premises (Viz.

One certain Lot of Land situate on Washington Street, viz (No 11) Eleven Lot on the Plat of Lots of James H Arnold & Mehetable Arnold, his Wife, which I the said Andrew Espey leased of George C Arnold, Attorney for said James H & Mehetable Arnold, said Lot fronts Forty feet Southerly on said Washington Street, extending Northerly at Right Angles with said Street, One hundred feet, bounded Westerly on a Ten feet Gangway, as per Plat of our Land lying between High & Carpenter Streets in said Providence, with the Dwelling House & other Improvements thereon.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining to him the said Thomas J Appleby, his Heirs & Assigns forever.

And I, the aforenamed Andrew Espey, for myself & my Heirs, Executors and Administrators, do covenant with the said Thomas J Appleby his Heirs & Assigns, that I will Warrant & Defend the aforedescribed premises to him the said Thomas J Appleby, his Heirs & Assigns forever, against the lawful claims & demands of all persons claiming by, through or under me.

And I Sarah Espey, Wife of the aforenamed Andrew Espey in consideration of the sum aforesaid paid my said husband, do hereby Release & forever Quitclaim to Thomas J Appleby, his Heirs & Assigns forever, all my Right of Dower in & to the aforedescribed & granted premises.

In testimony whereof, We have hereunto set our hands & seal, this Fourteenth day of November in the year of our Lord One Thousand Eight hundred & fifty.

Signed sealed & delivered in presence of
Israel G Manchester
Susan Espey

Andrew Espey. (L.S.)
Sarah Espey. (L.S.)

Providence Ss. In the City of Providence Nov 16th 1850.
Personally came Andrew Espey, Subscriber to the above written Instrument and acknowledged the same to be his free Act & Deed, hand & seal
Before me Israel G Manchester
Justice Peace.

Recorded Nov 21. 1850 at 3 1/2 o'clk P.M.
Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Andrew Espey, within named, for and in consideration of One Dollar to me paid by Thomas J Appleby of Smithfield, in the County of Providence & State of Rhode Island, do hereby grant, assign, transfer and set over to said Thomas J Appleby, his Heirs and Assigns the aforegoing described Premises, for & during the remainder of the term therein mentioned

To Have and to Hold the same with the privileges and appurtenances thereof, to him the said Thomas J Appleby, his Executors, Administrators and Assigns, in as ample a manner as the same is conveyed to me or as I might hold and enjoy the same by the aforegoing Lease, he the said Thomas J Appleby, his Heirs, Executors, Administrators and Assigns paying and performing the Rents and Covenants therein required by me.

And I do covenant with said Thomas J Appleby, his Executors, Administrators and Assigns, that I have good right to assign said premises for & during the residue of the term aforesaid, and that he the said Thomas J Appleby his Executors, Administrators and Assigns may at all times during the residue of said term hold and enjoy the same without any legal let or hindrance of me, my Executors and Administrators, or any person claiming by through or under me or them.

In Witness whereof, I have hereunto set my hand and seal this fourteenth day of November in the year of our Lord, Eighteen hundred and fifty

Signed, sealed & delivered in presence of
Israel G Manchester

Andrew Espey. (L.S.)

Providence Ss. In the City of Providence Nov 16th 1850
Personally came Andrew Espey Subscriber to the aforewritten Instrument & acknowledged the same to be his free Act and Deed, hand and seal
Before me Israel G Manchester
Justice Peace.

N.B. The Lease transferred above is recorded in Book 113 page 412

Recorded Nov 21. 1850 at 3 1/2 o'clk P.M.
Witness Albert Pabodie
City Clerk

Know all men by these Presents.

That I, Louis Lemilson, of the City and County of Providence & State of Rhode Island, Trader, for & in consideration of the sum of Seven hundred and seventy eight Dollars & eighty four cents to me in hand paid by Morris Steinberg of said Providence, Trader, at and before the sealing & delivery of these Presents, the receipt whereof is hereby acknowledged, have bargained, sold & delivered, & by these Presents, do bargain, sell and deliver unto the said Steinberg, o

All my Goods and Chattels, Cloth & Clothing, together with all the property now belonging to me in Store Number Eight (N°8) Washington Building, in said Providence.

To Have and to Hold the said Goods unto the said Steinberg, his Executors, Administrators & Assigns, to his & their own proper use and benefit forever.

And I, the said Lemilson, for myself and my Heirs, Executors and Administrators, will warrant and defend the said bargained Premises unto the said Steinberg, his Executors, Administrators and Assigns, from and against all Persons whomsoever.

In Witness whereof, I have hereunto set my hand & seal, this Twenty third day of November A.D. Eighteen hundred and fifty.

Signed, Sealed & Delivered in presence of
Willard Bayles

Louis Lemilson. (L.S.)

Recorded Nov 23. 1850 at 20 min before 12 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents,

That I Davis Hopkins, of the City & County of Providence, in the State of Rhode Island, for and in consideration of the sum of Fifty Dollars to me paid by Tillinghast Almy of said City of Providence, the receipt whereof I do hereby acknowledge, do by these Presents, bargain, sell, assign, convey, set over and deliver to the said Tillinghast Almy

All the property, furniture, fixtures &c, of every description, now in the Store occupied by me at the corner of Canal & Elizabeth Streets, in said City of Providence.

To Have and to Hold the same, together with the Lease of said Store, to him the said Tillinghast Almy his his Heirs & Assigns, to his & their sole use & benefit forever.

And I, the said Davis Hopkins, do covenant to and with the said Tillinghast Almy, that I am the true & lawful owner of the property hereby conveyed, that I have a good right to sell and convey the same as aforesaid, that I will forever Warrant & Defend the same to him the said Tillinghast Almy his Heirs & Assigns, against the lawful claims & demands of all persons.

In Witness whereof, I have hereunto set my hand & seal, this Eighteenth day of November A.D. One Thousand Eight hundred & fifty (1850)

Signed Sealed & delivered in presence of
Nathaniel Veazie

Davis Hopkins (L.S.)

Recorded Nov 26 A.D. 1850 at 1/4 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That We, Benjamin H. Davis & Edward M. Davis, only surviving Children of John Davis, and Hannah Davis, for the consideration of Twenty Dollars to us in hand paid by Abraham Stillwell, do hereby Remise, Release and forever Quitclaim, unto Abraham Stillwell & his Heirs forever,

All our right, title & interest in & unto a certain Burying Lot, in the North Burying Ground in the City of Providence, which was originally set off to our honored Father, & his Heirs, & subsequently set off as Lots N° 35 & 36 to John Davis heirs and Abraham Stillwell, and We do hereby forever quitclaim & release unto him the said Abraham Stillwell & his Heirs forever, all our right & title thereto, excepting a part where our Father, his first wife, with Two Children are buried

In Witness whereof,

We have hereunto set our hands & seals, this Twenty second day of November, in the City of Providence, in the year of our Lord, One Thousand Eight hundred & fifty. (1850)

Witness, before signing hereof, the word "Heirs" was erased in the third line & the word "Heirs" added in the twelfth line
R. R. Stafford.
Henry W. Lothrop

B. H. Davis. (L.S.)
E. M. Davis. (L.S.)

Recorded Nov 23d. 1850 at 10 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Charles Stewart, of Warwick, in the County of Kent and State of Rhode Island, the Mortgagee named in a certain Mortgage Deed, bearing date May First, A.D. 1847, made and executed to me by Samuel F. Thurber and Henry Metcott, and which said Mortgage Deed is on Record, in the City Clerks Office in said Providence, in Book Number 104 of the Records of Land Evidence, page 253, have made, constituted and appointed, and by these Presents, do make, constitute and appoint Charles F. Lawrence, of the City and County of Providence, in the State aforesaid, my true & lawful Attorney for me and in my Name to ask, demand and receive of the Maker of said Note, the Interest from time to time accruing thereon, according to the tenor of said Note, at the Maturity of said Note, to ask, demand and receive of the Makers of said Note, the amount then due thereon, to see that each and every condition of said Mortgage Deed is fully and promptly kept and complied with, and by and under the power given and granted unto me in and by said Mortgage Deed, I do hereby substitute and de-pute him, the said Charles F. Lawrence, to be the true sufficient Attorney of them the said Samuel F. Thurber and Henry Metcott, in case default shall be made in any or either of the conditions named in said Mortgage Deed, to sell the premises as provided for, in and by said Mortgage Deed, and generally to do and perform any and all such Acts, Matters & Things, as may be requisite or necessary to be done, relative to the enforcement of the Conditions of said Mortgage Deed, as fully to all intents and pur-poses as I might or could do, if personally present, with full power of Substitution and of revocation, I hereby ratifying, approving and confirm-ing all such Acts, Matters and Things as my said Attorney shall lawfully do, or cause to be done, by virtue hereof.

In testimony whereof I have hereunto set my hand & seal, this Twenty fifth day of September AD. One Thousand Eight hundred and Forty seven.
Executed in presence of
Henry Martin

Charles Stewart. (L.S.)

Providence County ss. In Providence this Second day of October AD 1847 then Charles Stewart, personally appeared before me & acknowledged the within Letter of Attorney by him signed, to be his free & voluntary Act and Deed

Henry Martin
Public Notary.

Recorded Dec 2. 1850 at 11 1/2 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. Jonathan Hawkins, of Smithfield, in the County of Providence & State of Rhode Island for & in consideration of the sum of Three hundred & seventy five Dollars to me paid by Nathan Smalley of the City of Providence, in said County & State, Captain) the receipt whereof I do hereby acknowledge, have sold, assigned, transferred and set over, by these Presents, sell, assign, transfer & set over unto him the said Nathan Smalley. All my right, title & interest in & to a certain Lease of a Lot of Land, situate on Canal Street, in said City of Providence, made executed on the twenty third day of February AD 1850, by & between Abby Nightingale & Samuel Nightingale as Guardian to Eliza Nightingale of the One part & the aforenamed Jonathan Hawkins of the other part.

And I, the said Jonathan Hawkins for & in consideration of the sum aforesaid to me paid, have bargained, sold, set over & delivered, by these Presents sell, set over & deliver unto him the said Nathan Smalley, One Shop, One Shed & all other Buildings & Improvements standing upon the Lot of Land named and described in and by the aforementioned Lease.

Meaning & intending hereby to convey to him the said Nathan Smalley all the Interest in & to said Lease & Buildings that was conveyed to me by Daniel Angell & James & Phillipene by Deed dated February 26. AD 1839 & recorded in Book No 73 page 232 of the Records of said City for recording Deeds &c.

To Have and to Hold the same with all the Rights and privileges thereof to him the said Nathan Smalley his Heirs. Executors, Administrators & Assigns forever.

In testimony whereof, I hereunto set my hand and seal this Thirtieth day of November AD Eighteen hundred and fifty.
Signed, sealed and delivered
in presence of
Stephen Martin

Jonathan Hawkins. (L.S.)

Providence ss. In the City of Providence December 2 A.D. 1850. Then personally appeared Jonathan Hawkins. Subscriber to the preceding Instrument & acknowledged the same to be his free and voluntary Act and Deed

Before me Stephen Martin
Justice of the Peace.

Recorded Dec 2. 1850 at 3 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

(Copy)

This Instrument of Lease made by and between Saml Nightingale for Abby Nightingale, and as Guardian to Eliza Nightingale, on the One part and Jonathan Hawkins of Smithfield, on the other part

Witnesseth That the said Saml Nightingale for Abby and as Guardian to Eliza Nightingale, has let unto the said Hawkins a certain Lot of Land on Canal Street now in his occupancy, being Forty eight feet on Canal Street beside the Gangway, with all the privileges & appurtenances of said Lot,

To Have and to Hold the said premises for the term of Five Years from the first day of April 1850.

And the said Hawkins covenants and agrees to & with the said Nightingale, to pay Rent therefor, in the sum of Fifty four Dollars per year, payable on the first day of January of each year after the date hereof, and should the Rents remain due and unpaid for the term of Three Months, the Lessors shall have the right to take possession of the premises & terminate this Lease by giving a written notice of their intention so to do.

And the said Hawkins further covenants & agrees to deliver up possession of the said premises at the expiration of the said Term, quietly, reserving, to himself the right previously of removing the Buildings erected on the Lot first paying all Rent due & leaving the Lot in good order

In Witness of which We have hereunto set our hands in Providence this 23d day of February 1850.

Signed } I Saml Nightingale.
Jonathan Hawkins.

It is agreed that Mr Hawkins has Ten days after the expiration of this Lease to remove the Buildings, paying the same rate of Rent for the time

I Nightingale.

Recorded Dec 2. 1850 at 3 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

This Agreement made and executed by & between Alexander Duncan of the City & County of Providence, State of Rhode Island, Party of the first part & Joseph Ashley of said City of Providence, Joseph J Ashley of Springfield, in the State of Massachusetts, James A Baldwin & Mary J Baldwin, his Wife, in her Right, both of Woonsocket in said State of Rhode Island, Parties of the second part

Witnesseth,

That Whereas said Joseph J Ashley, James A Baldwin & Mary, his Wife in her right are the Owners in fee of a certain Lot of Land, situate in said City of Providence, on the corner of Weybosset Street (now called Broad Street) and Peeks Gangway, in which said Estate said Joseph Ashley has a life Estate, and said Duncan owns the Estate fronting Weybosset Street Easterly of the above.

Now said Party of the first part for himself, his Heirs and Assigns, hereby agrees to and with said parties of the second part respectively, & their Heirs & Assigns, that he will convey to them, by a good & valid Conveyance, all his said Party of the first part's, Land lying Westerly of the following described Line Namely.

A Line drawn from a point Forty one feet, ten & a half inches from the corner of said Weybosset Street & Peeks Gangway, and in the Southerly line of said Weybosset Street, Southerly parallel with the Easterly line of said Peeks Gangway as far as said Lot of said parties of the second part extends.

and said Strip of Land so agreed to be conveyed, being One foot ten inches and two tenths of an inch in width at the Southerly end thereof, & coming to a point at the point where said line commences, said Conveyance to be executed whenever said parties of the second part shall build on their Land and use the partition Wall hereinafter mentioned in manner as is hereinafter provided.

And in consideration therefor said parties of the second part hereby jointly and severally agree to pay said party of the first part the sum of One hundred & forty two Dollars & eight cents whenever said parties shall use said Strip of Land for any purpose.

And it is hereby further agreed by & between said parties & their & each of their respective Heirs & Assigns, that the above described line shall henceforth be the dividing line between their said Estates.

And Whereas said party of the first part contemplates soon erecting a large Four story Building on his said Land & it hath been mutually agreed by & between all said parties for their mutual benefit, that the Westerly wall of said Building so to be built by said party of the first part shall be put on said dividing line, one half on the land of either party, to be now built in a substantial manner by & at the expense of said party of the first part & to be used by said parties of the second part hereafter on payment by them their Heirs or Assigns to said party of the first part, his Heirs or Assigns of one half of the amount of the first cost thereof, or of so much thereof as they shall wish to use.

Now said Parties of the second part each for himself or herself & each for their respective Heirs & Assigns, hereby agree to & with said Party of the first part, his Heirs & Assigns, and grant and convey to him and them the right to put, place, build & forever maintain the Westerly Wall of his said Building, by him to be built, on said dividing line, one half thereof to be on said Land of said Parties of the Second part, with the full right to come on to their said Land at any time for the purposes of building, repairing & maintaining said Wall.

And said Party of the first part agrees to build said Wall as aforesaid, the foundation to be well laid of Stone, and that, & the Wall to be of Brick, to be well, sufficiently & strongly built in every respect.

And said Parties of the Second part, their Heirs & Assigns shall have the right to use said Wall so built, as a Wall of any building to be built on their said Land, whenever they see fit.

Provided Always however, as a condition precedent, that they shall first pay to said Party of the first part, his Heirs, Executors, Administrators or Assigns, One half of the whole first cost of said Wall.

And it is further agreed by and between said Parties respectively, that until said Parties of the Second Part shall so build and pay for said Wall as aforesaid, that said Party of the first part, his Heirs and Assigns shall have the right to put and keep Windows in said Wall for the purpose of lighting & airing his said Building.

And after said Wall shall be used by said Parties of the second part, in case the same shall be destroyed or require reparation, the same shall be so rebuilt or repaired at the joint expense of both Parties, each party paying one half thereof.

In Testimony whereof, We have hereunto set our hands and seals, this Thirteenth day of November, in the year Eighteen Hundred and fifty.

The words "said line being fifty five feet & two inches in length" being erased & the word "precedent" interlined before execution.

Signed, sealed & delivered in presence of
Wm H Potter

Alex Duncan (L.S.)
By his Atty
C.H. Dabney.

Joseph Ashley. (L.S.)

Joseph J. Ashley. (L.S.)

Jas A. Baldwin. (L.S.)

Mary J. Baldwin. (L.S.)

Providence Sc. Providence November 13th 1850. Then personally appeared the above named Alexander Duncan by his Atty C.H. Dabney, Joseph Ashley, Joseph J Ashley & James A Baldwin & severally acknowledged the above Instrument by them signed, to be their and each of their free Act and Deed.

And at the same time & place, appeared Mary J Baldwin Wife of said James, who being then examined separate & apart from her said husband & having said Instrument explained to her by me, acknowledged the same to be her free Act & Deed from which she does not wish to retract

Before me William H Potter
1st Public Notary.

Recorded Dec 3. 1850 at 9 1/2 o'clk A.M.

Witnes, Albert Paboodie City Clk

Know all men that I, Geo W Martin of Providence, Trader, in consideration of Five hundred Dollars to me paid by Thomas Barker of Charlestown, Mass, Yeoman, the receipt whereof is hereby acknowledged, have given granted bargained, sold and convey & do by these Presents grant & convey all the fixtures & goods to me the said Martin belonging, now being in the Store No 10 Market Sq, Providence R.I. occupied by me, the said goods consist in part the following Articles, Gas fixtures, Counter, Shelving, Stove & Pipe, Scales, Show case, glass Jars, Baskets, Boxes, Barrells, all the Segars, Tobacco, Pipes, Confectionery, Fruit, Nuts &c in said Store, meaning & intending hereby to convey all & every thing of whatever kind, name or description, being my whole Stock & fixtures now being in said Store.

To Have & to Hold all & singular the above described & mentioned Goods to him the said Thomas Barker, his Heirs & Assigns forever. And I the said Geo W Martin do covenant hereby with the said Thomas Barker, his Heirs Assigns, that I am lawfully seized of the aforementioned goods & chattels, that they are free of all incumbrances, that I have good right to sell & convey the same to the said Thomas Barker & that I will & my Heirs, Executors or Administrators shall warrant & defend the same to said Thomas Barker, his Heirs, Executors, Administrators & Assigns, against the lawful claims of all persons.

In Witness of all which I the said Geo W Martin have hereunto set my hand & seal, on the Twenty ninth day of November A.D. One Thousand Eight hundred & fifty

In presence of
Henry J Salisbury

Geo W. Martin (L.S.)

Recorded Dec 3. 1850 at 25 min past 11 o'clk A.M.

Witnes

Albert Paboodie
City Clk

This Indenture made and executed this First day of April in the Year of our Lord, One Thousand Eight hundred and fifty by and between Tristam Burges Esqr of Seekonk, in the Commonwealth of Massachusetts, and Samuel B Parker Esqr of Providence in the State of Rhode Island, Innholder

Witnesseth That the said Burges in consideration of the Rents hereinafter reserved to be paid by the said Parker to the said Burges, his Heirs, Executors, Administrators or Assigns, & the Covenants and Agreements hereinafter made by him the said Parker to & with the said Burges, hath and by these Presents doth lease, demise & to farm let to him the said Parker, the Hoyle Tavern Estate, so called, situated on the South side of High Street & North side of Branston Street, at their junction, comprehending the House, Store, Barns, Sheds, yards & passages to & around all the Buildings (reserving the right to Lease or use any of the unoccupied grounds not needful to the Tavern & so as not to incommode the same) The Hay Scales & the Land whereon they stand & what is needful for their use around them, the Mill in the Barn is not comprehended in this Lease, it having been leased to the tenants of that Building so long as they occupy the same.

And the same Estate is to be used as a Tavern & Public Inn & not otherwise by the said Parker himself & no other person without the consent of the said Burges for & during the term of Five Years from & after the First day of April now present A.D 1850 to be fully ended & completed.

And the said Parker in consideration of the Premises hath and hereby doth for himself, his Heirs, Executors, Administrators & Assigns, covenant with the said Burges, his Heirs, Executors, Administrators & Assigns, to pay to him or them as & for a Rent of the Premises aforesaid quarterly & at the beginning of each & every quarter during the term aforesaid, for each & every quarter the Sum of One hundred & seventy five Dollars, reckoning three calendar Months as a quarter, and paying the same at the Mechanics Bank in Providence, or wherever else the Parties may agree the first payment having been made on the delivery hereof

And the said Parker covenants with the said Burges that he will himself use and occupy the Premises as a Tavern and Public Inn and not otherwise, for and during the term aforesaid, except the Store & the Two Rooms in the Basement of the House, in the front thereof, which he the said Parker may use himself or let to others for Stores, but not to have ardent Spirits used or sold therein, but he will not let, lease or assign any other part of said Premises without the consent of the said Burges or his Heirs or Assigns in Writing given to him.

And the said Parker moreover covenants as aforesaid with the said Burges as aforesaid, that he will furnish said House with good and sufficient Furniture of all kinds at all times during said term, for the accommodation of travellers & guests, and supply them at all reasonable times, with good, wholesome and sufficient Meat, Drink and Lodging, and also supply to all such Travellers and other Guests, or cause to be supplied for their Horses, Carriages, Harnesses and Cattle sufficient, hay, provender, stabling and yarding to the full extent of the accommodations on the premises, and to a like extent entertain all Travellers and Guests who conduct themselves in a Civil, decent and lawful way and manner, and that he will at all times during said term Keep a civil, orderly & peaceable House.

And it is further Covenanted and agreed by and between the said Burges and the said Parker, that the said Burges shall put the said Premises in suitable repair and keep the same in tenantable repair during said term and that the said Parker shall repair all damages done thereto during the same, and surrender said Premises up to the said Burges, his Heirs or Assigns at the end of said term in good Repair, common wear & accidents by fire, wind or flood excepted, & that the said Parker shall not during said term, remove the Soil or gravel from said Yards.

It is Nevertheless expressly provided by & between the Parties, and this Lease and demise is made upon this Condition, that if the said Parker, his Executors, Administrators or Assigns shall not all times keep & perform all and singular the Covenants and Agreements aforesaid made by him, then on such failure, the said Burges or his Heirs, Executors, Administrators or Assigns may give notice of such failure by said Parker as aforesaid, by stating the same in Writing, and posting up such Writing in some public Room in said Hoyle Tavern and thereupon said term or the then residue thereof shall cease & be extinguished & the possession of the said premises be forthwith surrendered to & remain in the said Burges, his Heirs, Executors, Administrators or Assigns.

In testimony whereof the Parties aforesaid have hereunto set their hands and seals at said Seekonk, the day & year aforesaid, interchangably

Signed sealed & delivered in presence of
Mary K Vinnicum

Tristam Burges. (L.S.)

Samuel B. Parker. (L.S.)

I the Subscriber, Father in law to Samuel B Parker within named do hereby covenant, undertake, promise & guaranty to & with the said Tristam Burges, that he the said Parker shall fulfil & perform the within Lease in all its parts.

In testimony whereof I have signed & sealed this paper, this First day of April A.D 1850 at said Seekonk

Signed, sealed and deliv in presence of
Mary K Vinnicum

Stephen Turner (L.S.)

Recorded Dec 6, 1850 at 8 min past 11 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture made and executed between Samuel B Parker of the City & County of Providence & State of Rhode Island of the one part & Calvin Wilbur Junr of the said County of Providence aforesaid, of the other part

Witnesseth

That the said Parker for the consideration hereinafter mentioned, hath demised, granted, to farm let & doth hereby demise grant & to farm let unto said Wilbur, his Executors, Administrators & Assigns, the Hoyle Tavern Barn, so called together with all the Sheds & appurtenances thereto belonging except the small Shed or Stable at the West end of said Barn, formerly occupied by said Parker; together with the yard room in front of said Barn, extending out Southerly three rods to Branston Street, & extending Westerly to the Hog pens now occupied by Henry A Mallerson, & Easterly to the gangway running by the Westerly end of the Hoyle Tavern; together with a small piece of Land at the Westerly end of said Barn, bounding Northerly on Land of William Sheldon Forty eight feet & extending out Southerly Twenty feet, the Well in said Barn to be excepted, the Rent of which is to be paid to Tristam Burges as per contract between said Burges & said Wilbur.

To Have and to Hold the said demised premises with their appurtenances, for & during the term of Five years from the date of these Presents, fully to be complete & ended

And the said Calvin Wilbur Junr. for himself, his Executors & Administrators doth covenant & agree, to pay or cause to be paid to said Samuel B Parker, his Heirs or Assigns as Rent for the same, the sum of Two hundred fifty Dollars

per year for each and every year during said term of Five years, to be paid quarterly in advance, in equal quarterly payments of Sixty one Dollars fifty cents each; the first quarterly payment to be made this day; and so on in like manner in advance, at the commencement of each & every quarter during said term of Five years.

And it is further covenanted & agreed by & between said parties that said Wilbur shall not during said term of time, relet said premises, nor transfer over said Lease to any other person during said term, without the consent of said Parker or some one legally authorized to act for him.

It is further covenanted and agreed by & between said parties, that said Parker is to keep or cause to be kept, said Barn and Buildings in good repair during said term of time, at his own expence.

In Witness whereof, We the said parties have hereunto interchangably set our hands & seals, this First day of April A.D. 1850

Signed, sealed & delivered in presence of
Robert Knight

Calvin Wilbur Jr. (L.S.)
Samuel B. Parker. (L.S.)

Providence Sc. In the City of Providence April 1st A.D. 1850

Then personally appeared Samuel B Parker & Calvin Wilbur Junr and severally acknowledged the within written Instrument by them subscribed to be their free act and Deed. Hand & seal

Before me Robert Knight Justice of the Peace.

Recorded Dec 6. 1850 at 11¼ oclk a.m.

Witness Albert Pabodie City Clk

Know all men by these Presents

This Indenture of Lease of Two parts made and entered into this 26 day of November in the year Eighteen hundred fifty, by & between Samuel B Parker of Providence in the County of Providence of the first part, and Henry A Matherson of said Providence, of the other part.

Witnesseth

That I the said Samuel B Parker Jr and in consideration of the Rents and Covenants hereinafter mentioned to be kept performed by the said Matherson, does hereby demise to farm let unto him the said Matherson his Heirs & Asigns, the three certain Market Shine yards attached to the Hoyle Hotel Estate, bounded Southerly on Cranston Street, Westerly on a Gangway passing between said yards & the Estate of Solomon Gage, Northerly and Easterly on said Hotel Stables & Stable yards & Land of William Sheldon, excepting from the operations of this Lease a small portion of the North yard as now occupied by Calvin Wilbur and described in my Lease to him of the Stable & yards.

To Have & to Hold the above demised premises together with all the privileges & appurtenances thereof to him the said Henry A Matherson, his Heirs & Asigns for & during the term of Four years & six Months from the first day of October in the year Eighteen hundred & fifty, he or they yielding & paying therefor the yearly Rent of Fifty Dollars, in quarter yearly payments in advance, the first payment thereof to be made before or at the time of taking possession of the premises, of Twelve Dollars fifty cents, & the sum of Twelve Dollars fifty cents at the commencement of every succeeding quarter or three Months during said term.

And I, the said Henry A Matteson for myself, my Heirs, Executors, & Administrators & Asigns, do covenant & agree to & with said Parker, his Heirs, Executors, Administrators & Asigns, that I will take possession of & occupy said Yards above described and will pay therefor unto said Parker, his Heirs and Asigns, the yearly Rent of Fifty

Dollars in quarter yearly payments in advance at the times & in the manner above stipulated.

And it is further covenanted & agreed between the parties aforesaid, that the said Matherson, his Heirs or Asigns shall not use said yards for any other purpose than for Shine yards, nor let, lease or relet the same to any other person or persons with the consent of said Parker, his Heirs or Asigns. And that said Matherson shall keep the Buildings & fences on & around said Yards in repair at his own expence so far as to furnish all the labor for such repairs, the materials being furnished by said Parker, or by the owner of the property.

And the said Matherson is to have the right at all times to draw Water from the Well in the South front yard of the Hoyle Tavern House for all necessary purposes in occupying said yards.

In testimony whereof, We have hereunto set our hands and seals, the day and year above written.

Executed in the presence of
the word "November" was interlined
before the execution hereof
Joseph A Scott

Samuel B. Parker. (L.S.)
Henry A. Matteson. (L.S.)

Providence Sc Providence Nov 26. 1850

Then personally appeared Samuel B Parker & Henry A Matherson, Subscribers to the above Instrument & acknowledged the same to their free Act and Deed

Before me Joseph A Scott

Justice Peace.

Recorded Dec 6. 1850 at 11¼ oclk a.m.

Witness Albert Pabodie City Clk

Know all men by these Presents

That We, Charles D Greene & John Nocan both of the City & County of Providence & State of Rhode Island Copartners in trade under the Name & firm of Greene & Nocan, for & in consideration of the Trusts hereinafter named & contained, & of the sum of Five Dollars to us paid by Benjamin F Eames of said City of Providence, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, assign and convey unto him the said Benjamin F Eames, his Heirs and Asigns forever

All and singular our entire Stock of Ready Made Clothing, Broadcloths, Cassimeres, Satinets, Vestings, trimmings & other goods, chattels & merchandize of every description, situate in the Store, by us occupied, being Number 7 Salins Building on Westminster Street in said City of Providence. Also the fixtures in said Store & all & all other personal property or estate belonging to us as Copartners as aforesaid, wheresoever or however the same may be situate. Also all sum & sums of Money due & owing or belonging or payable to us, the said Greene & Nocan, by Note, Book Account, contract or otherwise, together with the Note Books of Account & all & every evidence of such Indebtedness & all securities taken therefor, & all other Choses in action, rights & credits of the said firm.

To Have and to Hold the same with the appurtenances to the same belonging, unto him the said Benjamin F Eames, his Executors Administrators & Asigns forever, but in Trust nevertheless, for the uses & purposes following, that is to say,

That the said Benjamin F Eames shall forthwith take possession & seizure of the premises, & within such convenient time as to him shall seem meet, by Public or private Sale, for the best price that can be procured, shall convert all & singular the premises into Money, & collect to pay & as soon as may be, all & singular the debts sum & sums aforesaid, due, owing & payable to us the said Greene & Nocan & apply & appropriate the net proceeds of such Sales and collections, in manner following, to wit; First the said Benjamin F

Eames shall first pay all reasonable expenses of making & executing this Assignment, & of executing the trusts by this deed created, & shall retain to himself a reasonable compensation for executing the trusts herein named.

Second, the said Benjamin T Eames shall next pay in full all sums of Money due owing from the said firm of Greene & Kocan, to any person or persons now in their employ, in the manufacture of Clothing, & also the Rent due for the said Store by them now occupied.

Third, the said Benjamin T Eames after having performed the several things hereinbefore required, shall, out of the surplus remaining in his hands, if sufficient, pay & satisfy in full any & all Note or Notes heretofore made by the said firm of Greene & Kocan, for which William Rufus & Amos C Barston, or either of them, are, or may may liable or hereafter may become liable, as said Notes mature, as Endorsers or Endorser, or otherwise, & any & all sum or sums of Money for which the said William Rufus & Amos C Barston, or either of them have become liable at our request & for our accommodation, & also any & all liability or indebtedness of the said Greene & Kocan to the said William Rufus & Amos C Barston, or either of them, & if not sufficient, then Ratably & in proportion to the respective claims & liabilities of them the said William Rufus & Amos C Barston.

Fourth, The said Benjamin T Eames, after having done & performed the several things herein before required, shall divide the surplus equally & in proportion to their respective demands, among the other Creditors of the said firm of Greene & Kocan, provided however, that such of the Creditors of the said firm of Greene & Kocan, as do not within Three Months from the date hereof, execute & deliver to said Benjamin Eames a full discharge of their claims & demands against the said firm of Greene & Kocan, shall not be entitled to or receive any dividend or benefit under this Assignment, but the dividends on the claims & demands of such Creditors, shall be paid over to the aforesaid firm of Greene & Kocan, or to such person or persons as they shall, in writing direct.

And further the said Green & Kocan do hereby constitute & appoint the said Benjamin Eames their true & lawful Attorney, in their Name & Stead or otherwise, to claim, demand & sue for & recover all the above assigned personal property, claims, debts & demands, & to do or cause to be done all matters & things necessary & proper for executing the Trusts herein created, hereby giving & granting to the said Benjamin T Eames full power & authority to substitute one or more Attorney or Attorneys or Agents under him, & the same to remove at pleasure, & also to compromise at his discretion any of the above assigned claims, debts & demands.

And I the said Benjamin T Eames in consideration of the premises, do hereby accept of this deed & the Trusts herein created & do hereby covenant & agree to & with the said Greene & Kocan faithfully to execute the Trusts in this Deed created, according to the true & effect thereof.

In testimony whereof, We have hereunto respectively set our hands and seals, this 7th day of December A.D. 1850.

Executed in presence of
Geo C Whittemore, Henry Martin
& possession of the property delivered
in our presence.

Charles D. Greene. (L.S.)
John Kocan. (L.S.)
Benj. T. Eames. (L.S.)

Providence County ss. In Providence this Seventh day of December A.D. 1850.
Then Charles D Greene, John Kocan & Benjamin T Eames personally appeared before me & severally acknowledged the preceding Instrument by them signed, to be their free act and Deed.
Henry Martin Public Notary

Recorded Dec 7. 1850 at 3½ o'clk P.M.

Witness Albert Parsons City Clk

Know all men by these Presents,

That I, Nicholas Brown of the City and County of Providence in the State of Rhode Island and Providence Plantations, now Consul of the United States at the Court of Rome, having been legally appointed the Guardian of the Estates of my five children

Nicholas Alfred
Ann Mary
John Carter
Caroline Matilda Clements
Robert Grenville

Brown

living, situate and being in the State of Rhode Island aforesaid, do make, constitute and appoint Moses B Ives, John Carter Brown and Robert Hale Ives of Providence aforesaid, Merchants, & each of them, to be my true and lawful Attorneys & Attorney for me as Guardian aforesaid, & in my Name & for my sole use & benefit as aforesaid, to ask demand & receive the capital, principal, dividends, interests, profits, sum & sums of money, debts, dues & demands now due & payable or which may hereafter become due & payable to my said Children or to any of them, or to me as their Guardian as aforesaid, upon all or any stocks, shares, funds, notes, bonds, mortgages or other securities now belonging or which may hereafter belong to my aforesaid Children, or to either of them, or to me as Guardian as aforesaid, or which may hereafter belong to them or either of them, or to me as Guardian as aforesaid, or stand in the Names of my said Children or any of them, or in my Name as Guardian aforesaid, anywhere within the United States of America, Also to collect and receive all Rents & Arrearages of Rent now due and payable or which may hereafter become due & payable to my aforesaid Children, or to any one of them, or to me as Guardian as aforesaid, for or on account of any ~~bonds~~ lands, tenements, real estate or chattels real, situate, lying or being within the United States of America, & to use, take & pursue all lawful ways & means for the collection & recovery of all such capital, principal, dividends, interest, debts, dues & demands, Rents and arrearages of Rent, & for any of these purposes, for me as Guardian aforesaid & in my Name to institute any suit or suits at law, or in equity & to appear in all Courts & before all Judges & Justices to prosecute & defend the same, & for what shall be recovered or otherwise received, to give lawful releases, acquittances & discharges, with full power to compound, compromise and arbitrate all disputes & controversies in relation to the same, also for me in my Name as Guardian aforesaid, to sell, assign & transfer & set over to any person or persons, all or any or either of the Bonds & Mortgages, now due, payable, belonging to or owned by my aforesaid Children or either of them, or me as Guardian aforesaid, or which may hereafter belong to or be owned by them, or me as Guardian aforesaid, and upon payment of, or security for the purchase Money of any such bond & mortgage for my aforesaid Children, or either of them, or for me as Guardian aforesaid, and in their Name or my Name as Guardian aforesaid, to execute good and sufficient Deeds of Assignment, & Transfer to the purchaser or purchasers thereof, & also upon the receipt of the principal & interest due upon any such bond and mortgage for me in my Name as Guardian aforesaid, to acknowledge satisfaction thereof, that the same may be cancelled of Record.

And I do hereby further authorize & empower my said Attorney & Attorney, to invest in my Name as Guardian aforesaid, for my use & benefit as Guardian aforesaid, any sum or sums of Money which they now, or at any time hereafter may have in their possession, belonging to my aforesaid Children or either of them, or to me as Guardian aforesaid, either in stocks, notes, bonds & mortgages, or other securities as my said Attorneys or Attorney shall deem best & most advisable, with power to my said Attorneys or Attorney to substitute & appoint, under them or him, one or more Attorney or Attorneys for all or any of the purposes aforesaid, & with the like or more limited powers, & the same to revoke & annul at their & this pleasure, & to delegate the same to an other or others,

hereby ratifying and agreeing to ratify and confirm whatever my said Attorneys or Attorney or their or his Substitutes or Substitute shall lawfully do or cause to be done in the premises by virtue of these Presents.

In Witness whereof I have hereunto set my hand and seal this Eighteenth day of November in the year of our Lord One Thousand Eight hundred and fifty at Geneva (Switz.)

Signed sealed & delivered
in presence of
Jr.e Noiret cadet of Geneva (Switz.)
Marc Barrelet of Geneva

Nicholas Brown. (L.S.)

Recorded Dec 10, 1850 at 11 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease

made and executed this first day of January A.D. 1850 by & between Lucia C. Brownell of Hartford in the State of Connecticut, of the One part and Theodore Horton & Ferdinand Horton, Copartners in trade under the Name & Style of Horton & Brother, of Providence in the County of Providence & State of Rhode Island, of the second part.

Witnesseth

That the said Lucia C. Brownell for and in consideration of the Rents & Covenants hereinafter contained on the part of said Horton & Brother & the Survivor of them, their & his Executors, Administrators & Assigns to be paid, kept & performed, doth hereby demise, lease & to farm let unto the said Horton & Brother & the Survivor of them, their & his Executors, Administrators & Assigns

A certain Lot of Land situate in said Providence on the Southerly side of Exchange Place, extending Southerly from said Exchange Place One hundred & eighty feet more or less, to the Northern boundary of Lot leased by the said Lucia C. to the said Theodore, by Lease recorded in Book 113 page 6 of the Providence Land Records, to which reference is here made, of which said Lot, the said Horton & Brother are now the Lessees, by virtue of an Assignement of said Lease by from said Theodore

To Have & to Hold the same with all the rights, privileges & appurtenances to same belonging, to them the said Horton & Brother, & the Survivor of them, their & his Executors, Administrators & Assigns, for & during the term of Fifteen years from and after the 31st day of December A.D. 1849 paying Rent therefor & performing & fulfilling the covenants & agreements hereinafter set forth & contained

And the said Horton & Brother, for themselves and the survivor of them, their & his Executors, Administrators & Assigns, do hereby covenant & agree to & with the said Lucia C. her Heirs and Assigns, as follows, namely,

That during the continuance of this Lease they will pay or cause to be paid to said Lucia C. her Heirs or Assigns as Rent for said Premises, for each & every of the first Six years of the term aforesaid, the sum of Five hundred & seventy five Dollars, for each & every of the four years next succeeding, the sum of Four hundred Dollars, for each & every of the five years next succeeding, the sum of Five hundred Dollars, each & every of the said years Rent to be paid in Four equal Instalments, one on the first day of April, the second on the first day of July, the third on the first day of October, and the fourth on the 31st day of December of each and every Year.

That they will, within a reasonable time from the date hereof, erect, or cause to be erected upon the Lot aforesaid, a Building conforming in all essentials to the specifications following, to wit:

The foundation to be upon large stones, six feet long, laid crosswise, building to be about 30 feet wide by 50 deep, the Walls of Brick, about 12 inches thick, or the thickness of the length & width of a brick, to be of the same height between floors as the Building on Westminster Street front of the Lot leased to the said Theodore by Lease hereinbefore referred to, the joists for the lower floor to space 13 inches, size 3 by 10, resting on timbers 6 by 10, with brick piers underneath, same for second floor supported by iron posts, attic floor to be supported by the roof with iron rods, beams for attic 8 by 8, joists 3 by 6, main rafters to be 4 by 8, small 3 by 6, and also will erect, or cause to be erected upon the Southerly part of the said Lot, & the Northerly part of the Lot hereto from leased to said Theodore as aforesaid & adjoining to the aforesaid Building, a Wooden Building, to be well timbered & of good materials, to be boarded & clapboarded on the sides, to be about 80 feet in length, one story high, & about the width of the Lot, say from 30 to 36 feet

That they will pay or cause to be paid any & all taxes or assessments for the supplying the said Premises with Water or for the drainage of the same, & all taxes assessed by the City or State Authorities upon or against the aforesaid Buildings by them erected, & all other taxes & charges incident to said new Buildings & will keep said Buildings in good repair during their tenancy of the same.

Furthermore this Indenture Witnesseth. That it is covenanted & agreed by & between the said parties, by the said Lucia C. for herself, her Heirs & Assigns, & by the said Horton & Brother, for themselves and the Survivor of them, their & his Executors, Administrators & Assigns as follows, to wit:

That if the said Lessees shall neglect or refuse to pay either of the aforementioned instalments of Rent, for a space of ten days after the same shall have become due & payable as aforesaid, & shall have been demanded of them, their the Lessee, or her Agent shall have the right to enter into & take possession of the demised premises, & to eject the Lessees, or any persons holding or occupying under them, thereupon.

That the Lease hereinbefore referred to, as recorded in Book 113 page 6 of the Providence Land Records, shall subsist & continue in force during the continuance of this Lease (subject however to the provisions affecting it in this Lease contained) anything in that Lease to the contrary notwithstanding.

That the said Lessee shall be at liberty by giving One years notice of her intention so to do, to terminate this Lease on the 30th day of June A.D. 1852, provided she at the same time terminate the Lease above referred to, conformably to the terms thereof, and that in case she shall thus & then terminate this Lease, she shall on the day of such termination, pay to the Lessees, in Cash or its equivalent, the full amount of their outlays & expenditures in the erection of the said Buildings aforesaid, the which payment is to be made in addition to & distinct from the payment of the sum of Five hundred Dollars, in virtue of the terms of the Lease above referred to.

That the said Lessees shall keep the Buildings by them erected as aforesaid, insured for a reasonable amount & shall cause to be premised in any Policy or Policies by them procured, that in event of any loss or damage during the fourth year of the term of this Lease, one twelfth part of the Monies realized from the Policy shall belong & be payable to the said Lucia C. & in case of loss during the fifth year, one twelfth part of such Monies shall be payable to her, & so during the continuance of this Lease, it being understood & agreed, that after the third year of the said term of 15 years, the said Lucia C. is to acquire yearly by lapse of time, the right to receive One twelfth part of the Insurance upon the aforesaid Buildings in case of loss, & that the said Lessee shall be bound to repay to the Lessees on demand, her proportional part of any Monies by them expended in procuring Insurance upon said Buildings (that is expended after the first Three Years).

That at the expiration of 6 years from the date hereof, to wit, on the 31st day of

December A.D. 1855, the said Lessee, she having given One years notice of her intention so to do, shall be at liberty to terminate this Lease, provided she at the same time shall terminate the Lease above referred to, & shall pay to the Lessors the full value of the Buildings by them erected & made, as it shall be ascertained & determined by disinterested persons, one chosen by each party, the two thus chosen to select a third in case they cannot agree, the payment of which sum shall be made in Two annual Instalments of equal amount with interest, and shall be secured to the reasonable satisfaction of the Lessors.

That the said Lessee shall be at liberty, giving One years notice of her intention so to do, to terminate this Lease on the 31st day of December 1859, provided she at the same time terminate the Lease above referred to, pay to the Lessors the One full half part of the then value of the Buildings aforesaid, to be ascertained in manner as in the preceding paragraph prescribed, the payment of which One half part shall be made in five annual instalments of equal amount, with Interest & shall be secured to the reasonable satisfaction of said Lessors.

That this Lease shall not be transfered or assigned without the express consent of the Lessor, his Heirs or Assigns

That in event the said Buildings shall be injured by fire, but only to a small amount, the said Lessees shall be bound to repair the same, & shall be authorized & entitled to appropriate to this purpose the proceeds of the policies of Insurance (as will the Lessors proportional share thereof as then ows) but in case the said Buildings shall be rendered worthless by fire or be injured beyond the amount of the Insurance thereon, it shall be optional with the Lessees to repair or to rebuild (using the whole of the Insurance Money for this purpose) or to terminate this Lease together with the Lease above referred to, first paying all rent that may be due at the rates aforesaid up to the date of such surrender.

That in case of injury by fire or other casualty of the Building already standing on Westminster Street, to such an extent as that the said Lessees shall, in conformity with the provisions of that Lease, be at liberty to terminate it, & shall exercise that right, they may also terminate this Lease & the said Lessee shall pay to the Lessors their share of the value of the Buildings hereby to be erected, in annual instalments with interest, during the remainder of the 15 years hereinbefore mentioned, such value to be appraised in manner as heretofore specified, & the Appraisers to consider what injury in value said Buildings may have sustained by the burning of the Building on Westminster Street & want of connection therewith, & the said Appraisers also to assume for the purposes of this appraisal, that the said Lessor has become & is the owner of as many one twelfth parts of said Buildings as she may then be entitled to of the Insurance on them, pursuant to the provision relative to Insurance hereinbefore contained, and that said annual payments last mentioned shall be secured to the reasonable satisfaction of the Lessors (the aforesaid payments to be made in case this Lease is annulled by the Lessors)

That the said Lessee, they paying the Rents as aforesaid performing the covenants & agreements as aforesaid, shall & may have & enjoy said premises for & during said term of 15 years peaceably, quietly, without lawful let or hindrance of any person or persons whatsoever, unless said Lease be terminated in any manner herein agreed.

That at the expiration of said term or other earlier termination of this Lease, the said Lessee shall surrender to the said Lessor, her Heirs or Assigns, quiet and peaceable possession of these said premises, with the Buildings thereon.

Furthermore it is expressly stipulated & agreed by & between said parties as follows, to wit; First, that the said Horton & Brother may at any time within 4 Months from the date hereof, render void & of no effect the aforewritten Lease by giving notice to the said Lucia C, or her Agent, of their wish so to do, & paying to her the sum of 50 Dollars as a penalty, and for said premises from Jan 1st 1850 to the date of notice, at the rate of 75 Dollars per annum Rent, said sums to be payable on demand. Second that the said Lucia C may compel the said Horton & Brother to elect whether they or not they will annul this Lease as above provided, by notifying them to declare their intentions within One Week from the

date of such notice to them, their silence for more than One Week after such notice to be conclusive evidence of intention to accept said Lease.

Third, That if within 3 Months after the acceptance absolutely of this Lease by the Lessee, by express notice or by giving no notice of a contrary intention, as above provided, the said Lucia C. shall not cause her Buildings to be removed from the premises & their present tenant to remove therefrom, the said Lessees shall be at liberty to surrender & annul this Lease at any time within Ten days after the expiration of said term of 3 Months, & shall be free & acquitted of all liability for said Rent and penalty hereinbefore referred to.

Dated at East Hartford this 1st day of January A.D. 1850

Signed sealed and delivered in presence of Henry H. Brainerd, E. P. Gordon, Henry Martin Metcalf, to the signature of Ferdinand Horton

Lucia C. Brainerd. (L.S.)
Theodore Horton (L.S.)
Ferdinand Horton. (L.S.)

State of Connecticut, Hartford County, ss. East Hartford January 31st A.D. 1850

Personally appeared Lucia C. Brainerd and Theodore Horton, signers and sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed.

Before me E. P. Gordon, Justice of the Peace.

Providence County ss. In Providence this Ninth day of February A.D. 1850 Then Ferdinand Horton personally appeared before me, and acknowledged the preceding Indenture of Lease by him signed and sealed, to be his free and voluntary act and deed.

Henry Martin
Public Notary.

Recorded Dec 10, 1850 at 7 h before 1 o'clk P.M.

Attest — Albert Babcock City Clk

This Instrument Witnesseth,

That I Lucia C. Brainerd, named as the Lessor in two certain Indentures of Lease Viz; One between me & Theodore Horton, which with my consent has been by him assigned to the firm of Horton & Brother, recorded in Book 113 page 6 of Providence Records, the other between me & said Horton & Brother dated at East Hartford the 1st day of January A.D. 1850, to which said Indentures, reference is here made, do hereby for myself, my Executors, Administrators & Heirs, signify & declare my agreement to & my approval of an alteration & modification of the contracts & agreements in the said Indentures respectively set forth & made, to the extent & in the particulars hereinafter stated, that is to say

First, The Buildings by said Horton & Brother to be erected shall & may be erected conformably to the specifications following, the 1st story to be about 14 feet high, 2d story 10 feet high, 1st Floor joists 3 by 10 inches, 13 inches space, resting in centre on beam 6 by 10 inches, supported by brick piers, 2d floor joists 3 by 10 inches, 14 inches space, supported by iron rods from the Roof, Attic beams 7 by 12 inches, main rafters 6 by 10 inches, small rafters 3 by 6 inches, ceiling joists 3 by 5 inches, the South end to be studded & finish boarded, the eighty feet building to be one story high & about the width of the lot, say from 30 to 36 feet, to have the East side of brick, the

West side of Wood, studded & flush boarded with narrow boards, tongued & grooved.

Second, said Horton & Brother shall may raise up & widen the Building on Westminster Street, supporting the two upper stories by sufficient timbers resting on the Westerly side of Dyers Building (in the proportion designed to receive the beams of the second floor of any Building erected on the Lot) & resting on the Westerly side on a wood frame of sufficient strength placed on the Westerly limits of the right of building on said Lot, making the Store about 14 feet between floors & 30 feet wide, and also shall may so construct the Buildings on Exchange Place in the rear of the aforesaid Buildings, that the 1st story shall correspond in height & width with the said Building raised & widened as aforesaid.

Third, That (excepting in event of a forfeiture by said Horton & Brother or their Assigns as provided in the said Leases,) I shall in no event terminate the said Leases or either of them until the expiration of Six Years from & after the 31st day of December A.D. 1849, nor then without giving One years previous notice of my intention so to do, and that should I terminate them at the end of said Six years, or at the end of Seven years from said date, I, my Heirs, Executors, Administrators or Assigns shall be bound to pay said Horton & Brother or their Assigns, of the cost & expense of raising, widening & improving said Building in pursuance hereof, One fifteenth part for each & every year then unexpired of the aforesaid fifteen years agreed upon in the Leases made to Horton & Brother, of January 1st 1850, such payment to be made as the case may be, in two or five annual instalments of equal amount with interest, and secured to the reasonable satisfaction of said Horton & Brother or their Assigns.

Fourth, that the right reserved to & by me in the first of the Leases aforesaid, to allow & permit the owner of the adjoining Estate, on the west to place a Wall upon the division line of his my Estate shall not be exercised by me during the occupancy of the premises by said Horton & Brother, under said Leases, except by their allowance & permission.

And whereas the Estate mentioned in the Two Indentures of Lease hereinabove mentioned are held by the said Lucia C Brownell under the Will of her Father, by which the same was bequeathed to her during her life, & at her decease, to her eldest male heir,

Now We, Henry Howard Brownell, Charles Wolf Brownell, Edward Rogerson Brownell, Clarence Melville Brownell, only sons of her the said Lucia C Brownell, hereby jointly severally assent to & as far as We legally can, ratify and confirm the said Two Leases & all the terms & conditions thereof, for ourselves, our several and respective Heirs, Executors, Administrators & Assigns, covenant & agree with the said Horton and Brother & their Executors, Administrators & Assigns, that they may peaceably & quietly have hold & enjoy the said Leased premises according to the terms & conditions of said Leases, without any let or hindrance or molestation from us or either of us, & that if, at any time during the continuance of said Leases either of us should become entitled to said Leased Estate or the Rents & profits thereof, We or either of us will on request execute such further deed or Instrument as may lawfully be required to ratify & confirm to the said Horton & Brother, their Executors, Administrators & Assigns, the occupation of the said premises, according to the terms & conditions of the said Leases

In Witness whereof, We have hereto set our hands and seals, this 20th day of May A.D. 1850.

Lucia C Brownell (L.S.)

Signed, sealed and delivered in presence of
C. J. Goodwin
A. E.

Henry Howard Brownell. (L.S.)

Clarence M. Brownell. (L.S.)

State of Connecticut, Hartford County ss. East Hartford May 28. 1850.

personally appeared Lucia C Brownell, Henry H Brownell & Clarence M Brownell, signers & sealers of the foregoing Instrument, & declared the same to be their free act and Deed

Before me C. J. Goodwin. Justice of Peace

We assent to and accept of the above

Witness our hands and seals this First day of June A.D. 1850

In presence of
Henry Martin

Theodore Horton. (L.S.)

Ferdinand Horton. (L.S.)

Providence County ss. In Providence this First day of June A.D. 1850

Then Theodore Horton & Ferdinand Horton personally appeared before me and acknowledged the preceding Instrument by them signed, to be their free act & deed.

Henry Martin

P. Notary.

Recorded Dec 10. 1850 at 74 before 10 oclk P. M.

Witness

Albert Pabodie
City Clk

Know all men

That We the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Thirty dollars to us already paid by Lydia Pease & John W Briggs do hereby grant, bargain, sell and convey to the said Lydia & J. W. their heirs and assigns One lot of Land in the Cemetery of said Corporation, situated on Cypress Avenue and numbered Three hundred twenty four (N° 324) on the Plat of said Cemetery, made by Cushing & Walling and recorded in the land registry of said city, Page 76 vol 3 Book of Plats

To have and to hold the same unto the said Lydia and J. W. their heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following, to wit:

1st No fence shall be erected upon or around said lot except in the mode prescribed or approved by the vestry of said Corporation

2d Said lot shall not be used for any purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry

3d The proprietor may erect Stones, monuments, and Sepulchral Structures, and cultivate trees, shrubs and plants on said lot; and shall keep in repair, at his or her expense, the land marks put thereon by the Corporation

4th If any tree, shrub or plant on said lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance to be removed

5th If any Stone, structure or inscription upon said lot shall be deemed offensive or improper by said Vestry, it shall be their right and duty to cause the same to be removed ——————

6th The Cemetery and its appurtenances shall be under the custody and superintendence of the Vestry of said Corporation, and all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein, as said Vestry shall from time to time, deem expedient. ——————

—————— Witness, the common seal of said Corporation hereto affixed this Seventh day of November in the year of our Lord 1850 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

C. H. Mason } Treasurer of Grace Church Providence

Providence ss In the City of Providence, this Seventh day of November 1850 personally came Charles H Mason Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the Common Seal of said Corporation thereto affixed ——————

—————— Before me Francis E Hoppin ——————
—————— Justice of the Peace ——————

Recorded Dec 13, 1850 at 9.25 A M ——————
Witness
Albert Pabodie City Clk

Know all men by these Presents, That We Arnold Briggs and Ann Eliza Briggs, wife of the said Arnold Briggs, George K Davis and Emily Davis, wife of the said George K Davis, George V. Pierce, Sally Clarke, Edward Burr and Abby G Burr, wife of the said Edward Burr, and Eleanor D Gonsolve, heirs at law of Joseph Gonsolve, late of the City and County of Providence, in the State of Rhode Island, have constituted and appointed, and by these presents do constitute and appoint Edward Burr, of the aforenamed City of Providence, our true and lawful Attorney, irrevocable for us, and in our names, to sell, convey, set over and deliver, to any person or persons who may become the purchaser or purchasers thereof, at such price as he may think fit, Four Shares of the Capital Stock in the High Street Bank, standing in the name, of the aforenamed Joseph Gonsolve, on the Books of said Bank ——————

—————— And also for us and in our names, as heirs at law as aforesaid, to lease, let, sell or in any manner convey a certain Lot of Land; with the Buildings & Improvements thereon, situate in the Southerly part of the City of Providence, being the Homestead Estate of our Father, the late Joseph Gonsolve deceased: Also to sell and dispose of all our interest in three certain other Lots of Land situate on Morris Street, in the Westerly part of said City of Providence, to such person or persons, and for such a term, or number of years, and at and under such price or yearly or other Rents as he shall think fit, or otherwise, to sell and dispose thereof, or any part thereof, for life, or to sell, grant and convey the same absolutely in Fee Simple, for such price or consideration, and to such person or persons, as

he shall think fit — and also for us & in our names, to make, execute, seal, acknowledge and deliver, such deed, deeds or other conveyances whatsoever, for the sale or disposal of the premises, or any part thereof, as our said Attorney shall think fit and expedient ——————

—————— Hereby ratifying, confirming and allowing, all such Lease or Leases, deeds or conveyances, which shall hereafter be at any time sealed and executed by our said Attorney, touching, or concerning, the premises ——————

—————— In Witness whereof We have hereunto set our hands and seals this Thirteenth day of December A.D. One thousand eight hundred and fifty (1850)

Signed sealed and delivered in presence of

Ann Eliza Stone

Nathaniel Searle

Arnold Briggs LS
Ann Eliza Briggs LS
Geo. K Davis LS
Emily Davis LS
George V Pierce LS
Sally Clarke LS
Edward Burr LS
Abby G. Burr LS
Eleanor D Gonsolve LS

—————— State of Rhode Island ——————
County of Providence ss —————— In the City of Providence on this 13th day of December AD 1850

Then personally appeared the above named Arnold Briggs, George K Davis, George V Pierce, Sally Clarke, Edward Burr & Eleanor D Gonsolve Before me, and severally acknowledged the within & aforewritten Instrument, by them signed, to be their free and voluntary act and deed — And at the same time and place personally appeared the above named Ann Eliza Briggs, wife of the said Arnold Briggs, Emily Davis, wife of the said George K Davis and Abby G Burr wife of the said Edward Burr and were severally examined by me, privily and apart from their said Husbands and after having had the within & preceding Instrument shewn and explained unto them by me, they severally acknowledged unto me that they understood the same, that it was their free act & deed, and they severally declared unto me, that they signed the same voluntarily, and they did not wish to retract the same ——————

—————— Nathaniel Searle ——————
—————— Public Notary

Recorded December 14 1850 at 9 o'clk A M
Witness
Albert Pabodie
City Clk

—————— Know all men by these presents ——————

That we, Charles H. Franklin & Amos D Smith Executors to the Estate of Henry P Franklin deceased late of Providence, in consideration of One hundred & twenty dollars, to us in hand already paid by Duty Greene of said Providence have given, granted and sold do hereby give, grant, sell, convey and confirm unto him, the said Duty Greene his heirs and assigns Two Shares in the Capital Stock of the City Hotel Company, in Providence, with all

the dividends, rights and privileges to the same belonging. To have and to hold to him the said said Duty Greene, his heirs and assigns forever.

And for ourselves Executors as aforesaid, We do hereby covenant with the said Duty Greene, his heirs, executors, administrators and assigns, that at and before the ensealing hereof, we are as aforesaid lawfully seized and possessed of said two Shares in said Capital Stock; and that we have good right and lawful authority to sell and convey the same in manner and form aforesaid _____

_____ In testimony whereof, we have hereunto set our hands and seals, this Ninth day of December in the year 1850 _____

Signed, sealed and delivered
in presence of
Rollin Mathewson

Charles H Franklin (L.S.)
Amos D Smith (L.S.)
Executors

Providence ss. In Providence the thirteenth day of December, A.D. 1850 personally came the aforesaid Charles H Franklin and Amos D Smith and acknowledged the foregoing to be their voluntary deed in their said capacity _____ Before me _____ Rollin Mathewson _____ Justice of the Peace

Recorded Dec 17, 1850 at 1/2 before 11 o'clock a.m _____

Witness Albert Pabodie City Clerk

_____ To all whom these presents shall come, Know ye, that I Job Luther of Swansey in the County of Bristol and Commonwealth of Massachusetts, do hereby constitute and appoint Gardner Luthers of Providence in the County of Providence and State of Rhode Island, my attorney with full and ample power for me and in my name to cancel Mortgages to Transfer policies of Insurance and to sign Premium Notes and acquittances or other sufficient discharges for the same for me and in my name hereby ratifying and confirming all my said Attorney shall do in the premises in my name _____

_____ In witness whereof I have hereunto set my hand and seal at Swansey this thirty first day of December in the year of our Lord One thousand eight hundred and fifty _____

Signed, sealed & delivered
in presence of
John Mason

Job Luther (L.S.)

Bristol S.S. December 31, 1850 Then the above named Job Luther acknowledged the above Instrument to be his free voluntary act & deed _____ Before me John Mason _____ Justice of the Peace _____

Recorded January 1 1851 at 10 1/4 o'clock A m _____

Witness Albert Pabodie City Clk

Know all men, that We George F Andrews and Samuel H Stone within named in consideration of One Dollar paid to us by William O Cook of Providence Rhode Island, do hereby grant, assign, transfer and set over to said Cook, his heirs & assigns the within described premises for and during the remainder of the term therein mentioned _____

_____ To have and to hold the same to said Cook, his executors, administrators and assigns he and they paying and performing the rents and covenants therein required of us _____

In witness whereof we have hereunto set our hands & seals this 5th day of November A.D. 1850 _____

Signed, sealed & delivered
in presence of
Charles Holden Jr

Geo. F Andrews (L.S.)

Providence ss Providence November 5th 1850 Then George F Andrews acknowledged the above transfer of this Lease to be his voluntary act & deed before me _____ Charles Holden Jr _____ Justice of the Peace

Note The Lease above named is recorded on the 15th page of this Book _____

Recorded January 1, 1851 at 11 o'clock a m _____

Witness Albert Pabodie City Clk

_____ Know all men by these Presents _____

That I William O Cooke, of the City and County of Providence, in the State of Rhode Island, for & in consideration of the sum of Four hundred Dollars & fifty Dollars to me paid by William R Cranston & Samuel O Cranston, both of said City of Providence, Copartners in Company under the Name and Firm of W R Cranston & Co, the receipt of which said Sum is hereby acknowledged, have granted, bargained, sold, assigned, transferred & set over, and do by these Presents, grant, bargain, sell, assign, transfer & set over unto them the said W R Cranston & Co, their Executors, Administrators & Assigns forever. _____

_____ The Shop and other Improvements upon a Lot of Land, situate on the Southerly side of Cranston Street, in the Westerly part of said City of Providence, being the same Lot described in an Indenture of Lease, made executed by & between Anna H Mann & Eliza F Mann of the one part & George F Andrews & Samuel H Stone of the other part, bearing date November 28 A.D. 1849 & which said Indenture of Lease is on Record in the City Clerks Office in said Providence in Book Number 120 page 15 & which said Lease was by the aforenamed George F Andrews on the Fifth day of November A.D. 1850, assigned & transferred to me the said William O Cook. _____

_____ Together with said Lease all my Right, title & Interest in & to the Lot of Land described & demised in & by said Lease. _____

_____ To Have and to Hold the same with all the rights and privileges thereof, to them the said W R Cranston & Co, their Executors, Administrators & Assigns forever, they paying all Rents, and keeping and performing all the Covenants in said Lease contained on the part of the Lessee, their Executors, Administrators or Assigns, to be paid, kept & performed _____ In testimony whereof, I have hereunto set my hand & seal this First day of January, in the year of our Lord, One Thousand Eight hundred & fifty one (1851) _____

Signed sealed & delivered in presence of
Henry Martin

Wm O Cook. (L.S.)

Providence County Ss. In Providence this First day of January AD. 1851.
Then William F Almy personally appeared before me & acknowledged the preceding Instrument by him signed to be his free Act and Deed
Henry Martin
Public Notary.

Recorded Jany 1. 1851 at 11 o'clk A.M.
Witness Albert Pabodie City Clerk

Know all men by these Presents

That I Horace Gray of the City & County of Providence, State of Rhode Island, do hereby constitute & appoint Gardner Souther, of the City, County & State aforesaid, to be my Attorney, for me & in my Name, & to my use, to demand, recover & receive of & from all persons whomsoever, all sums of Money & things whatever, & wherever they shall or may be found due, or belonging to me the said Horace Gray, nothing excepted or reserved, hereby giving & granting to my said Attorney all my power in the Premises and to take & use all due means and proceß in Law, for obtaining & recovering the same, and on recoveries and receipts thereof, in my Name to make, seal & execute due Acquittances & discharges, and for the premises, to appear for & represent me the said Horace Gray, before all Officers & Ministers of the Law and there in my behalf to answer & defend unto every thing relating to the premises, with power to substitute one or more Attornies under him the said Gardner Souther, and the same to revoke, and generally to do and transact all matters and things concerning my interests, personal and real, during the period of my absence from the City of Providence, in the same manner and to the same effect as though I was present, hereby ratifying & confirming all that my said Attorney, or his Substitutes shall lawfully do in the premises, by virtue of these Presents

In Witness whereof, I have hereunto set my hand and seal, this Ninth day of August in the Year of our Lord, One Thousand Eight hundred & fifty.

Signed Sealed & delivered in presence of
Cyrek Aldrich

Horace Gray. (LS)

Providence County Sc. In the City of Providence this Ninth day of August AD 1850.
Then Horace Gray personally appeared before me & acknowledged the preceding Instrument by him signed, to be his free Act and Deed
Cyrek Aldrich
Public Notary.

Recorded Jany 2. 1851 at 10 1/4 o'clk A.M.
Witness Albert Pabodie City Clk

Know all men by these Presents

That I William F Almy of the City of Providence, in the State of Rhode Island, for and in consideration of the sum of Thirty five hundred Dollars to me paid by Dillinghast Almy of said Providence, the receipt whereof I do hereby acknowledge, have Remised Released and forever Quitclaimed, & by these Presents do Remise, Release & forever Quitclaim, unto him the said Dillinghast Almy his Heirs & Assigns forever, all the right, title, interest property, claim and demand which I now have or of right ought to have or claim, in and to

All certain Store, two stories high built of brick, the same being known as Store No 8 (formerly Number Four) on Canal Street in said City Providence, & is situated on a Lot of Land on the Easterly side of said Canal Street, measuring about Twenty four feet on said Street, & running back Easterly about Eighty feet, holding its width of about Twenty four feet.

And also all my Right, Title and Interest in & to the above named Lot as the same was leased to the said Dillinghast, by a certain Indenture of Lease from Sarah H Thompson & others dated April 24th AD 1844 to which reference is had & subject to all the conditions of said Lease as therein contained

To Have and to Hold the same with all the rights, privileges & appurtenances thereof or thereunto appertaining, to him the said Dillinghast Almy, his Heirs & Assigns forever.

And I, the aforenamed William F Almy for myself and for my Heirs, Executors and Administrators, do covenant with the said Dillinghast Almy, his Heirs and Assigns, that I will warrant and defend the aforedescribed Premises to him the said Dillinghast Almy his Heirs and Assigns forever, against the lawful claims and demands of all persons claiming by, through or under Me.

In Testimony whereof, I have hereunto set my Hand and Seal this First day of January, in the Year of our Lord One Thousand Eight Hundred and fifty one

Signed Sealed and delivered in presence of
Nathaniel Searle

William F. Almy. (LS)

County of Providence Ss. In the City of Providence on this 4th day of January AD 1851.
Then personally appeared the within named William F. Almy, and acknowledged the within Instrument by him signed to be his free Act and Deed
Before me Nathaniel Searle
Public Notary

Recorded Jany 4. 1851 at 4. 20 o'clk P.M.
Witness Albert Pabodie City Clerk

This Indenture of Lease made and entered into this Twenty seventh day of December A.D. Eighteen hundred & fifty, by & between the Providence Aqueduct Company of the first part, & the Fifth Baptist Society of the Second part, each incorporated by Acts of the Legislature of the State of Rhode Island & Providence Plantations _____ Witnesseth That the party of the first part for & in consideration of the Covenants & Agreements hereinafter specified, by the party of the Second part to be done performed, hath demised, leased & to farm let, & by these Presents doth demise, lease & to farm let One certain Lot of Land, situated in the Fifth Ward of the City of Providence & State of Rhode Island & Providence Plantations, being Lot Number fifteen on a Plat of Land belonging to said Aqueduct Co & recorded in the Records of said City of Providence. _____ To Have & to Hold the said demised Premises to them the Party of the said Second part, their Successors & Assigns for & during the term of Five years from & after the first day of January A.D. Eighteen hundred & fifty one. _____ The party of the Second part for themselves their Successors & Assigns agree to hire the said Lot & pay as Rent therefor the sum of Seventy five Dollars in quarter yearly instalments on each year on the first days of April, July, October & January, & to pay interest on Rent in arrear, & on the termination of the Lease to surrender to the party of the first part quiet & peaceable possession of the demised Premises in as good order & condition as when received. The party of the Second part may during the last quarter of the term, remove any Building they may place thereon on paying Rent to the end of the term. _____ The party of the Second part may elect to hire the Premises for a Second term of Five Years at a Rent to be mutually agreed on, or in case the parties do not agree, at a Rent to be appraised by three persons, one to be selected by each Party and a third by the two chosen. All the Covenants & Agreements remaining in force, except as to the amount of Rent _____ In case the Rent should at any time remain due & unpaid for the space of thirty days, the party of the first part are hereby authorized to reenter & take possession of the Premises without detriment to their Rights herein acquired. _____ The Premises being let for the purpose of placing thereon a House of Public Worship it is agreed that it shall be used for no other purpose, without the consent of the party of the first part. _____ In testimony whereof, Benjamin Dyer Treasurer of the Prov Aqueduct Co & John W Smith, Treasurer of the Fifth Baptist Society, have hereunto affixed our Signatures & the Corporate Seals of our several Corporations, this Thirtieth day of December A.D. Eighteen hundred and fifty. _____

Signed sealed & delivered in presence of
Henry Martin

Providence Aqueduct Co (D)
pr Benj[a] Dyer. Treas

Fifth Baptist Society. (D)
By John W Smith.

Providence County Ss. In Providence this Thirtieth day of December A.D. 1850. Then Benjamin Dyer personally appeared before me & in his capacity as Treasurer of the Providence Aqueduct Co. acknowledged the preceding Instrument by him signed as Treasurer to be his free Act & Deed & the free Act & Deed of the Providence Aqueduct Company _____ Henry Martin Public Notary _____

Providence County Ss. In Providence this First day of January A.D. 1851. Then John W. Smith personally appeared before me in his capacity as Treasurer of the Fifth Baptist Society, acknowledged the preceding Instrument by him signed as Treasurer, to be his free Act and Deed & the Free Act and Deed of the Fifth Baptist Society _____

_____ Henry Martin Public Notary. _____

Recorded Jany 7. 1851 at 5 min before 3 o'clk P.M. _____

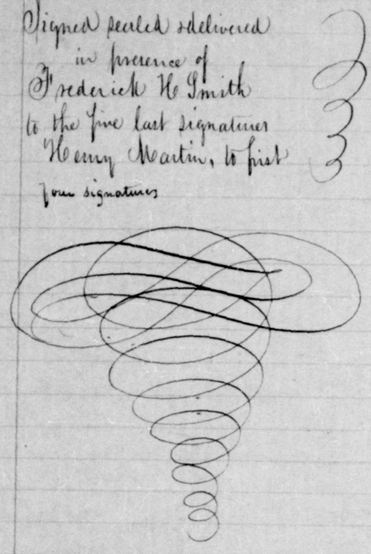
Witness _____ Albert Pabodie
City Clerk

This Indenture of two parts, made & executed this Fifth day of December A.D. 1850. between Charles Dyer, Benjamin Dyer Thomas J Stead & Frances E Stead his Wife in her Right, of the first part, and Asahel Tackett, Thomas Davis, Americus V Potter, Daniel Pulney, Arthur M Potter, of the second part, all of the City & County of Providence & State of Rhode Island & Providence Plantations _____ Witnesseth _____ That the party of the first part hath demised and to farm let and doth demise and to farm let unto the Party of the Second part, their Survivors, Heirs & Assigns _____ A certain parcel of Land in the Fifth Ward of the City aforesaid being a part of the "Drable Estate" so called, described as follows: _____ Begin at the Southerly corner of the Coping of Dorrance & Friendship Streets & run Southerly with the Westerly line of Dorrance Street, about fifty nine feet more or less, to the Estate leased to the New England Screw Company, thence Westerly bounded Southerly by that part of said Estate, to Eddy Street, thence Northerly with the Easterly line of that Street to the line of Friendship Street, thence Easterly with the Southerly line of that Street, to the place of beginning. _____ Also the use of Water from the nearest Conduit of the Providence Aqueduct Co, not to exceed One hundred Gallons per day, the Rent of which shall be paid by the Lessors. _____ To Have and to Hold to the said Party of the Second Part, their Survivors, Heirs and Assigns, from the First day of April next until the Thirty first day of March which will be in the Year of our Lord, One Thousand, Eight hundred and fifty six. _____ The party of the Second Part for themselves, their Heirs, Executors, Administrators and Assigns, do covenant and agree with the Party of the First Part, their Heirs, Executors, Administrators and Assigns, to hire the demised Premises for the term aforesaid, and to pay Rent therefor at the rate of Four hundred Dollars a Year to wit, in regular quarterly installments, on the first days of July, October, January and April, in each Year, to pay Interest on Rents in arrear to surrender quiet peaceable possession at any time during said term, if the Lessors shall enter the Premises for Rent in arrear for more than Thirty days, and at the expiration of said term, if there be no Renewal of this Lease, in either case, leaving the Premises in as good order and condition as when received, common wear and tear excepted _____ It is further agreed, that within the last Six Months of the term aforesaid, if the parties do not otherwise agree, the value of the Buildings of the Lessees on the Premises, and also the value of the Rent of said Premises, shall be appraised by Three disinterested Persons, to be chosen by the Parties, and if they cannot agree, each Party shall choose One such Person and the Two so chosen shall choose a third, and it shall be at the option of the Lessors to purchase the said Buildings at the appraisal, paying therefor at the end of the said term, but if the said Lessors decline to purchase, it shall then be at the option of the Lessees to hire the Premises for a new term of Five Years at the appraised Rent thereof, to be paid in quarterly Installments, and each party shall give written Notice to the other Party of their intention, within Ten days from the time when the Option of the said Party shall have accrued.

If the Lessors shall decline to purchase and the Lessees to hire, then the said Lessees may remove their Buildings within the first term on payment of Rent to the end thereof and putting the premises in as good order & condition as when received. _____ It is further agreed that the entry of the Lessors for cause of Rent in arrears as aforesaid, shall not impair the other rights of the parties hereunder, and that the valuation of any two of the three Appraisers shall be conclusive, they

being agreed thereon. In testimony whereof, We have hereunto affixed our hands & seals, at Providence, the day and year aforewritten.

Signed sealed & delivered in presence of Frederick H Smith to the five last Signatures Henry Martin, to first four signatures



Charles Dyer. (L.S.)
Benjamin Dyer. (L.S.)
Thomas J. Stead. (L.S.)
Frances E. Stead. (L.S.)
Hannah Sackett. (L.S.)
Thomas Davis (L.S.)
A. V. Potter. (L.S.)
James Putney. (L.S.)
Arthur M Potter. (L.S.)

Providence County Ss. In Providence this Sixth day of December A.D. 1850. Then Charles Dyer, Benjamin Dyer & Thomas J Stead personally appeared before me & severally acknowledged the preceding Instrument by them signed to be their free Act and Deed. And at the same place & time Frances E Stead, Wife of the aforenamed Thomas J Stead, also appeared before me & being by me examined privily and apart from her said husband, having the preceding Instrument shown & explained to her by me, she acknowledged the same to be her free Act and Deed, and at the same time declared to me that she did not wish to retract the same.

Henry Martin
Public Notary.

Providence County Ss. In Providence this Twelfth day of December A.D. 1850. Then Hannah Sackett, James Putney & Arthur M Potter personally appeared before me, & severally acknowledged the preceding Instrument by them signed to be their free Act and Deed.

Henry Martin Public Notary

Providence County Ss. In Providence this Third day of January A.D. 1851. Then Thomas Davis and Americus V Potter personally appeared before me and severally acknowledged the preceding Instrument by him signed, to be their free Act and Deed.

Henry Martin Public Notary

Recorded Jany 9. 1851 at 12. 5. o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That I. John Murry, of the City & County of Providence, in the State of Rhode Island, for & in consideration of the sum of One Dollar to me paid by Tillinghast Almy of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, give, grant, bargain, sell, assign, convey to the said Tillinghast Almy & to his Heirs & Assigns forever, all my right, title, interest, property, claim & demand, in & to the One equal undivided half part of Two certain Lots of Land, one of which said Lots is situated in said City of Providence and the other in the Town of North Providence, in the aforesaid County of Providence. Being the same Two Lots of Land, that are now Mortgaged to the said Tillinghast Almy.

Also all my other Property of every kind, both Real & Personal, wherever or however the same may be situated or devested.

To Have and to Hold the same with all the privileges and appurtenances thereof, to him the said Tillinghast Almy & to his Heirs and Assigns. In Trust, and to and for the following uses & purposes Viz;

First to pay all the expenses that may accrue in the execution of this Assignment;

Second to pay & discharge all claims and demands that the said Tillinghast Almy, either by Note, Book Accounts or otherwise

Third, after paying & discharging all of the aforesaid Trusts, if any thing remains, to divide the same amongst my other Creditors Share and Share alike

And I, the said John Murry, do hereby constitute and appoint the said Tillinghast Almy, my true & lawful Attorney, irrevocable for me & in my Name, or in his own Name to sell and dispose of said assigned Property, either at public or private sale, at his discretion, and to make, seal execute, acknowledge and deliver to any person or persons, who may become the purchaser or purchasers thereof, a good and sufficient Deed or Deeds of the same, and to receive of and from the purchaser or purchasers thereof, the amount the same shall have been sold for, and on receipt thereof, to apply & appropriate the same to the payment and discharge of the aforesaid Trusts, hereby ratifying and confirming such sale as may be made by my said Attorney and Attorney.

In Witness whereof, I have hereunto set my hand and seal this Eighth day of January A.D. One Thousand, Eight hundred & fifty one (1851)
Signed sealed & delivered in presence of Nathl Steele

John Murry. (L.S.)

County of Providence Ss. In the City of Providence on this 8th day of January A.D 1851. Then personally appeared the above named John Murry before me, and acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Nathaniel Steele
Pub. Public Notary

Recorded Jany 9. 1851 at 4.35 P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That I Benjamin Tripp of the City County of Providence, in the State of Rhode Island, Administrator of the Estate of Stephen Tripp late of said Providence Deceased for and in consideration of the sum of Three Thousand Dollars to me paid by Hannah Tripp of the City County & State of New York, Wife of Nathaniel W Tripp the receipt of which said sum is hereby acknowledged, have given, granted, bargained, sold & conveyed, and do by these Presents in my said capacity as Administrator as aforesaid, give, grant, bargain, sell and convey unto her the said Hannah Tripp, her Heirs, Executors, Administrators and Assigns forever.

Ten Shares in the Capital Stock of the "Blackstone Manufacturing Company" a Company legally incorporated by the Legislature of said State of Rhode Island.

To Have and to Hold the same, with all and singular the Rights & Privileges thereof or thereunto appertaining, to her the said Hannah Tripp, her Heirs, Executors Administrators & Assigns forever.

In testimony whereof, I have hereunto ~~set~~ in my said capacity as Administrator as aforesaid, set my hand & seal, this Tenth day of January in the year of our Lord, One Thousand Eight hundred & fifty one (1851)

Signed sealed and delivered in presence of
Henry Martin

Benjamin Tripp
Adm^r

Providence County ss In Providence this Tenth day of January A.D. 1851
Then Benjamin Tripp personally appeared before me, & in his capacity as Administrator acknowledged the preceding Instrument by him signed as Administrator, to be his free Act and Deed.

Henry Martin Public Notary

Recorded Jany 10, 1851 at ¼ before 2 o'clk P. M.

Witness the word "set" erased by

Albert Pabodie
City Clerk

Know all men by these Presents

That We Squire & Allen & Charles C. Dalton of the City County of Providence, & State of Rhode Island, doing business at said Providence, under the firm & style of Allen & Dalton, in consideration of the sum of One Dollar received to our full satisfaction of Edward H. Hazard of said Providence, & of the uses, purposes & trusts hereinafter created, do hereby grant, bargain, sell & convey unto the said Edward H. Hazard, his Heirs & Assigns forever

All our Stock of Dry Goods, Hosiery & Gloves in Store Nos 24 & 26 in the Arcade in said Providence, & also all other goods & chattels, merchandize, debts, promissory Notes, Bills of Exchange, Book Accounts, choses in Action & every & all sums of Money due & owing to us the said Allen & Dalton & all other the rights & credits of said Firm

To Have and to Hold the same with the appurtenances thereto belonging to him the said Edward H. Hazard, his Executors & Administrators and Assigns forever upon the Special Trusts Nevertheless

That the said Edward H. Hazard shall forthwith take possession & seizure of the Premises and within such convenient time as to him shall seem meet, by public or private sale for the best price that can be procured, shall convert all & singular the Premises into Money and as soon as may be collect all and singular the debts and sums aforesaid, and shall appropriate the nett proceeds of such sales & collections in the following manner

Namely

First, the said Edward H. Hazard shall first pay all reasonable expenses of making & executing this Deed of Assignment & of executing the trusts herein created and shall retain to himself a reasonable compensation for executing the trusts herein created

Second

The said Edward H. Hazard shall next pay & satisfy in full, the debt which We the said firm of Allen & Dalton owe to James W. Brown of Lowell, Massachusetts, amounting to about Twenty two hundred Dollars.

Third the said Edward H. Hazard after having done and performed the several things hereinbefore required, shall out of the surplus remaining in his hands, if sufficient, pay & satisfy in full, all the debts which We the said firm of Allen & Dalton owe & if not sufficient, then rateably and in proportion to their respective demands, provided however that such of the Creditors of said Allen & Dalton as do not within Three Months from the date hereof execute & deliver to the said Edward H. Hazard a full discharge of their Claims & demands against the said firm shall not be entitled to or receive any dividend or benefit under this Assignment, but the dividends on the claims & demands of such Creditors shall be paid over to the aforesaid firm or to such person as they shall direct.

And further We, the said Assignors do hereby constitute & appoint the said Edward H. Hazard, our true and lawful Attorney in our Name & Stead, to claim, demand, sue for & recover all the above assigned claims, debts & demands, & to do & cause to be done all matters & things necessary & proper for executing the trusts herein created, hereby giving the said Hazard full power & authority to substitute one or more Agents under him & the same to remove at pleasure.

And I, the said Edward H. Hazard in consideration of the premises, do hereby accept of this Deed & the Trusts herein created, & do hereby covenant & agree with the said Assignors faithfully to execute the trusts in this Deed created, according to the true effect thereof.

In testimony whereof, We have respectively hereunto set our hands seals at said Providence, this Eleventh day of January 1851

Signed sealed & delivered in presence of
George T. Hazard Witness
for the three Signatures

S. G. Allen.
Chas C. Dalton
Edward H. Hazard

Recorded Jany 11, 1851 at 5 min before 3 o'clk P. M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I. Benjamin Tripp of the City & County of Providence, in the State of Rhode Island, Administrator of the Estate of Stephen Tripp, late of said Providence, deceased, for the consideration of the sum of Three Thousand Dollars to me paid by Charles H Dabney of said City of Providence, the receipt of which said sum is hereby acknowledged, have given, granted, bargained, sold & conveyed, & do by these Presents in my said capacity as Administrator as aforesaid, give, grant, bargain, sell & convey unto him the said Charles H Dabney, his Heirs, Executors, Administrators and Assigns forever.

Two Shares in the Capital Stock of the Blackstone Manufacturing Company a Company legally incorporated by the Legislature of said State.

To Have & to Hold the same with all the Rights and Privileges thereof, or thereunto appertaining to him the said Charles H Dabney, his Heirs, Executors, Administrators and Assigns forever.

In Testimony whereof, I have hereunto in my said capacity as Administrator set my hand and seal, this Tenth day of January in the Year of our Lord, One Thousand Eight hundred & fifty one (1851)

Signed sealed and delivered in presence of
Henry Martin

Benjamin Tripp Adm^r (L.S.)

Providence County Ss. In Providence this Eleventh day of January A.D. 1851. Then Benjamin Tripp personally appeared before me, & in his capacity as Administrator acknowledged the preceding Instrument by him signed as Administrator, to be his free Act and Deed

Henry Martin
Public Notary.

Recorded Jany 13. 1851 at 11 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. Charles H Dabney, of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Three Thousand Dollars to me paid by Benjamin Tripp, of said City of Providence, the receipt of which said Sum is hereby acknowledged have given, granted, bargained, sold and conveyed, and do by these Presents give, grant, bargain, sell and convey unto him the said Benjamin Tripp, his Heirs, Executors, Administrators & Assigns forever.

Two Shares in the Capital Stock of the Blackstone Manufacturing Company, a Company legally incorporated by the Legislature of said State.

To Have and to Hold the same with all the rights and privileges thereof, or thereunto appertaining, to him the said Benjamin Tripp, his Heirs, Executors, Administrators & Assigns forever.

In testimony whereof I have hereunto set my hand & seal, this thirteenth day of January, in the year of our Lord, One Thousand Eight hundred & fifty one (1851)

Signed sealed & delivered in presence of
Henry Martin

C. H. Dabney (L.S.)

Providence County Ss. In Providence this Thirteenth day of January A.D. 1851. Then Charles H Dabney personally appeared before me & acknowledged the preceding Instrument by him signed, to be his free Act and Deed

Henry Martin
Public Notary

Recorded Jany 13. 1851 at 5 min past 11 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. Joseph J Eastman of the City & County of Providence in the State of Rhode Island & Providence Plantations, Tin Plate & Sheet Iron Worker, for the consideration of the sum of One Dollar to me in hand well & truly paid by James C Butts Jr. of the City, County & State aforesaid, the receipt of which is hereby acknowledged, & in consideration of the uses, trusts, purposes & conditions hereinafter named & created to be by said Butts observed, executed & performed, have given, granted, bargained, sold, aliened, enfeoffed, conveyed & confirmed, & by these Presents do freely, fully & absolutely, give, grant, bargain, sell, alien, enfeoff, convey & confirm unto him the said James C Butts Jr. his Heirs, Executors, Administrators & Assigns, all my Estate, Real, personal & mixed (except what is exempt from attachment by Law) of every Name & Nature, & wheresoever situate, including all my Stock in trade, now in Store No One hundred & seventy seven (177) South Main Street in said City of Providence, and all my Fixtures, Tools & other property therein & thereabouts (except what is exempt from attachment by Law) and also all & singular my goods & chattels, effects, rights, credits, judgments of Court & choses in action, of every description, together with all my Books of Account, Notes of hand and all other evidences of debt, always excepting as aforesaid what the Law exempts from attachment.

To Have and to Hold all and singular the premises aforesaid to him the said James C Butts Jr, his Heirs, Executors, Administrators & Assigns, upon the special Trusts nevertheless, that the said James C Butts Jr shall forthwith take possession of said premises & convert the same into Cash as soon as it can reasonably be done, by selling such portions thereof as are proper to be sold at private or public Sale for Cash or on credit, according to his the said Butts discretion, & by collecting all & singular the debts Sums of Money due & owing to me, & the proceeds to appropriate & apply as follows.

First, the said James C Butts Jr shall first pay all the reasonable expense of making & executing this Deed of Assignment & of executing the trusts herein created & shall retain to himself a reasonable sum for that purpose, for his services.

Second Out of the residue of the proceeds of said assigned property, the said James C Butts Jr shall pay to Isaac H Holden, Pardon A Holden, Horace Phillips, Charles J Arnold & James C Butts Jr, partners as the High St Furnace Co. any & all sums of Money now due & owing to them from me, & also any & all sums of Money that may at any time hereafter become due & be owing to them from me on account of contracts already made by me with them, & obligations & Notes or other securities by me heretofore given to them, & liabilities of any kind by them heretofore assumed & incurred for me, & particularly to pay to them the amount of Two Notes by me given to them, for the sum of between four & five hundred Dollars

Third Out of the residue of the proceeds of said Assigned property, should any there be, the said James C Butts Jr shall pay such of my Creditors as shall within Six Calendar Months from the date hereof present their Claims & Demands against me, to him & execute a Release &

Discharge to me of all liability on account thereof. Should said residue of said proceeds be insufficient to pay said Creditors in full, then they are to be paid pro rata, in proportion to their respective demands.

Fourth, Should there still be a residue of the proceeds of said assigned property, the said James C Butts Jr, shall pay & distribute the same to among my remaining Creditors, paying first pro rata, such of them as present their demands against me to him within Six Calendar Months from the date hereof, until they are paid in full & then all my other Creditors generally, pro rata.

And for the purposes aforesaid, I do hereby constitute and appoint the said James C Butts Jr his legal Representatives my true and lawful Attorney, irrevocable, in his Name or otherwise & upon & for the trusts & purposes aforesaid, to ask for, demand, recover & receive of & from every person & all persons, all & singular the property & effects & all sums of Money due & owing to me, hereinbefore conveyed to him & upon receipts and deliveries in the premises due acquittances & discharges in his Name, or otherwise to make, execute & acknowledge, & in default of delivery or payment in the premises, to sue, prosecute and implead for the same, & to compound or agree for all or any part thereof as he may deem meet, & upon such Composition or other Agreement to make due acquittances or releases; & also for all or any of the purposes aforesaid to constitute one or more Attorney or Attorneys unto him the said James C Butts Jr. hereby giving unto my said Attorney this Substitutes full power & authority in the premises, to do all things necessary & proper for the full and complete execution of the uses, trusts & conditions aforesaid, hereby ratifying & confirming all the acts of my said Attorney or his Substitutes in the premises, done by virtue of & in pursuance of these Presents.

And I, the said James C Butts Jr. in consideration of the Premises, do hereby accept of this Deed of Assignment, & of the Trusts therein created, & do hereby covenant & agree to and with the said Joseph S Eastman, his Executors, Administrators & Assigns, that I will faithfully execute the Trusts aforesaid, according to the tenor & effect of said Assignment.

In testimony whereof, We have hereto set our hands seals, this Eighteenth day of January One Thousand Eight hundred Fifty one at Providence

Signed sealed & delivered in presence of
B N Stapham

J. S. Eastman. (L.S.)

Jas C Butts Jr (L.S.)

Providence Sc. Providence Jan 18. 1851.

Then personally came the above named Joseph S Eastman, Signer to the foregoing Instrument, and acknowledged the same to be his free act and Deed.

Before me Benjamin N Stapham
Public Notary.

Recorded Jany 20. 1851 at 11 o'clk A.M.

Witness "to" word

Albert Pabodie
City Clerk

This Indenture of Lease, made and entered into on this Sixteenth day of January A.D. One Thousand Eight hundred & fifty one (1851) by & between Edwin A Bush of the City & County of Providence in the State of Rhode Island, of the First part & Peter McKearney of said City of Providence, of the second part. Witnesseth

That the said party of the first part, for & in consideration of the Rents & Covenants hereinafter contained on the part of the said party of the second part, his Heirs, Executors, Administrators & Assigns to be paid and performed, doth hereby Lease unto the said party of the second part, his Executors, Administrators & Assigns, a certain Lot of Ground, situated on the Westerly side of Back Street in said City of Providence, bounded & described as follows (Viz;

Easterly by said Back Street, on which said Street it measures Thirty Five feet holding the width of Thirty five feet from front to rear, extends back Westerly to Land of the Providence & Worcester Rail Road Company, bounded Northerly by a Lot of Land heretofore conveyed by this Lessor to Harvey Payton & Southerly by other Land of this Lessor.

To Have and to Hold the same, with all the appurtenances thereof, to him the said Peter McKearney, his Executors, Administrators and Assigns, for & during the term of ten years from & after the Sixteenth day of January A.D. One Thousand, Eight hundred and Fifty one (1851)

Yielding and paying therefor, yearly and every year during said term, unto the said Edwin A Bush, his Heirs & Assigns the yearly Rent of Forty two Dollars, payable quarterly, at the end of each & every Three Months during said term, the first payment whereof to be made on the Sixteenth day of April A.D. 1851.

And the said Peter McKearney, for himself, his Heirs, Executors, Administrators & Assigns doth covenant and agree to & with the said Edwin A Bush, his Heirs, Executors, Administrators & Assigns, that he & they, will yearly & every year during said term, pay unto the said Edwin A Bush, his Heirs & Assigns, the yearly Rent aforesaid at the times & in the manner hereinbefore appointed for the same to be paid.

And the said Peter McKearney, for himself, his Heirs, Executors, Administrators & Assigns, doth further covenant & agree to & with the said Edwin A Bush his Heirs, Executors, Administrators & Assigns, that all the Buildings & Improvements that may hereafter be erected on said Leased Premises shall be & remain pledged for the payment of the yearly Rent aforesaid, and also, that no Building shall be erected within the distance of Seven feet from the Southerly line of said Leased Premises, that is to say, on that part of said line extending Westerly from Back Street, the distance of Thirty five feet.

And it is further provided, that in case the yearly Rent aforesaid or any part thereof shall remain due and unpaid for the space of Ninety Days, after either of the times whereon the same is appointed to be paid, that then & in that case, it shall be Lawful for the said Edwin A Bush, his Heirs or Assigns, to Re Enter in and upon said Leased Premises, and this Lease shall cease and be determined.

And the said Edwin A Bush for himself, his Heirs, Executors and Administrators, doth covenant & agree to & with the said Peter McKearney, his Heirs, Executors, Administrators and Assigns, that any time within the term of Ten years, upon the payment to the said Edwin A Bush, his Heirs or Assigns, of the sum of Seven hundred Dollars, He the said Edwin A Bush, will make, execute, seal, acknowledge & deliver to the said Peter McKearney, or to his Heirs or Assigns, a good & sufficient Deed of Warranty of said Leased premises, free & clear of all Incumbrances.

And it is further agreed that at the end of said term, the Rents all being paid up, the said Peter McKearney, his Heirs or Assigns, may remove the Buildings & Improvements off from said Leased Premises.

And the said Peter McKearney for himself, his Heirs, Executors, Administrators & Assigns, doth further covenant, to & with the said Edwin A

Bush, his Heirs or Asigns that at the end of said term, he will surrender up said leased premises, to the said Edwin A Bush, his Heirs or Asigns, in like good order & condition as when received. ——— In testimony whereof, the Parties aforesaid have hereunto set their hands seals, the day & year first aforewritten. ———

Signed sealed & delivered in presence of the word "Thirty" first erased & "Ninety" interlined

Nathaniel Searle

Edwin A. Bush. (L.S.)

Peter W his X mark Kearney. (L.S.)

County of Providence Ss. In the City of Providence on this 20 day of January A.D. 1851 ——— Then personally appeared the above named Edwin A Bush & Peter W Kearney before me, and severally acknowledged the preceding Instrument by him signed to be his free Act and Deed. ———

——— Nathaniel Searle ———

——— Public Notary ———

Recorded Jany 20. 1851, at 4½ o'clk P. M. ———

——— Witness ——— Albert Pabodie City Clk

———

At a meeting of the Beneficent Congregational Society, on Friday Evening, October 23. 1840, it was Voted, that the Treasurer (with the approbation of the Burying Ground Committee) be hereby authorized to execute deeds of Lots in the Society's Burying Ground, on the Payment of Eight Dollars from old proprietors, and Ten Dollars from new proprietors; each complying with the Rules and Regulations of the Societe in relation to said Burying Ground. And all monies arising from such conveyances shall be appropriated for the improvement of said Burying Ground, and for no other purpose ——— Attest ———

Cyrus Butler, William F Greene } Burying Ground Committee

——— Warren S Greene ———

——— Secretary

Thereon, Know all men by these presents. That we, the Beneficent Congregational Society, a Corporation legally created and established in the City and County of Providence and State of Rhode Island, &c., who make and execute this Deed by their Treasurer Thomas J Stead he being duly authorized and empowered by a vote of said Society for that purpose, for and in consideration of the sum of Eight Dollars, to the said Society well and truly paid before the ensealing hereof by George S Rathbone of said Providence and a member of the Society aforesaid, the receipt whereof we do hereby acknowledge, Have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said George S Rathbone, and his heirs forever, for a Burying Place, a certain small Lot of Land, situated in the Burying Ground belonging to said Society, in the Westerly part of said City of Providence, being Lot No. 74 Seventy four as the same is delineated and described on a Plat of Lots laid out for a Burying Ground on the land conveyed to said Society for a Burying Ground by the late John Field by Deed dated the 17th day of November A.D. 1785, and Recorded in the City Clerks Office in said Providence, in Book No.

22 pages 3. 4 and 5 and is further described as being in the first range on the South line and in the second range from the Westerly line of said Burying Ground ——— To have and to hold the above described Lot of Land, together with all the privileges and appurtenances to the same belonging or in any wise appertaining to him, the said George S. Rathbone and his heirs forever, for a Burying Ground, and to be used for no other purpose whatever ——— The Lot hereby conveyed is to be held subject to the Rules and Regulations of said Society in relation to the general management of their Burying Ground aforesaid, which are not inconsistent with this Deed ——— In witness whereof Thomas J Stead as Treasurer of said Society has hereunto set his hand and caused the seal of said Society to be hereunto affixed this Eighth day of June in the year of our Lord, one thousand eight hundred and forty one ———

Signed, sealed and delivered in presence of W. S. Greene

Thomas J Stead (L.S.) Treasurer

Recorded January 27. 1851 at 10 min before 2 o'clk p.m. Witness

Albert Pabodie City Clk

———

This Indenture made this Eighteenth day of March A.D. One thousand eight hundred and fifty Witnesseth: ———

That I Asahel Mathewson of Coventry in the County of Kent and State of Rhode Island, do hereby lease, demise and let unto Thomas W. Eddy of Providence in the County of Providence and State of Rhode Island, the house bearing numbers 195 & 197 High Street Providence, together with lot on which it stands, and also with other buildings and appurtenances thereon; also the lot adjoining north, extending to Washington Street, together with the lot West, on the opposite side of Gangway from the lot extending to Washington Street with the buildings thereon: the house and the buildings on the last named lot to be outwardly kept in good repair by the said lessor. ———

Provided the said lessee shall not be held for the payment of rent on buildings standing on the last mentioned lot, until said buildings are fitted and placed in condition suitable to be occupied as barn and out buildings with convenient ingress & egress. the amount deducted from rent so long as said buildings are not suitable for occupation shall be in proportion to the amount said buildings will rent for when fitted ——— The taxes on said buildings and property both singular or collectively to be paid by the said lessor ———

To hold the said premises with the rights easements and appurtenances to the same belonging for the term of five years (with the privilege of ten years) from the first day of April Eighteen hundred and fifty; the said Thomas W Eddy his representatives and assigns yielding and paying therefor the rent of Three hundred and twenty five Dollars yearly; And the said lessee for himself, his representatives and assigns doth covenant and agree to and with the said lessor, his repu-

sentatives and assigns that he or they will pay the said rent in quarterly yearly payments of Eighty one dollars and twenty five cents for each and every quarter during said term the first quarterly payment to be made on the first day of July now next ensuing, and that he or they will quit & deliver up the premises to the said lessor, his representatives or assigns, peaceably and quietly at the end of the term in as good order and condition (reasonable use and wearing thereof, damage by fire, or other casualties excepted) as the same now are, and that he the said lessee and those holding under him, will pay the rent as above stated for such further time as he the said lessee or those claiming under him may hold the premises and that he or they will not make or suffer any waste thereof ——

And the said Lessor covenants and agrees with the said lessee and his representatives that he and they performing the covenants herein contained on his and their part to be performed, shall peaceably hold and enjoy the said demised premises without hindrance or interruption by the said lessor, or any other person or persons whomsoever ——

In Witness whereof the said Parties have hereunto interchangeably set their hands and seals the day and year first above mentioned ——

Executed in presence of Thomas G Potter, Lewis S Brownell

Thomas M. Eddy LS

Asahel Matteson LS

Recorded January 27. 1851 at ½ before 4 o'clock p.m. Witness ——

Albert Pabodie City Clerk

This Indenture made on this 29th day of January A.D. 1851 between Thomas Addeman of the City & County of Providence in the State of Rhode Island & Providence Plantations of the One part and Thomas Phillips of said Providence of the other part

Whereas the said Thomas Addeman is lawfully seized & possessed in fee tail male of & in the lands tenements following with their appurtenances and other property herein after described to wit, One certain lot of land with two dwelling houses & other buildings & improvements thereon situated on the Easterly side of Barclay Street in the Westerly part of said Providence and is the Southerly portion of lot No (33) thirty three on a plat of House Lots on Federal Hill and which said Plat is on Record in the City Clerks Office in said Providence in Book No 30 of the records of deeds page 439 — the portion of the lot above mentioned is described as follows to wit: beginning at the South Westerly corner of said lot on said Street before mentioned thence running Northerly with the Easterly line of said Street just eighty three feet & three inches; thence Easterly on a line parallel with the Southerly line of said lot Fifty feet to the Westerly line of lot No 34 on said plat, thence Southerly with Westerly line of said lot No (34) thirty four just Eighty three feet & three inches to the South easterly corner of said lot No (33) Thirty three, thence Westerly with the Southerly line of said lot No (33) Thirty three, fifty feet to the place of beginning as well as with a right & privilege of using the well standing in the Northerly portion of said lot No (33) thirty three and of passing and repassing to & from the same by a gangway four feet in width

on the Easterly side of said lot, he the said Addeman his heirs or assigns paying one fourth part of the expenses of keeping said Well in good order —

And whereas the said Addeman is the owner of a certain promissory note made & executed by James Wholstenholme on the 6th day of December A.D. 1849 payable one year from date for Seven hundred & fifty Dollars with interest semi annually to him said Addeman as well as the owner of a certain mortgage deed from said Wholstenholme bearing even date with the note aforesaid made & executed by said Wholstenholme to said Addeman for the security of the payment of said Note, of a certain propety situated in said Providence as is in said Mortgage described, which said mortgage is recorded in the City Clerks office of said Providence in Book No 5 page No 448 of the records of Mortgages on Personal Property Dec 8. 1849

And whereas said Addeman is the owner of Eighteen Shares of the Capital Stock of the American Bank of this City of Providence and whereas the said Addeman is the owner of two certain promissory notes made & executed by Wm R Thurber of Providence aforesaid to said Addeman payable on demand the one of said Notes for Twenty three dollars bearing date Janry 4 A.D. 1851, the other for Two Hundred & fifty three Dollars bearing date December 7. 1850; Also the owner of one other promissory Note or receipt made & executed by Manton & Hallett of this City on the 11th day of December A.D. 1850 for the sum of Two Hundred & Twenty dollars.

And whereas the said Addeman is the owner & posser of certain personal Property to wit certain household furniture & of certain Stock & implements used for confectionary purposes now in and about the buildings of the fore mentioned premises above described

And whereas the said Addeman for divers good causes & considerations & for the several intents & purposes hereinafter expressed has concluded to give, grant, sell and convey in fee simple the before described premises; And is desirous of disposing of the same agreeably to the right, power & authority which he in this behalf has by force of the law in such case made & provided.

Now this indenture witnesseth that he the said Addeman for and in consideration of the marriage had & solemnized between him & Mary Addeman his wife and of the love & affection which he bears to her & for & in consideration of ten dollars paid him by the said Phillips, the receipt whereof is hereby acknowledged & for the other good considerations in this deed expressed & contained hath given, granted, sold & conveyed & by these presents doth give, grant, sell and convey the aforesaid lands, tenements appurtenances & all the above described property & every part & parcel thereof to the said Phillips his heirs & assigns upon the trusts & to the uses intents & purposes hereinafter expressed limited & declared

To have and to hold the same granted & conveyed premises and all the above described property & each & every parcel thereof to him the said Phillips his heirs & assigns to his & their use upon trust & confidence nevertheless to permit the said Mary Addeman to receive the rents & profits of the land & tenements for her life & to her use & in case the said Thomas Addeman shall die without issue in the life time of the said Mary Addeman his wife, then to convey the said lands & tenements & all of the above described property & every part & parcel thereof to the said Mary Addeman absolutely to her and

to her heirs. But if the said Thomas Addeman shall happen to survive his said Wife, then the said Phillips or his heirs shall convey the aforescribed premises in such manned to him the said Thomas Addeman or to such person or persons & to be holden in such form as the said Thomas Addeman shall direct by his will or otherwise. And notwithstanding any thing in the above mentioned Deed expressed, It is hereby agreed by & between the said parties that at the request of the said Thomas Addeman & his wife Mary Addeman or either of them at any time the said Phillips his executor, his heirs or assigns shall convey any or all of the above described property to the said Mary Addeman or to such other person or persons as the said Mary & Thomas Addeman may direct, or otherwise dispose of the above described property investing the proceeds thereof to the use of said Mary and in the manned that the said Mary Addeman & the said Thomas Addeman may direct or appoint

And the said Phillips on his part accepting the trust aforesaid doth for himself, his executors, administrators & assigns covenant, grant & agree to & with the said Thomas Addeman & the said Mary his wife & each of them their & each of their representatives as the case may require faithfully to perform & fulfill the trust aforesaid & every part thereof according to the true intent & meaning of these presents. In witness whereof the parties have hereunto set their hands & seals at Providence this 29th day of January A D 1851

Signed Sealed & delivered in presence of. The words "the parties have 2d line 4 page the words "line" in the 11th line from bottom of the 1st page "said" in the 7th line from the top of 2 page. "or receipt" in the 13th line from the bottom of 2d page. "died" in the 13th line from the bottom of the 3d page & the words person or said Mary, said Thos Addeman in the 8 line from the bottom of 3d page: "his executors his heirs or assigns in the 10th line from the bottom of 3d page being first interlined

Thos Addeman (L.S.)

Thomas Phillips (L.S.)

Philip C Scott

The word "line" in the 10th line from bottom of the 1st page "semeannually" "lot of land" with "now" in the 30th lines of the 2d page "said" in the 13 line; "convey any or all in the 26 line; disposed of the above in the 29th line on the 3d page being first erased & the words also "of said Mary" being first interlined

State of Rhode Island &
Providence Sc.
personally came Thomas Addeman & Thomas Phillips and severally acknowledged the above instrument by them signed to be their free & voluntary act & deed

In the City of Providence on this 29th day of January A.D. 1851

Before me Philip C Scott
Justice of the Peace

Recorded January 29 1851 at 4 o'clock p.m.

Witnes Albert Pabodie
City Clk

Know all men by these Presents

That I Amos D Smith of the City and County of Providence & State of Rhode Island, in consideration of One hundred Dollars to me paid by Samuel Foster and William Foster, both of said City, Copartners under the firm of S & W Foster, the receipt whereof I hereby acknowledge, do hereby bargain, sell & convey unto said S & W Foster, the following described property, to wit:

All the Estate, ~~right~~, title, interest and demand of whatever name or nature, which Edward S Williams late of said City, deceased, had at the time of his decease as Copartner, in to the Capital Stock of the Williamsville Manufacturing Company, said Company consisting at the time of said Williams decease, of said S & W Foster & Williams & John Atwood of Killingly in the State of Connecticut, Meaning hereby to convey all the interest property conveyed to me by F.J. Dickeman, Administrator by his Deed dated Sept 16th 1850 & recorded in Book 117 Pg 482 of the Records of Deeds in said City, as described in said Deed & not otherwise.

Reference to the same being had

To Have and to Hold the same unto them the said S & W Foster their Executors, Administrators and Assigns forever.

And I do covenant with the said S & W Foster, that I will warrant the said premises to them, their Executors, Administrators & Assigns, against all persons claiming the same, by, through or under me & not otherwise.

Witness my hand & seal this 29th day of January A.D. 1851.

In presence of
K Matteson

Amos D. Smith (L.S.)

Providence Sc. Providence Jan 29, 1851.

Then Amos D Smith acknowledged the within Instrument to be his free act & deed

Before me Hollin Matteson
Justice Peace

Recorded Jany 30. 1851 at 9 o'clock A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I Benjamin H Sanders of the City and County of Providence and State of Rhode Island, in consideration of the sum of Three hundred fifty Dollars to me paid by Phebe Ann Sanders of said City, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, convey and release unto said Phebe Ann Sanders

(120 271)

A certain Lot of Ground situate in said City on the Westerly side of Hoppin Street, being the Lot of Land this day conveyed to me by Deed from James W Sanders. 117-491

Reference thereto being had for a description thereof.

To Have and to Hold the said Lot with the Buildings & Improvements thereon and the appurtenances thereto belonging, to her the said Phebe Ann Sanders, and her Assigns, to her and their only use and Benefit, for and during the term of her natural life.

And I do hereby, for myself my Heirs, Executors and Administrators covenant with the said Phebe Ann and her Assigns, that I will warrant & defend the said granted premises to her and her Assigns, against all persons claiming by, through or under me.

In Witness whereof I have hereunto set my hand &

and seal this Nineteenth day of Octobr A.D. 1850

Signed sealed and delivered in presence of Rollin Matherson — Benj H Sanders. (L.S.)

Providence Sc. Providence Octobr 19, 1850.

Then came Benj H Sanders & acknowledged this Instrument to be his free act and Deed.

Rollin Matherson Justice Peace

Recorded Jany 30. 1851 at 12. 35 P. M.

Witness — Albert Pabodie City Clerk

Know all men by these Presents

M 23 131
M 67 187
M 63 367

That I Benjamin H Sanders of the City & County of Providence & State of Rhode Island, for & in consideration of the sum of Two hundred Dollars to me paid by Charles H Sanders of said City, the receipt whereof I do hereby acknowledge, have remised, released & forever Quitclaim by these Presents do Remise, Release & forever Quitclaim, unto him the said Charles H Sanders his Heirs & Assigns forever, all the right, title, interest, property, claim & demand which I now have, or of right ought to have or claim in and to A certain lott of land situate in said City on the Westerly side of Hoppin Street, being the same lott which was this day conveyed to me by Deed from James N Sanders. Reference thereto being had for a description of the same. Meaning hereby to convey the reversion in said lott after the life Estate of Phebe Ann Sanders in the same, being all my interest therein. 117 491

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Charles H Sanders, his Heirs & Assigns forever.

And I, the aforenamed Benjamin H Sanders for myself & for my Heirs, Executors and Administrators, do covenant with the said Charles H Sanders, his Heirs & Assigns, that I will warrant & defend the aforedescribed Premises to him the said Charles, his Heirs & Assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In testimony whereof I have hereunto set my hand & seal, this 19th day of October in the Year of our Lord, One Thousand Eight hundred and 50.

Signed sealed and delivered in presence of Rollin Matherson — Benj H Sanders. (L.S.)

Providence Sc. Providence Oct 19. 1850.

Then came Benj H Sanders & acknowledged this Instrument to be his free act and Deed.

Rollin Matherson Justice Peace

Recorded Jany 30. 1851 at 12. 35 P. M.

Witness — Albert Pabodie City Clerk

Know all men by these Presents

That I Jane E Cushing of Providence, in the County of Providence & State of Rhode Island, Administratrix on the Estate of Josiah Cushing, late of said Providence, deceased, one of the firm of Cushing & Sherman, which firm was composed of the said Cushing & Stephen J Sherman of said Providence, do hereby constitute and appoint Wm H Gardiner of said Providence, my true & lawful Attorney, for me in my Name as Administratrix aforesaid, to do & transact all matters & things necessary in the settlement of said Estate, and for the purposes aforesaid I do hereby grant unto my said Attorney full power to execute & deliver all needful Instruments & Papers, whether under seal or otherwise, to institute & prosecute to final judgment & execution all process in Law or in equity, to defend any & all suits against me the constituent, to submit any & all matters in dispute to arbitration or the same to settle & compromise, & especially to do & transact all matters & things necessary for the carrying on or settlement of the business of the late firm of Cushing & Sherman, to appoint one or more substitutes under him, & the same to revoke at his pleasure, and generally to do & perform all such acts, matters and things, as my said Attorney shall deem necessary or expedient for the complete and effectual execution of the authority hereinbefore granted, as fully as I might & could do if I were personally present, hereby ratifying & confirming all the acts of my said Attorney, or of his substitutes, done by virtue & in pursuance of these Presents.

In testimony whereof I have hereunto set my hand & seal in my capacity of Administratrix as aforesaid, at said Providence, this Eighteenth day of January A.D. 1851.

Signed sealed & delivered in presence of Ann E Gilmore, Jarvis E Gladding Jr, Witness for Wm H Gardner — Jane E. Cushing. (L.S.) — W. H. Gardner. (L.S.)

Recorded Feby 3, 1851. at 4 74 oclk P. M.

Witness — Albert Pabodie City Clk

Know all men by these Presents

That I William W Brown of the City & County of Providence & State of Rhode Island, in consideration of Six Thousand Dollars to me in hand already paid by Thomas Brown of said City, have given, granted, sold & conveyed, & hereby give, grant, sell & convey unto the said Thomas Brown & unto his Heirs & Assigns forever, Eighty Shares of the Capital Stock of the Pro Rated Corporation, a Corporation created by the Legislature of Rhode Island at the June Session, A.D. 1847. To Have & to Hold the said eighty Shares of the Capital Stock of said Pro Rata Corporation, with all the rights & privileges appurtenant thereto unto the said Thomas Brown & to his Heirs & Assigns forever.

In testimony whereof I have hereunto set my hand & seal this First day of February A.D. 1851

In presence of Rollin Matthewson — Wm W Brown. (L.S.)

Providence Sc. In the City of Providence this Fifth day of February A.D. 1851. personally came the above named William W Brown & acknowledged the above Instrument to be his voluntary Deed.

Rollin Matthewson Justice Peace

Recorded Feby 6. 1851 at 5 min before 12 oclk P. M.

Witness — Albert Pabodie City Clk

This Agreement made and executed by & between Alexander Duncan of the City and County of Providence, Rhode Island, party of the first part and Joseph Ashley of said City & County, party of the second part.

Witnesseth

That Whereas the said Joseph Ashley is the owner of a certain Estate situate in said City of Providence on the Easterly side of Pecks Gangway (being the Estate next Southerly of the Estate on the corner of said Gangway & Weybosset Street, now called Broad Street, owned by Joseph & Ashley & Mary & Baldwin & in which said Joseph Ashley has a life Estate) and said Duncan is the owner of the Estate situate next Easterly of said first mentioned Estate.

And whereas the parties hereto together with the owners of said corner Estate have executed an agreement of even date herewith in relation to said corner Estate & said Duncans Land Easterly thereof, which said Agreement is hereby referred to.

Now said party of the first part for himself, his Heirs and Assigns hereby agrees to and with said party of the second part, his Heirs & Assigns, that he will convey to him by a good & valid conveyance, all his, said party of the first part, Land lying Westerly of the following described line, & directly adjoining to said Estate of said party of the second part herein first mentioned, namely, a line drawn from a point Forty one feet ten & half inches from the corner of said Weybosset Street & Pecks Gangway, & in the Southerly line of said Weybosset Street, Southerly parallel with the Easterly line of said Pecks Gangway & the strip of Land hereby agreed to be conveyed commencing for its Northeasterly corner at the point where the dividing line between said corner Estate & said Estate of said Joseph Ashley if continued would intersect the aforesaid line, & at the Southeast corner of said strip of Land agreed to be conveyed by said other agreement herein ~~before~~ referred to, and said strip of Land measuring from said last mentioned point on said line Thirty eight feet & five inches in length & containing Twenty one & seven hundredths square feet, said conveyance to be executed whenever said party of the second part shall build on his Land & use the partition Wall hereinafter mentioned in manner as is hereinafter provided.

And in consideration therefor, said party of the second part hereby agrees to pay to said party of the first part, the sum of One hundred & forty two Dollars & fourteen cents, whenever said part of the second part his Heirs or Assigns shall use said strip of Land for any purpose whatever for the location or erection of any Building of any kind.

And it is hereby further agreed by & between said parties & their respective Heirs & Assigns, that the above described line shall henceforth be the dividing line between their said Estates.

And Whereas said party of the first part contemplates soon erecting a large four story Building on his Land, & it hath been mutually agreed by & between said parties for their mutual benefit, that the Westerly Wall of said Building so to be built by said party of the first part, shall be put on said dividing line, one half on the Land of each party, to be now built in a substantial manner, by & at the expense of said party of the first part to be used by said party of the second part, hereafter on payment by him his Heirs or Assigns to said party of the first part, his Heirs or Assigns of one half of the amount of the first cost thereof, or of so much thereof as said party of the second part, his Heirs & Assigns shall wish to use.

Now said party of the second part for himself, his Heirs & Assigns hereby agrees to & with said party of the first part, his Heirs & Assigns, & hereby grants & conveys to said party of the first part, his Heirs and Assigns the right to put, place, build & forever maintain the Westerly Wall of said Building as to be built, on said dividing line, one half thereof to be on said Land of said party of the second part, with full right to come on to said Land of said party of the second part at any time for all the purposes of building, repairing & maintaining said Wall. And said party of the first part agrees to build said Wall as aforesaid, the foundation to be well laid of stone, and that the Wall to be of brick, to be made sufficiently & strongly built in every respect. And said party of the second part shall have the right to use said Wall so built, as a Wall of any Building to be built on his said whenever he sees fit. Provided Always however as a condition precedent that he shall first pay to said party of the first part, his Heirs, Executors, Administrators or Assigns, one half of the whole first cost of said Wall.

And it is further agreed by & between said parties, their Heirs and Assigns that until said party of the second part shall so build & pay for said Wall as aforesaid, that said party of the first part his Heirs & Assigns shall have the right to put sheep Windows in said Wall, for the purpose of lighting & airing his said Building.

And after said Wall shall be used by said party of the second part, in case the same shall be destroyed or require reparation, the same shall be so rebuilt or repaired at the joint expense of both parties, each party paying one half thereof.

In testimony whereof, We have hereunto set our hands and seals, this Thirteenth day of November, in the year One Thousand Eight hundred and fifty.

Signed sealed and delivered
in presence of
Wm H Potter

Joseph Ashley (L.S.)

Alex Duncan (L.S.)
By his Atty
W H Potter

Providence Sc. Providence February 5th A.D. 1851.

Then personally appeared the above named Joseph Ashley & acknowledged the aforegoing Instrument by him signed to be his free & voluntary act & deed

Before me William H Potter
Public Notary.

Recorded Feby 6. 1851 at 5 min past 2 o'clk P.M.

Witness word "before" erased by

Albert Pabodie City Clerk

This Indenture made and executed on the Seventh day of February A.D. Eighteen hundred fifty one, between Betsey Currie of Providence in the County of Providence and State of Rhode Island, of the one part and James C Stephens & David A Snell, both of said Providence, of the other part, Witnesseth.

That the said Betsey Currie, for & in consideration of the Rents and Covenants herein contained on the part of said Stephens & Snell, their Executors administrators & Assigns to be paid & performed, doth hereby demise & let the basement or ground story of the House situate at the corner of North Main Street & Short Alley, which formerly belonged to the late Robert Currie, deceased, with the privilege of using the Barn now standing upon the Lot of Land wherein said House stands, as a place to store the fuel of said Stephens & Snell, until such time as said Betsey Currie shall build upon said Land, for the use of said Stephens & Snell, a shed of sufficient dimensions to contain four cords of Wood, and with the further privilege of using said shed when the same shall be built, for & during the time of the continuance of this Lease, & also with the privilege of drawing Water from the Well on said Land, at any and all times during the continuance of this Lease.

To Have and to Hold said demised premises with their appurtenances and also with the rights & privileges herein before granted, unto said Stephens & Snell, their Executors, Administrators & Assigns, from henceforth during the term of Three Years, from & after the first day of April A.D. Eighteen hundred fifty one, that is to say, until the first day of April A.D. Eighteen hundred and fifty four. (A.D. 1854) Yielding & paying therefor yearly and

every year during said term unto the said Betsey Currie, her Heirs and Assigns the yearly Rent of Fifty two Dollars, to be paid in quarter yearly payments of Thirteen Dollars each on every first day of July, October, January & April during said term, the first payment whereof to be made on the first day of July next.

And the said Stephens and Snell for themselves, their Heirs, Executors & Administrators, do covenant & agree to & with the said Betsey Currie, her Heirs and Assigns, that they the said Stephens & Snell, their Executors, Administrators & Assigns shall yearly and every year during said term, pay unto said Betsey Currie the yearly Rent aforesaid at the times & in the manner hereinbefore appointed for the payment of the same.

Provided Always that if said Rent or any part thereof shall be behind & unpaid for the space of Ten days after either of the said days wherein the same is appointed to be paid as aforesaid, or if said Stephens & Snell their Executors Administrators or Assigns shall do or suffer to be done any wilful or voluntary Waste upon said Premises that then & in either case it shall be lawful for said Betsey Currie, her Heirs & Assigns, in & upon said Premises to re-enter & the same to have again as in her former Estate.

Provided Also & it is further agreed by and between the parties hereto, that if said premises or any part thereof shall at any time during said term, be destroyed or damaged by fire or any other inevitable accident, and that said Betsey Currie, her Heirs & Assigns shall not repair the same within thirty days after request in writing for that purpose made, that thereupon said Stephens and Snell, their Executors, Administrators & Assigns, may determine this Lease, by paying all the Rent which may be due at the time of the happening of such Accident.

And the said Betsey Currie, for herself, her Heirs, Executors, Administrators & Assigns, doth covenant & agree to & with said Stephens & Snell, their Executors, Administrators & Assigns, that they the said Stephens and Snell, their Executors, Administrators & Assigns, paying the Rents & performing the covenants herein contained on their part to be paid & performed, shall & may lawfully & quietly have, hold & enjoy the aforedescribed premises, together with the appurtenances & the aforenamed privileges, during said term of Three Years, without lawful let or disturbance of any person or persons whatsoever.

In Testimony whereof We have hereunto interchangably set our hands and seals, the day & year aforewritten.

Signed sealed and delivered in presence of
Charles Holden Jr

James C. Stephens. (L.S.)
David A. Snell. (L.S.)
Betsey Currie. (L.S.)

Providence ss. Providence February 10th 1851.

Then James C Stephens, David A Snell and Betsey Currie, acknowledged the within Instrument to be their free and voluntary Act and Deed.

Before me Charles Holden Jr
Justice of the Peace.

Recorded Feby 10. 1851 at 5 o'clk P. M.

Witness — Albert Pabodie
City Clerk

Know all men by these Presents.

That We, The Benevolent Congregational Society of Providence, in the State of Rhode Islands, in consideration of Seven hundred Dollars to us in hand already paid by John J Stimson of said Providence, have given, granted, bargained and sold & hereby give, grant, bargain, sell, convey & confirm unto him the said John J Stimson, his Heirs & Assigns forever,

Lots Number Seven (7) on a Plat of Lots belonging to the Benevolent Congregational Society, situated on the Westerly side of the River in said Providence, surveyed & platted February 1846 by Cushing Walling, & recorded January 6th 1846 in Book of Plats No 3 page 60 of the Records of the City of Providence.

To Have & to Hold the same, with the rights, privileges and appurtenances thereof, to him, his Heirs & Assigns forever.

And the Grantor, for their heirs, Executors & Administrators, do covenant & agree with the Grantee, his Heirs, Executors, Administrators & Assigns, that the said Grantor is the true, sole and lawful owner of the demised premises, seized & possessed thereof in his own right, in fee simple, & with good right & lawful power to sell & convey the same in manner aforesaid; that the Grantee, his heirs & Assigns shall & may, at all times hereafter, by force hereof, have peaceable & lawful possession & enjoyment of said premises free & clear of all other gifts, grants, sales & incumbrances; & that the Grantor, their Heirs, Executors & Administrators, the said premises to the said Grantee, his Heirs & Assigns, against the lawful claims & demands of all persons to the date hereof, will forever warrant, declare & defend.

Signed, sealed & delivered on the Thirteenth day of February A.D. 1851.

In presence of
Nathaniel Searle

Isaac Bmm, Treas. (L.S.)

Providence ss. In Providence this 13 day of February A.D. 1851. Personally appeared Isaac Bmm in his capacity of Treasurer, & acknowledged the preceding Instrument to be his free and voluntary Act and Deed.

Before me Nathaniel Searle
Public Notary

Recorded Feby 17. 1851 at 10 min before 11 o'clk A. M.

Witness — Albert Pabodie
City Clk

Messrs Davis & Mansfield

Bill of Edward Jemin.

1851
Providence Feby 17 — 1 Covered Wagon — 10.00
1 Forrel Horse — 15.00
1 Fish Wagon — 7.00
$ 32.00

Albert John Wolfe — Rec'd payment — Edward his X mark Jemin

Recorded Feby 17, 1851 at 12 o'clk M.

Witness — Albert Pabodie
City Clk

By virtue of the annexed agreement. We the Subscribers therein named & appointed have executed the Trust reposed in us and do report as follows. ——

We find William Angell late of the City of Providence, deceased, died, seized & possessed of the following described Real Estate, situated in said City Viz: A Lot of Land with a Dwelling House & other Buildings thereon, situate on the West side of North Main Street on which it measures Forty feet & runs Westerly about One hundred & thirty feet, bounded Northerly on Star Street, which We have appraised at Four Thousand seven hundred Dollars, exclusive of the Barn & the Barn Lot. ——

Also a Lot of Land with the Buildings & Improvements thereon, situate on the West side of the River on the Northerly side of High Street about Forty feet from Franklin & measures about Sixty feet on High Street & runs Northerly about One hundred & sixty feet to a Lane or Gangway, bounded Easterly on Land of Henry Trimmer & measures about Thirty one & a half feet on said Gangway (the above described Lots were conveyed to the deceased by Deed from Nicholas Angell) which We have appraised at Three Thousand Eight hundred Dollars. ——

Also Three Lots of Land with Two Dwelling Houses & other Building & Improvements thereon, situate on Smiths Hole, said Lots adjoin each other & are bounded Southerly on Elms Street and runs Northerly One hundred & twenty feet more or less & is bounded Easterly on Clayton Street, Westerly on Land of Candace Allen, being the same Estate that the deceased purchased of John W. Smith Jeremiah Whipple others, which We appraised at Three Thousand, Eight hundred Dollars. ——

Also one other Lot of Land situate on the Northerly side of Smith Street with a Brick and Stone Store thereon standing & bounded Southerly on said Street, Northerly on a Gangway Easterly on a Gangway & Westerly on Land of George W. Bowen, it being the same Estate that the deceased purchased of Jabez J. Potter, Deputy Sheriff, by Deed recorded in Book No 81 page 45 of said Citty Records of Deeds, which we have appraised at Five Thousand Seven hundred & Dollars. —— The whole valued at Eighteen Thousand Dollars, of which We have set off to the ~~said~~ Widow, Sidney B. Angell, for her Dower or Thirds, the following described portion of said Estates, valued at Six Thousand Dollars, Viz: ——

The Lot situate on Smith Street with the Brick & Stone Store thereon, & the Barn standing in the rear of Star Street (excepting the lower part now partitioned off, & used by the occupants of the House at the junction of North Main & Star Streets, for a coal House, & privy) the Lot on which said Barn stands, said Lot running Westerly from Land formerly belonging to Thomas Snow to where the fence now stands which runs Northerly from said Barn to Star Street, said Lot to be subject to the privilege of the owners, or occupants of the Estate West of said partition Fence of passing to & from said Coal House in said Barn, to & from Star Street, with Horses, Carriages &c. ——

Providence February 14. A.D. 1851. —— The words "Three hundred" being first erased.

Fees Fifteen Dollars.

Isaac Thurber.
Daniel Angell.
Stephen Mcartin.

Know all Men by these Presents. ——

That We, the undersigned, The Widow & Heirs at Law of William Angell, late of the City and County of Providence, in the State of Rhode Island, do hereby covenant & agree, each with the other, in manner following that is to say. ——

That Stephen Martin, Isaac Thurber and Daniel Angell, all of said City of Providence, are hereby appointed and requested by the Undersigned to set off to the Widow of the said William Angell, Dower in all the Real Estate, which the said William Angell died, seized & possessed of, wherever the same may be situated. ——

We the Undersigned hereby binding ourselves, our several Heirs, Executors and Administrators, well and truly to abide by such Report and Decision as the aforesaid Stephen Martin, Isaac Thurber & Daniel Angell may make in relation to the Premises, and their report and decision to be binding & conclusive upon the undersigned. ——

In Witness whereof, We have hereunto set our hands and seals, this Fourteenth day of January A.D. One Thousand Eight hundred & fifty one.

Signed sealed & in presence of
Nathaniel Searle

Sidney B. Angell. (L.S.)
Thos W. Angell. (L.S.)
William P. Angell. (L.S.)
Eliza F. Holden. (L.S.)
Nancy N. Capwell. (L.S.)
Sarah A. Angell. (L.S.)
Yashti W. Angell. (L.S.)
Thomas R. Holden Jr. (L.S.)
Clark N. Capwell. (L.S.)

Recorded Feby 19. 1851 at 3 1/2 o'clk P.M. ——

Witness —— Albert Babcock City Clerk

This Indenture of Lease ——

made & entered into on this Twentieth day of February A.D. 1851 by & between Arba B. Dike, of the City & County of Providence in the State of Rhode Island, of the one part, & Michael Mc Laughlin & Patrick Graham both of said City of Providence of the other part ——

Witnesseth, That the said Arba B. Dike for & in consideration of the Rents & Covenants hereinafter contained on the part of the said Michael Mc Laughlin & Patrick Graham, their Heirs, Executors, Administrators & Assigns to be paid & performed, doth hereby Demise ——

A certain Lot of Land, situate in the Southeasterly part of said City of Providence & is laid out & described as Lot No (443) four hundred & forty three, on a Plat of House Lots called the What Cheer Plat. ——

Reference to said Plat being made ——

To Have and to Hold said Leased Premises, with their appurtenances to the said Lessees, their Executors, Administrators & Assigns for & during the term of Five years from & after the first day of March A.D. One Thousand Eight hundred & fifty one. ——

Yielding and paying therefor yearly & every year during said term, unto the said Arba B. Dike, his Heirs & Assigns, the yearly Rent of Eighteen Dollars, to be paid at the end of each & every year during said term, the first payment whereof is to be made on the first day of March A.D. One Thousand Eight hundred and fifty two (1852) ——

And the said Michael Mc Laughlin & Patrick Graham for themselves, their Heirs, Executors, Administrators & Assigns, doth covenant & agree to and with the said Arba B. Dike, his Heirs & Assigns, that he & they will, well & truly, yearly & every year during said term, pay unto the said Arba B. Dike, his Heirs & Assigns the yearly Rent aforesaid, at the times in the manner hereinbefore appointed for the same to be paid. And at the end of said term to surrender up said premises to the said Arba B. Dike, his Heirs & Assigns, in as good order & condition as when received. ——

And it is further agreed by and between the parties, that all the Buildings & Improvements that may hereafter be erected

on said Leased Premises, shall be & remain pledged for the payment of the annual Rent aforesaid.

And it is further provided, that in case the yearly Rent aforesaid shall be behind and remain due & unpaid for the space of twenty days after either of the times whereon the same is appointed to be paid, that then in that case it shall be lawful for the said Asba Bolke, or his legal Representatives, to Re enter in & upon said Leased Premises, and this Lease shall then be determined.

And the said Asba Bolke for himself, his Heirs, Executors and Administrators further covenants and agrees, to & with the said Michael Mc Laughlin & Patrick Graham, that upon the payment of the sum of Three hundred Dollars, at any time within said term of Five years, he the said Asba Bolke will make, execute, seal, acknowledge & deliver to any person or persons, whom the said Michael Mc Laughlin and Patrick Graham may direct, a good & sufficient Deed of Warranty of the aforesaid Leased Premises, free & clear of all Incumbrances.

In Witness whereof, the parties aforesaid have hereunto set their hands & seals, the day & year first aforewritten.

Signed sealed & delivered
in presence of
the word "Five" first erased & the word "three" first interlined
A Searle

A. D. Bolke. (L.S.)

Michael his X mark Mc Laughlin. (L.S.)

Patrick Graham. (L.S.)

County of Prov Co. In the City of Providence on this 21 day of February A.D. 1857. Then the above named A D Bolke, Michael Mc Laughlin and Patrick Graham, before me, & acknowledged the preceding Instrument by them signed, to be their free Act and Deed.

Nathaniel Searle
Public Notary

Recorded Feby 22. 1857 at 11, 20 o'clk A. M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Christopher W. Kelly, of Smithfield, in the County of Providence, in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to me in hand paid by Hope Ives, Widow of the late Thomas P. Ives, of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good causes and considerations, have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said Hope Ives, and to her Heirs and Assigns forever

All my right, title, interest, claim and property in and to Four Shares of in the Capital Stock of the Lonsdale Company, carrying on business in said Providence and at Smithfield, under their Corporate Name and Style, of whatever property their Corporate Stock may be composed.

Being Four of the Seven Shares conveyed to me by Bill of Sale of my Mother Abby Eliza Kelly, under date of the Ninth of November A.D. One Thousand Eight hundred & fifty nine, Meaning hereby to convey to the said Hope Ives, all the interest in the said Four Shares, in said Lonsdale Company vested in me by my Fathers last Will and Testament and by my Mothers Bill of Sale aforesaid.

To Have and to Hold the said Four Shares to her the said Hope Ives and to her Heirs & Assigns forever.

In Witness whereof, I have hereunto set my hand and seal, this Eleventh day of February A.D. One Thousand, Eight hundred & fifty one.

Signed, sealed & delivered
in presence of
Asa M Arrington

C. W. Kelly. (L.S.)

Recorded Feby 24, 1857 at 12, 20 P. M.

Witness the word "of" erased Albert Pabodie

Know all men by these Presents

That I, Christopher W. Kelly of Smithfield, in the County of Providence, in the State of Rhode Island & Providence Plantations, in consideration of One Dollar to me in hand paid by John Carter Brown, Merchant, of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good causes and considerations, have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said John Carter Brown, & his Heirs and Assigns forever, all my right, title and interest, claim & ~~demand~~ property, in and to Three Shares, in the Capital Stock of the Lonsdale Company, carrying on business in said Providence, and at Smithfield, under their corporate Name and Style, of whatever property their Corporate Stock may be composed.

Being Three of the Seven Shares conveyed to me by Bill of Sale of my Mother, Abby Eliza Kelly, under date of the Ninth of November A.D. One Thousand Eight hundred & fifty nine, Meaning hereby to convey to the said John Carter Brown, all the interest in the said Three Shares, in said Lonsdale Company, vested in me by my Fathers last Will and Testament, and by my Mothers Bill of Sale aforesaid.

To Have and to Hold the said Three Shares, to him the said John Carter Brown, & his Heirs and Assigns forever.

In Witness whereof I have hereunto set my hand and seal, this Eleventh day of February A.D. One Thousand, Eight hundred and fifty one

Signed sealed & delivered
in presence of
Asa M Arrington

C. W. Kelly. (L.S.)

Recorded Feby 24, 1857 at 12, 20 o'clk P. M.

Witness the word "demand" erased Albert Pabodie City Clerk

Know all men by these Presents.

That I, William W Angell, of the City & County of Providence & State of Rhode Island for & in consideration of the sum of One Dollar, to me in hand paid by Stephen H Andrews, John D Henley Jr. & E. S. Barrows, all of said Providence, & of the uses ~~trusts~~ purposes & trusts hereinafter mentioned & created, do hereby grant, bargain, sell, convey & confirm unto them, the said Andrews, Henley & Barrows, their Heirs & Assigns, all my Lands, tenements & hereditaments, consisting of the following described Real Estate, to wit: Four certain Lots of Land with four Dwelling Houses & other Buildings & Improvements thereon, situate in the Westerly part of said Providence, & are laid out & described as Lots (4) four (5) five (48) forty eight & (49) forty nine, on a Plat of House Lots, formerly belonging to the Estate of the late William Almy, surveyed & platted August 1810 by Eli M Bucklin & revised, copied & divided into House Lots by Almater & Schulanth, & on Record in the City Clerks Office in said Providence, in Book of Plats No 2 page 14. Subject however to certain Mortgages to Jonah Titus of said Estate as by the Records of the City of Providence will more fully appear. And also all my other Estate, Real & Personal wherever situated, except such property as is exempt from attachment by law. To Have and to Hold the same with the rights, privileges & appurtenances thereto belonging, to them the said Andrews, Henley & Barrows, their Heirs, Executors, Administrators & Assigns forever, Upon the special Trusts nevertheless.

That the said Andrews Henley & Barrows shall forthwith take possession & seizure of the premises, & within such convenient time as to them shall seem meet, by public or private sale for the best price that can be procured, shall convert the premises into Money, & shall appropriate the net proceeds of such sale in the following manner, namely.

First the said Andrews Henley & Barrows, shall first pay all reasonable expenses of making, executing this Deed of Assignment, & executing the trusts by this Deede created, & shall retain to themselves a reasonable compensation for their services.

Secondly, The said Andrews, Henley & Barrows shall next pay and satisfy all the just debts which I the said William W Angell, do owe, in full, if the funds in their hands received under this Deed of Assignment, be sufficient, & if not sufficient, then ratably & in proportion to their respective demands, provided however, that such of the Creditors of me the said William W Angell, as do not within Ten Months from the date hereof, execute & deliver a full discharge, to the said Andrews, Henley & Barrows, of their claims & demands against the said Angell, shall not be entitled to or receive any dividend or benefit under this Deed of Assignment, but the dividend or claims & demands of such creditors shall be paid over to the aforesaid Assignees or to such person as he may direct.

And further I the said William W Angell do hereby constitute & appoint the said Stephen H Andrews, John D Henley Jr & E. S. Barrows, my true & lawful Attorneys, irrevocable, in my name and stead, to claim, demand, sue for & receive all the above assigned premises, to institute & prosecute to final judgment, all proceedings & suits necessary & proper, whether in Law or in equity, for executing the trusts by this Deed created, hereby giving the said Andrews, Henley & Barrows, full power & authority to substitute one or more Attorneys or Agents under them & the same to remove at pleasure, and also to compromise & settle according to their discretion, any of the above assigned, claims, debts & demands.

Thirdly, And We the said Stephen H Andrews, John D Henley Jr & E. S. Barrows, in consideration of the aforesaid premises, do hereby accept of this Deed of Assignment & the Trusts herein created, & do hereby covenant & agree to with the said William W Angell that We will faithfully, execute the trusts in this Deed created, according to the tenor & effect thereof.

In testimony whereof, We have hereunto respectively set our hands & seals, this Twenty fourth day of February, Eighteen hundred & fifty one.

Signed sealed & delivered in presence of Charles Hart

William W. Angell. (L.S.)
Stephen H. Andrews. (L.S.)
John D. Henley. Jr. (L.S.)
E. S. Barrows. (L.S.)

Providence ss. In Providence this day of February 1851. Then personally appeared before me, William W Angell, Stephen H Andrews, John D Henley Jr. and E. S. Barrows, & acknowledged the foregoing Instrument & by them signed to be their free Act & Deed, hands & seals. Before me Charles Hart Justice of the Peace.

Recorded July 24, 1851 at 5, 20, o'clk P. M. Witness Albert Pabodie City Clk

Know all men by these Presents

That I, Asa H Lilley of Providence, one of the Lessees named in the aforewritten Lease of Benjamin M Jackson, to Wm Belcher & A H Lilley, Jr & in consideration of the sum of One Dollar to me paid by the said William Belcher, the receipt whereof is hereby acknowledged do by these Presents, bargain, sell, assign, convey, set over & deliver to the said William Belcher He his Heirs & Assigns, all my right, title, interest, property, claim & demand in & to the preceding Lease & the Premises therein described & to the Improvements thereon. To Have and to Hold the same with all the rights and privileges thereof, to him the said William Belcher & to his Heirs and Assigns, for & during the remainder of the term in said Lease mentioned, he or they paying all the Rents & performing all the covenants therein required of me.

In Witness whereof, I have hereunto set my hand & seal, this Twenty seventh day of February A.D. 1851.
Signed, sealed & delivered in presence of Nathaniel Searle

Asa H Lilley. (L.S.)

County of Providence ss. In the City of Providence in this 27th day of February A.D. 1851. Then personally appeared the above named Asa H Lilley before me & acknowledged the preceding Instrument by him signed, to be his free Act and Deed. Nathaniel Searle. Public Notary.

N.B. The Lease transferred above is recorded on page 28 of this Book.

Recorded Feby 27. 1851 at 8.45. o'clk A.M. Witness Albert Pabodie City Clk

Know all men by these Presents

That I, Daniel M Harris of Providence, for the consideration of Five hundred fifty Dollars to me paid by Mary Elizabeth Harris of Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell over & deliver unto Mary E Harris, all the interest I have in any Buildings in Providence. Also my Household furniture and effects of every ~~kind~~ description

To Have and to Hold the same to her, said Mary E Harris her Executors, Administrators & Asigns, to her & their use forever.

And I said D M Harris for myself, my Heirs, Executors & Administrators, against all persons lawfully claiming the same, will warrant & defend said Mary E Harris, her Heirs & Asigns forever.

In Witness whereof I have hereunto set my hand and seal this First day of January A.D. 1851.

Signed, sealed & delivered
in presence of
Amie W Harris
Caroline F Baker

Daniel M Harris (D.M.H.)

Be it Remembered the day and year within written, livery & prosepsion of the goods Buildings &c, by the within Deed bargained & sold, was delivered by said Daniel M Harris to said Mary E Harris

In presence of us — Amie W Harris
Caroline F Baker

Recorded Feby 24, 1851 at 11.20 o'clk A.M.

Witness — Albert Pabodie City Clk

Know all men

That I, Joseph Millett of the City & County of Providence, in the State of Rhode Island & Providence Plantations, for & in consideration of the sum of Seventy five Dollars to me paid by David I Briggs of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over & deliver unto said David I. all my interest in the following property, to wit. Two Horses, hitherto used by me as Team Horses, One Horse Truck & one horse Wagon, also Two Harnesses.

To Have & to Hold the same to him the said David I. his Executors & Administrators & Asigns, to his & their use forever. And I the said Joseph Millett, for myself, my Heirs Executors & Administrators, against all persons lawfully claiming the same will warrant and defend the said David I. his Executors Administrators & Asigns forever.

In Witness whereof, I have hereunto set my hand and seal, this 24 day of February A.D. 1851.

the words "all my interest in the following property to wit" being interlined

Signed sealed & delivered in presence of
Philip C Scott

Joseph Millett. (J.M.)

State of Rhode Island & Providence Plantations, Providence Sc. In the City of Providence on this day of A.D. 1851 personally came Joseph Millett the signer of the foregoing Instrument & acknowledged the same by him signed to be his free & voluntary Act & Deed

Before me Philip C Scott Justice of the Peace.

Recorded Feby 24, 1851 at 2.40 o'clk P.M.

Witness — Albert Pabodie City Clk

Know all men by these Presents

That I, Thomas Mc Sweeney of Providence in the County of Providence, in consideration of Five hundred forty eight Dollars & thirty seven cents to me paid by John Conner of said Providence do by these Presents, give, grant, bargain, sell and convey unto him the said Conner all my right, title & interest me & to

A certain House situate in said Providence, & in which I now live, being the same house which was conveyed to me by said Conner, by his Deed dated the fifteenth day of January A.D. 1851, & recorded in the Records for Deeds in the City of Providence, in Book 96 page 196, to which reference may be had, together with the fence & one undivided half of the privy to said house, belonging. This Conveyance being made in accordance with the decision of Jerome Thurman, Wheeler M Blanding, Philip H Durfee, referees in certain matters in dispute between me & said Conner, it being understood, agreed & represented by me that I am the true & lawful owner of said House, fence & one undivided half of the privy, & that there is no Mortgage or Incumbrance upon the same.

To Have and to Hold the same to him the said Conner his Heirs, Executors, Administrators & Asigns forever.

In Witness whereof, I have hereunto set my hand & seal this 22 day of February A.D. 1851

Signed sealed & delivered in presence of
the words "Philip H Durfee" and "one undivided half of the" in two places being first interlined
Abraham Payne

Thomas Mc Sweeney (T.M.)

Providence Sc. In the City of Providence on this 22d day of February A.D. 1851.

Personally came Thomas Mc Sweeney & acknowledged the above written Instrument by him signed, to be his free & voluntary Act & Deed

Before me
Abraham Payne
Justice of the Peace

Recorded Feby 28, 1851 at 2.45 o'clock P.M.

Witness — Albert Pabodie City Clk

Know all men to whom these Presents shall come, that I John W Dench of the City & County of Providence in the State of Rhode Island & Providence Plantations in consideration of the sum of One Dollar paid me by Philip C Scott of said Providence, the receipt whereof I hereby acknowledge and of the uses & purposes & trust hereinafter mentioned, do grant bargain, sell, & convey unto the said Philip C his heirs & assigns all my property, goods & chattels, merchandise, debts and every & all sums of money due owing or belonging unto me the said John W and securities taken & obtained for the same, & singular all the property goods & chattels & merchandise, which I now have stored in Store No 102 South Water Street, in the basement of the building known as the Seaman Home, as per Schedule accompanying this assignment, excepting only household furniture & Stores; to have & to hold the same, with the appurtenances

to the said Philip C. his heirs, executors, administrators & assigns upon the Special Trusts, nevertheless that the said Philip C. shall forthwith take possession & seisin of the premises & within such convenient time as to him shall seem meet by public or private Sale, for the best price that can be procured shall convert all and singular the premises into money and as soon as possible collect all and singular, the debts & sum & sums aforesaid & after deducting costs and charges of the trusts before mentioned, shall pay & apply the monies arising therefrom in manner following — that is to say: First after paying the cost and charges of the Trust as aforesaid, the said Philip C. shall pay all the creditors of the said John W. out of the residue in proportions to their respective demands.

Lastly the said Philip C. shall pay over the surplus (if any) to the said John W. his executors, administrators & assigns. And I the said John W. in furtherance of the premises, do hereby constitute & appoint the said Philip C. my true & lawful attorney irrevocable in his name or otherwise & upon and for the trusts aforesaid to ask, demand, recover & receive of & from all & every person & persons all & singular goods & chattels, wares & merchandise, sum & sums of money & demands due owing or belonging unto me & upon all receipt & deliveries in the premises due acquittances & discharges in his name or otherwise to make execute & acknowledge & in default of delivery & payment in the premises to sue prosecute & implead for the same & to compound & agree for all or any part thereof as he may seem meet & upon such composition or other agreement, to make due acquittance & releases & also for all or any of the purposes aforesaid to constitute one or more Attorney or Attornies under him the said Philip C. hereby giving & granting unto my said Attorney & his substitutes full power & authority in the premises, to do all things necessary & proper for the full & complete execution of the trusts aforesaid — It is provided, that every such creditor as shall not come in & release the said John W. within thirty days from the date of these presents, shall not be entitled to any distribution or advantage therefrom & in such case the proportion or proportions of the premises hereby assigned, which such creditor or creditors would have been entitled to receive if he had executed the same within the time aforesaid shall be paid over to the said John W. or to such person or persons as he shall in writing appoint — In witness whereof I have hereunto set my hand & seal at Providence on this 5th day of March A D 1851

The words "In in the 6th line from the bottom of 1st page being erased & the words & upon & for the" being also erased all before signing,
Signed, sealed & delivered in presence of Joseph S Pitman

John W Dench [L.S.]

And I the said Philip C Scott for myself, my heirs, executors & administrators do hereby covenant to & with the said John W Dench, his heirs, executors & administrators & to & with each & every creditor who shall be a party hereto & with his heirs, executors, administrators & assigns, that I the said Philip C. do hereby accept the trust reposed in me & will honestly, faithfully & without delay execute the same according to my best skill & knowledge & will account to each & every said creditor his heirs, executors, administrators & assigns according to the true intent & meaning of these presents In Witness whereof I have hereunto set my hand & seal this 5th day of March A D 1851 Signed, sealed & delivered in presence of Joseph S Pitman

Philip C Scott [L.S.]

State of Rhode Island & Providence Plantations, Providence ss In the City of Providence on this 5th day of March A D 1851 personally came John W Dench the signer of the foregoing instrument & acknowledge the same by him signed to be his free & voluntary act & deed, before me Joseph S Pitman
Justice of the Peace

Recorded March 5 1851 at 4 p.m.
Witness Albert Pabodie City Clk

Know all men by these presents

That We, Theodore Horton and Ferdinand Horton, both of the City and County of Providence State of Rhode Island, copartners in Trade under the name and style of Horton & Brother, in consideration of the trusts and provisions hereinafter declared and made for the benefit of the Creditors of said firm and of one dollar to us paid by Gideon L Spencer of North Providence and Thomas Pearce Jr of Providence

Do by these presents, give, grant, bargain, sell, assign, set over and convey unto them the said Spencer and Pearce, their heirs, executors, administrators and assigns All our right, title and interest as the lessees thereof, in and to the lot of land extending from Westminster Street to Exchange Place leased to us by Lucia E Brownell (reference being here made to the base thereof recorded in Providence records) Also all our right, title and interest in and to the buildings and improvements now upon the lot aforesaid.

Also All and singular, the merchandise, stock in trade, shop furniture fixed and movable goods chattels and effects of every kind and description to us belonging, in and about the building above mentioned; including herein our right, title and interest in the stock of Carpetings in said building — bargained and sold to but not yet paid for by, nor delivered to William Barstow

Also, all rights, credits, choses in action, claims and demands, due by Note, book account, or otherwise to us belonging, together with our books of account and other evidences of debt, and leases, and Policies of Insurance

Also all and whatsoever monies may at any time hereafter becomes payable from Thomas Pearce Jr out of the proceeds of the Property and effects by us severally and respectively assigned to him, pursuant to the provisions of our several and respective assignments — to which reference is here made

Also all the right, title and interest which we the said Theodore and Ferdinand have as individuals, or as copartners or otherwise in and to three certain lots of land, with the buildings and improvements thereon, situate in Fall River, Mass. One of which said lots was conveyed to T & F Horton by one Wilson and I & Bebee, by separate deeds; and the other two of which we own in virtue of the Will of our late father William Horton, in which we are named respectively Joseph Theodore and William Ferdinand; reference being here made to the conveyances aforesaid and the will aforesaid & the record copies thereof, for further information concerning said lands

To have and to hold the same, with all the rights and privileges to the same belonging, to them, the said Gideon L Spencer and Thomas Pearce Jr their heirs, executors, administrators and assigns forever; In Special Trust however, for the uses and purposes following to wit; In trust that they shall, as soon as reasonably it can be done, make sale at Public auction or otherwise, of the goods, chattels and real Estate aforesaid, and so far as practicable, make collection of the claims and demands aforesaid, and the proceeds of such Sales and collections, after defraying therefrom the expenses incident to the making of this assignment, and the executing of the trusts herein

declared, including herein a reasonable compensation for their services, they shall apply & appropriate in the manner and in the order following, to wit;

First; they shall, out of said proceeds, pay in full, if said proceeds be sufficient otherwise ratably, the just claims now holden against us by the persons, firms and companies following, namely; The Providence Dying, Bleaching and Calendering Co.; The Sagamon Company of Portsmouth N. H.; Edward Walcott of Providence; Bennett & Baker; The American Insurance Company; Brownell & Ham & the High Street Furnace Company; and in full or ratably as aforesaid, the Notes or drafts following, to wit; two holden by Benkard & Hutton, one for $1250.76, the other for $343.79 due respectively Dec 12/15 1850 and Jan 8/11 1851; One holden by Fosters & Livingston for $1637 10 due Dec 7/9 1850; two holden by Loeschick and Wesendork & Co. one for $912 13 due Dec 11/14 1850, the other for $1045.23 due Feb 4/7 1851; one holden by C F Dumbman for $396.66 due 2/7 of Jan 1851; one holden by Fishers & Robinson for $443.87 due Feby 1. 1851

Second they shall pay out of the residue of said proceeds, in full if sufficient otherwise ratably the just demands of all those creditors of the firm of Horton & Brother, who shall within four months from the date hereof, present to our assignees their claims with satisfactory proofs of correctness and execute and deliver to them for us, a release or releases of their respective claims against the undersigned. and

Thirdly, they shall divide and distribute the residue of said proceeds if any there be, after making payments as above ordered, ratably in proportion to their respective claims among those of our creditors who shall within eight months from the date hereof, present to our assignees their claims, with satisfactory proofs of correctness

And we do hereby severally and jointly constitute and appoint the said Spencer and said Pearce our attorneys, with full power and authority for us and in our names to do and perform all acts proper and necessary in the executing of the trusts herein declared

In witness whereof we hereunto set our hands and seals at Providence, this Eighth day of March A D 1851

Executed in presence of John P Knowles

Theodore Horton LS

Ferdinand Horton LS

Providence ss Providence March 8th 1851 Then personally appeared Theodore Horton and Ferdinand Horton and severally acknowledged the above and foregoing Instrument by them subscribed to be their voluntary act and deed

Before me Samuel Ashley Justice of Peace

Recorded March 10. 1851 at 45 min before 1 o'clock a m

Witness Albert Pabodie

City Clk

Know all men by these Presents

That I. Theodore Horton, of the City and County of Providence & State of Rhode Island, for consideration of the Trusts & provisions hereinafter declared & made for the benefit of my Creditors & of One Dollar to me duly paid by Thomas Peirce Jr of said Providence

Do by these Presents give, grant, bargain, sell, assign, set over and convey unto him the said Peirce, his Executors, Administrators & Assigns

All and singular the goods & chattels of every kind & description to me belonging wheresoever the same may be, excepting therefrom only such portions thereof as are by law exempt from attachment. Also all & singular rights & credits & choses in action including all monies due to me by Note, Book Account or otherwise, with the evidences thereof to me belonging, & including all my right, title, interest in the property & effects of the late firm of Humphreys & Horton & formerly doing business in New York of which I was a Member.

To Have and to Hold the same unto the said Thomas Peirce Jr. his Executors, Administrators & Assigns forever. In Special Trust however for the uses & purposes following, to wit; In trust that he shall within a reasonable time, make sale of the goods and chattels aforesaid, and as soon and as far as may be practicable make collection of the Monies due to me, and the proceeds of such sales and collections after defraying therefrom all the expenses of making this Deed and of executing the trusts herein declared, including a reasonable compensation for his services, shall apply and appropriate to the purposes & in the manner following to wit.

First To the payment in full, if said proceeds be sufficient, otherwise ratably, of all just demands now outstanding against me as an individual, which shall be presented to him with satisfactory proofs of correctness within Four Months from the date hereof.

Second. To the payment in full (if after payment as aforesaid the balance be sufficient, otherwise ratably) of all just demands now outstanding against me which may be presented to him with satisfactory proofs of correctness within Eight Months from the date hereof. And

Thirdly the balance of said proceeds (if any there be after making payments as aforesaid) he the said Peirce shall account with, pay and pay over to the Assignee of Horton Brother, of which firm I am a Member, to be applied & appropriated to the satisfaction of the debts of said firm, pursuant to the directions and provisions in the Assignment of that firm contained

In Witness whereof, I have unto set my hand & seal at Providence, this Eighth day of March A.D. 1851.

Executed in presence of John P Knowles

Theodore Horton.

Recorded March 10. 1851 at 45 min before 1 o'clk P.M.

Witness Albert Pabodie

City Clerk

Know all men by these Presents

That I Ferdinand Horton of the City and County of Providence, State of Rhode Island in consideration of the trusts and provisions hereinafter declared and made for the benefit of my creditors and of One Dollar to me paid by Thomas Peirce Jr of said Providence

Do by these Presents give, grant, bargain, sell, assign, set over and convey unto him the said Peirce his Executors, Administrators & Assigns

All and singular the goods, chattels and effects, to me belonging of whatever description and wheresoever the same may be, excepting hereform only such portions of my goods and chattels as are by law exempt from attachment.

Also all rights & credits, choses in action, dues & demands owing to me by Note, Book Account or otherwise, together with my Books of Account & other evidences of Debt.

To Have and to Hold the same with all the rights and privileges to the same belonging or in any wise appertaining to him the said Thomas Peirce Jr. his Executors, Administrators & Assigns forever,

In Special Trust however for the uses & purposes following to wit.

In trust that he shall within a reasonable time make sale of the Goods and Chattels aforesaid, & as soon & as far as practicable make collection of the monies due me; & the proceeds of such sales and collections after defraying therefrom all the expenses of making this Deed & of executing the trusts herein declared, including a reasonable compensation for his services, shall apply & appropriate to the purposes & in the manner following to wit:

First to the payment in full if said proceeds be sufficient, otherwise ratably of all just demands now outstanding against me as an Individual, which shall be presented to him with satisfactory proofs of correctness, within Four Months from the date hereof.

Second, to the payment in full (if after payment as aforesaid the balance be sufficient, otherwise ratably) of all just demands now outstanding against me as an Individual which may be presented to him, with satisfactory proofs of correctness, within Eight Months from the date hereof. And

Thirdly the balance of said proceeds, (if any there be after making payments as aforesaid) he the said Peirce shall account with for, & pay over to the Assignee of Horton & Brother, of which firm I am a Member, to be applied and appropriated to the satisfaction of the debts of said firm, pursuant to the directions and provisions in the Assignment of that firm contained

In Witness whereof I hereunto set my hand & seal at Providence, this Eighth day of March A.D. 1851.

Executed in presence of
John P Knowles

Ferdinand Horton

Recorded March 10, 1851 at 45 min before 1 o'clk P.M.

Witness

Albert Pabodie
City Clerk

Know all men by these Presents

That We, Thomas Thompson & Anna D Thompson, Wife of the said Thomas Thompson, both of Chicago, in the State of Illinois, have made, constituted & appointed, by these Presents do make, constitute & appoint James H Dorrance of Providence, in the State of Rhode Island, our true & lawful Attorney, for us & in our Names, to take charge of the interest of the said Anna D Thompson in certain Real & Personal Property, situate in the City of Providence, or elsewhere in the State of Rhode Island, being the Thompson Property heretofore intended by & devised to thereto from held by the said Thomas Thompson, & now held by & belonging to the said Anna D Thompson, to receive all Rents, profits, interest, income or dividends accruing or arising from said Real or Personal Estate, to pledge the whole or any part or portion of said Real or Personal Estate or of both, for the payment of any sum or sums of money, and for that purpose to execute & deliver under Seal or otherwise any Mortgage or Mortgages, to sell & convey the whole or any part or portion of said Real & Personal Estate, on Sale thereof to execute, seal, acknowledge & deliver the requisite Deed or Deeds, Conveyance or Conveyances thereof, to acknowledge & deliver any Mortgage or Mortgages, to receive the proceeds of any Mortgage or Mortgages or Sales, & give the receipt thereof & all other sums of money received by him under this Letter subject to the order for the sole & separate use of the said Anna D Thompson, to ask, demand, receive of any person or persons any & all sums of money that may be due, owing or payable to the said Anna D Thompson from said Real or Personal Estate for the recovery thereof, to commence & prosecute to final judgment any Action or Actions & generally to do and perform any & all acts matters & things relative to the charge, management, mortgaging, or sale of said Real & Personal Estate, as fully to all intents & purposes as We might or could do if personally present, with full power of substitution & revocation, We hereby ratifying, approving & confirming all such acts, matters & things as our said Attorney shall lawfully do, or cause to be done by virtue hereof.

In Testimony whereof, We have hereunto set our hands & seals, this Fourteenth day of November, in the year of our Lord, One Thousand Eight hundred & forty eight.

Signed sealed & delivered
in presence of
Henry Martin

Tho.s Thompson.

Anna D. Thompson.

Providence County Sc. In Providence this Fourteenth day of November A.D. 1848.
Then Thomas Thompson personally appeared before me & acknowledged the preceding Instrument by him signed, to be his free voluntary Act and Deed.

And at the same place & time Anna D Thompson, Wife of the aforenamed Thomas Thompson also appeared before me, & being by me examined privily & apart from her said husband sharing the preceding Instrument shown & explained to her by me, she acknowledged the same to be her free & voluntary Act and Deed, and at the same time declared to me that she did not wish to retract the same.

Henry Martin
Public Notary.

Recorded March 12, 1851 at 10, 10, o'clk A.M.

Witness

word "situate" interlined

Albert Pabodie
City Clerk

City of Providence, R. I. Edward M. Flanagan, Recorder of Deeds. Photographed by Micro-Photography Co., Boston, Mass. January 22 1953

This Indenture made and executed this Fourth day of March A.D. 1851. by & between Sedediah Sprague of Providence in the County of Providence & State of Rhode Island &c. of the first part and Isaac Field of said Providence, of the second part

Witnesseth

That the said party of the first part in consideration of the Trusts & Covenants hereinafter contained on the part of the said party of the second part to be done performed & in further consideration of the sum of One Dollar to him in hand well & truly paid by said party of the second part, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold, conveyed and transferred & by these Presents do give, grant, bargain, sell, transfer & convey unto him the said party of the second part, his Heirs & Assigns forever

All the right, title & interest that said party of the first part has in and to a certain Lease from Augustus B Copeland to said Sprague of a certain Tavern Estate in said Providence, known as the Exchange Hotel, & in and to the Estate & premises in said lease granted to said Sprague. Also all the right, title & interest & the said Sprague have in & to the furniture in said Tavern stand (except so much of said furniture as is exempt from attachment by law) Also all other property or estate, real or personal to me the said Sprague belonging of whatever name or nature & wheresoever the same may be situated or in whosesoever hands lodged or lying, together with all debts due me whether by Note, Book Account or otherwise.

To Have and to Hold all and singular the premises herein assigned or otherwise assured to the said party of the second part, his Heirs & Assigns, to his & their use & behoof forever.

But upon Trust for the uses & trusts following Viz:

First, The said Field shall take & receive said property, goods & effects into his possession, as soon as practicable & then shall manage the same, either by renting the same or any part thereof for one or more years, or by selling the whole or any portion thereof, & shall collect all dues owing to said Sprague whether by Note, Book account or otherwise, using all reasonable diligence & in everything acting for the good of all concerned, convert the whole or so much thereof as he can into Money (doing it in such a way as in his discretion will realize the most therefor) and having converted the same into Money as aforesaid he shall pay out the said Money as follows. Viz;

Second, he shall retain & pay out so much of said Money as may be necessary for the full discharge of all costs, charges & expenses, including the preparation & execution thereof of these Presents, & shall also retain such sum as shall be a reasonable compensation for his services herein.

Third, Of the surplus if any there be he shall first appropriate so much (if there be a sufficiency therefor, & if not then pro rata) as will be necessary to the full payment & discharge of all the help & servants that have assisted or worked for me the said Sprague, in the management of said Exchange Hotel, whether the same be due to them by Note, Book Account or otherwise. If there be not a sufficiency to pay them in full, then the said Trustee shall divide the amount among them in proportion to their respective claims.

Fourth, If after making the payments above provided for there shall be anything remaining in said Trustees hands of the proceeds of said demised property, he shall pay and discharge in full, all sums & debts due from said Sprague to Caleb Burnns or to Joseph Burnns & Son, whether the same be due by Note, Book account or shall arise upon a deficiency of Mortgaged property to pay the same or otherwise, whether the same be due to them individually or as copartners. And if there be not enough to pay them in full, then said Field shall pay over them the amount there may be in his hands, in payment so far as it will go of their claims against said Sprague.

Fifth, If after making the payments above named, there be any surplus of the proceeds of the herein assigned property in said Trustees hands, he shall pay such sums as the said Sprague owes the said Field, Jastram & Cooke, Thomas Whitaker & Son, Wm H Greene, Rice & Haymond, Lewis Phillips

John Nathan, Parley M Mathewson, if there be a sufficiency therefor, in full, & if there be not a sufficiency to pay them in full, then he shall appropriate said last named surplus among them pro rata.

Sixthly, If after paying the claims hereinbefore ordered to be paid in the manner hereinbefore provided any surplus remains in said Spagues hands, he shall pay Cooper & Van Zandt & Angell & Jacobs of New York, & James Talbot & Company of Boston, such sums as the said Sprague may owe them, in full, if there be a sufficiency therefor & if not enough to pay them in full, then to pay them pro rata.

Lastly, If after paying the claims hereinbefore ordered to be paid, in the manner hereinbefore directed, anything shall remain in said Trustees hands, he shall pay over the same equally among all the creditors of the said Sprague who shall present proove their claims within one year, in proportion to their respective demands.

And the said Sprague doth hereby constitute & appoint the said Field, his Attorney, irrevocable, with full power of substitution, in his own or his said Fields name, for the Trusts herein declared, to demand, sue for, recover & receive the outstanding debts, interests, trust property & effects herein assigned, & to execute all deeds & writings necessary to carry into full effect the trust uses & purposes herein contained as fully as said Sprague could have done if these Presents had not been made.

And the said Sprague doth covenant & agree to & with said Field, that he will at all times, promote the speedy & effectual execution of these Presents & will aid & assist said Trustee in the management of said assigned Estate & in the execution of these Presents when thereto required, upon being allowed a reasonable compensation for his services out of said Trust property.

And it is further agreed between said parties, That said Trustee may in his sound discretion compound any debts due said Sprague sign any Deed of Composition, or make any agreement or arrangement that shall be deemed reasonable, with any person possessing any security or lien on any of the herein assigned property.

And it is further agreed that any addition by way of Schedules necessary to the perfect performance of these Presents, may be made hereto.

And the said party of the second part doth hereby covenant to & with the said Sprague, that he will perform the Trusts herein reposed in him, to the best of his ability & discretion.

Provided however & it is hereby agreed that said Trustee, his Executors & Administrators shall not be liable for any more money & effects than he shall actually receive, nor for any loss or damage that may happen to said property, except the same shall happen through his own wilful ~~neglect~~ default.

In testimony whereof the said parties of the first and second part have hereto respectively set their hands and seals, at said Providence, the day & year first aforewritten.

Executed and delivered
in presence of
Geo H. Browne

Sedediah Sprague. (L.S.)

Isaac Field. (L.S.)

State of Rhode Island &c. Providence ss. In Providence this 5th day of March A.D. 1851. personally came the within named Sedediah Sprague, & acknowledged the within Instrument to be his free act & deed

Before me George H Browne Pub Notary.

Recorded March 14, 1851 at 9 o'clock A. M.

the word "Owing" interlined & "neglect" erased

Witness

Albert Pabodie
City Clk

This Indenture made and executed this 14th day of March A.D. 1851. by & between Frederick Winslow of Somerset, in the State of Massachusetts, party of the first part & Ignatius Edwards of Providence in the State of Rhode Island & Jr. of the second part. Witnesseth, That the said party of the first part for & in consideration of the Rents herein reserved, doth demise & to farm let

A certain Lot of Land with a Dwelling House & two Barns thereon standing, containing Sixteen Rods, more or less, bounded & described as follows, Viz; Bounded on the South & West on Land of Wm Morris, on the North by Harringtons Lease & on the East by the Road leading from Providence to Swan Point Cemetery, lying & being on the "Neck" so called, in said Providence.

To Have and to Hold the same to him the said Edwards, his Heirs & Assigns for & during the term of Five years from the First day of April 1851, to the First day of April 1856, then to be complete & ended, yielding & paying unto the said Winslow, the party of the first part, the yearly Rent of Eighty Dollars per year to be paid One half thereof on the said first day of April in advance & the other half on the first day of October, in advance in each year during said term.

And the said Edwards the party of the second part agrees to pay the party of the first part, his Heirs or Assigns the Rent as aforesaid, & at the times before appointed, & agrees not to sell or carry off any manure made on said premises, but to use the same thereon, & agrees not to leave more than Two & a half acres of said Land plowed at the end of said term, & in case said Rent shall not be paid at the time appointed or within thirty days thereafter, the same being then demanded, the said Winslow or his legal Representatives may reenter upon said premises & this Lease shall thereafter be void.

And it is further agreed that in case of the Wife of said Winslow or her son Charles H Dexter on whose lives respectively, portions of said premises depend, ~~there~~ said Edwards shall be entitled to a deduction from the said Rent in proportion to the part of said premises which may thereby pass from his hands, if any.

And the said Edwards agrees on his part that the said premises shall be surrendered to the said party of the first part at the end of said term in as good order & condition, ordinary wear & decay & unavoidable accident excepted, as when the term commenced, & to the faithful performance of all which, the said said parties respectively, for themselves, their Heirs & Assigns do covenant & agree.

In Witness whereof, We have hereto set our hands & seals, the day & year first before written.

Signed sealed & delivered in presence of

Frederick Winslow. (L.S.)

Erastus Edwards. (L.S.)

Providence &c. In the City of Providence this 14 day of March A.D. 1851. Personally came the within named Frederick Winslow & acknowledged the within writing to be his free act and deed.

Before me Levi Salisbury
Justice of the Peace

Recorded March 14. 1851 at 2. 25. o'clk P. M.

Attest Albert Pabodie
City Clk

Know all men by these Presents

That I Allen Waite of the City & County of Providence, in the State of Rhode Island &c. for & in consideration of the sum of Four hundred Dollars to me paid by Daniel B Waite of said City of Providence the receipt whereof I do hereby acknowledge, do by these Presents, bargain, sell, assign, convey, set over, and deliver to the said Daniel B Waite, & to his Heirs & Assigns forever, the following Articles of Property, now at the Stable occupied by me the said Allen Waite, in Tallmans Lane in said City of Providence, Viz;

Two Bay Horses about Twelve years old, one dark Roan Horse about Twelve years old, Two Carts, Two Team Wagons, one Grocery Wagon, one Canvy all, Five Harness, one Sled, one Sleigh, one Robe & Two strings of Bells.

To Have & to Hold the same to him the said Daniel B Waite, & to his Heirs & Assigns, to his & their sole use and benefit forever.

And I the said Allen Waite, do covenant & engage to & with the said Daniel B Waite, his Heirs & Assigns, that I am the lawful owner of said Property, that I have a good right to sell & convey the same as aforesaid & that I will forever Warrant & Defend the same to him the said Daniel B Waite, his Heirs & Assigns, against the lawful claims & demands of all persons whatsoever.

In testimony whereof, I have hereunto set my hand & seal, on this Fifteenth day of March A.D. One Thousand, Eight hundred Fifty one (1851)

Signed sealed and delivered in presence of Nathaniel Searle

Allen Waite. (L.S.)

We hereby certify, that We the undersigned, were personally present & witnessed the delivery of each & every article named in the preceding Bill of Sale, by Allen Waite to Daniel B Waite, on this Fifteenth day of March A.D. One Thousand Eight hundred Fifty one. (1851.)

Gorton W Briggs.
Richard Valpey.

Recorded March 15. 1851 at 1 o'clk P. M.

Attest Albert Pabodie
City Clk

Know all men by these Presents

That I Ellen Harrington, Guardian of the Persons and Estate of Michael Sullivan & Ellen Sullivan, Minor Children of Timothy Sullivan, Deceased, for & in consideration of the sum of One hundred and fifty Dollars to me paid by William G Merriweather of Providence, in the State of Rhode Island, the purchaser of the same at public auction, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by these Presents do Remise, Release and forever Quitclaim, unto him the said William G Merriweather, his Heirs & Assigns forever, all the right, title, interest, property claim and demand which I am have, or of right ought to have or claim in the,

A certain Dwelling House, situated on Leased Land of William R Watson of said Providence, on the East side of Ann Street in said Providence, being the same House which was built by the late Timothy Sullivan of said Providence, deceased & in which he resided at the time of his death. Subject to all the conditions of the Lease of the land upon which said House is built.

To Have & to Hold the same with all the rights, privileges & appurtenances thereof or thereunto appertaining, to him the said William G Merriweather

his Heirs and Assigns forever. And I the aforenamed Ellen in my said capacity, for myself and for my Heirs, Executors and Administrators, do covenant with the said William G. his Heirs & Assigns, that I will warrant & defend the afm described premises, to him the said William G. his Heirs & Assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In testimony whereof, I have hereunto set my hand and seal, this Twenty eighth day of February in the year of our Lord One Thousand Eight hundred & fifty one (1851)

Signed sealed & delivered
in presence of
Wm R Watson

Ellen x Harrington. (L.S.)
Guardian

Recorded March 15, 1851 at 4 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents,

That I. William G Merrirwather of Providence in the County of Providence, for & in consideration of the sum of One hundred and fifty Dollars to me paid by Ellen Harrington of said Providence the receipt whereof I do hereby acknowledge have remised, released & forever quitclaimed, & by these Presents do Remise, Release & forever Quitclaim unto her the said Ellen Harrington her Heirs & Assigns forever, all the right, title, interest, property, claim & demand which I now have or of right ought to have or claim in and to

A certain Dwelling House situated on leased Land of William R Watson of said Providence, on the East side of Ann Street, in said Providence being the same House which was built by Timothy Sullivan Deceased, & in which he resided at the time of his death, subject to all the conditions of the Lease of the Land from said Watson.

To Have & to Hold the same with all the rights, privileges & appurtenances thereof, or thereunto appertaining, to her the said Ellen Harrington, her Heirs & Assigns forever.

And I the aforenamed William G Merrirwather for myself & for my Heirs, Executors & Administrators, do covenant with the said Ellen Harrington, her Heirs & Assigns, that I will warrant & defend the aforedescribed premises to her the said Ellen Harrington, her Heirs & Assigns forever, against the lawful claims & demands of all persons claiming by, through or under me.

And I, Merrirwather, Wife of the said William G. for & in consideration of the sum aforesaid paid to my said husband, do hereby Remit, Release, & forever Quitclaim to her the Ellen Harrington, all my Right of Dower in & to said premises, for her use & benefit forever.

In testimony whereof, We have hereunto set our hands and seal, this day of March, in the year of our Lord, One Thousand Eight hundred and fifty one

Signed sealed & delivered
in presence of
W.R. Watson

William G Merrirwather. (L.S.)
Jane Merrirwather. (L.S.)

Recorded March 15. 1851 at 4.05 o'clk P.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease,

made and entered into this Fifteenth day of March A.D. 1851 by & between John Stokes of the City & County of Providence & State of Rhode Island, of the first part, & John C Joslin of Johnston in said County & State of the second part. Witnesseth

That in consideration of the Rents & Covenants hereinafter mentioned to be paid & performed by the said Joslin, I the said John Stokes do hereby demise, lease & let unto him said John C Joslin his Heirs & Assigns

A certain Lot of Land situate on the Westerly end of Weigh Street in the City of Providence & on the Southerly side of said Street & is known & Numbered on a Plat of the Lands of John Waterman &c as Lot Number (12) twelve, reference being had to the Trustees of said J. Waterman &c Deed to me of said Lot, on Record in the City Collects office, Providence & also to said Plat on Record at the same place.

To Have & to Hold the same to him said John C Joslin, his Heirs and Assigns for & during the term Five years from the date hereof, the said John C Joslin yielding & paying to me said John Stokes, my Heirs, Executors, Administrators or Assigns, the yearly Rent of Twenty five Dollars, payable in semi annual instalment of Twelve Dollars & fifty cents as the same becomes due.

It is hereby covenanted & agreed to by me said John C Joslin that all the Buildings & Improvements standing on said Lot shall be pledged to said John Stokes, his Heirs & Assigns for the Rents that may be due for said premises, & at the expiration of said term of Five years, & any part or the whole of said Rent that may be due, shall first be paid before said Buildings are removed, & said Stokes, his Heirs or Assigns may sell said Buildings at public Auction, first giving Twenty days notice of such Sale by advertisement in a public Newspaper printed in the City of Providence & receive the Money the same may be sold for & apply it to the payment of all the Rent that may be due, & account to me for the balance. And furthermore at the end of said term I agree to leave said premises in as good order as I take them, the ordinary wear and use excepted

Witness of hands and seals the day and year first above written.

In presence of
A. M. Stokes

John Stokes. (L.S.)
John C. Joslin. (L.S.)

Recorded March 17, 1851 at 11 o'clk A.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That I Greene H Capron of the City & County of Providence, for & in consideration of the sum of Fifty Dollars to me paid by Wanton Wilbur of said Providence, the receipt whereof I do hereby acknowledge, I do hereby give, grant, sell, convey, set over & deliver unto him the said Wilbur, his Heirs & Assigns, the following goods & chattels, to wit:

Three feather Beds, under beds, Bedsteads & bedding, One cooking Stove, Furniture & pipe, Two sets chairs, Six Tables, Two sets of Crockery Ware, Two Looking Glasses, Set Fenire & tongs, Set Iron Ware, Set wooden ware, together with all other articles of Household furniture belonging to me & now in the tenement occupied by me in the House at the corner of Knights & Chesnut Streets in said City of Providence.

To Have and to Hold the same to him said Wilbur, his Heirs and Assigns forever.

And I hereby authorize & empower said Wilbur, his

Heirs & Assigns fully & absolutely to sell and convey all or so much of said property as may be necessary, either at public or private sale, & from the proceeds of such sale to pay to himself the sum of Forty Dollars, which he has heretofore lent & advanced to me for my use Honestly, together with lawful interest on the same, & also to pay to John Tillinghast the sum of Fourteen Dollars for one quarters Rent of the tenement which I now occupy & for the payment of which he the said Willcox has become surety, & after all such payments are made, should there remain any surplus, then the said Willcox, his Heirs or Assigns shall pay the same to me, my Heirs or Assigns

In Testimony whereof I have hereunto set my hand and seal, this 17 day of March A.D 1851.

Executed in the presence of
Joseph A Scott. Green H. Capron. (L.S.)

Recorded March 18. 1851 at ½ before 11 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Sarah A Angell of Taunton, in the Commonwealth of Massachusetts, Widow of Theodore J Angell, late of Providence State of Rhode Island, for & in consideration of the sum of Five hundred & fifty Dollars to me paid by Eliza J Holden, Nancy Capron, William P Angell, & Sidney B Angell Guardian of Thos H Angell, all of said Providence Heirs at Law of my late Husband Theodore J Angell, the receipt whereof I do hereby acknowledged, have remised, released & forever quitclaimed, & by these Presents do Remise, Release & forever Quitclaim unto them the said Eliza J Holden, Nancy Capron, William P Angell & Thos H Angell, their Heirs & Assigns forever, all the right, title, interest property, claim & demand which I now have or of right ought to have or claim for my Dower or Thirds in & to the Real Estate of which my late husband Theodore J Angell died seized.

To Have & to Hold the same with all the rights, privileges & appurtenances thereof or thereunto appertaining, to them the said Eliza J. Nancy, William P & Thos H, their Heirs & Assigns forever.

And I the aforenamed Sarah A Angell for myself, my Heirs, Executors & Administrators, do covenant with the said Eliza J, Nancy, William P & Thos H, their Heirs & Assigns, that I will warrant and defend the aforedescribed Premises, to them the said Eliza J, Nancy, William P and Thos H, their Heirs & Assigns forever, against the lawful claims of all persons claiming by through or under me.

In Testimony whereof I have hereunto set my hand & seal, this Eighteenth day of March, in the year One Thousand Eight hundred & fifty one.

Signed sealed & delivered in presence of
Wm H Homes
Seth F Paull, David Holmes
Sarah A. Angell. (L.S.)

Providence Sc. In the City of Providence this 18th day of March A.D. 1851 Personally came Sarah A Angell, & subscribed to the aforewritten Instrument & acknowledged the same to be her free & voluntary Act and Deed

Before me Wm H Homes Just of the Peace.

Recorded March 21. 1851 at 10. 50 o'clk A.M.

Witness 'interest' used Albert Pabodie City Clerk

Protest.

Whereas the City Authorities of Providence, under an Act of the General Assembly, purporting to authorize the City to loan its Credit, to the amount of $500,000, to erect and complete the construction of the proposed "Plainfield Road Road," under the conditions in said Act specified, & in virtue whereof the City Authorities have notified the "Electors of said City authorized to vote in election of City Council" to assemble on the 21 & 22d days of March inst, & to vote on the subject: And whereas such proceedings, if adopted, will impose a lien & an incumbrance, upon the property in said City, of Non Residents, for purposes other than the financial affairs of said City require, without their right to vote in the premises & without their consent.

Therefore, the undersigned non Residents, owners of Real property in said City, Protest, and do hereby solemnly Protest, as well, against the said Act of the General Assembly, the proceedings of said City Authorities in relation to the premises, as, against the right to incumber & mortgage their Estates & Property, by the proposed Loan of the City Credit, for ale and every purpose other than what "the fiscal & prudential affairs" of said City ordinarily require.

March 21. 1851.

Edw Dexter for self and
Henry H Dexter by his
Attorney Edw Dexter.

Recorded March 21. 1851 at 12½ o'clk P.M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents, that I Charles C. Chace of the City & County of Providence and State of Rhode Island Stable Keeper for and in consideration of the sum of Seventy five Dollars to me in hand paid by Jacob Morgan Jr of the aforesaid City of Providence (the receipt whereof is hereby acknowledged) have bargained, sold and delivered and by these presents do bargain, sell and deliver, unto said Jacob Morgan Jr One Bay Horse, the said horse has a short tail, and weighs about ten hundred. To have and to hold the said horse unto the said Jacob Morgan Jr his executors administrators and assigns to his and their own proper use forever.

In Witness whereof I have hereunto set my hand this eighth day of May One thousand eight hundred and fifty

Witness J Morgan

Charles C Chace

Recorded March 25 1851 at 4-20 o'clock P M

Witness Albert Pabodie City Clerk

This Indenture of two parts made and entered into this first day of March A.D. 1851 by and between Nathaniel Perkins of the City and County of Providence State of R. I. of the one part and Edward Mc Kaghy of the said City and County of the other part

Witnesseth

That the said Perkins for the consideration of forty two Dollars and as an equivalent for which the said Mc Kaghy delivers

a Cow and Calf at the time of ensealing hereof and all the Hay now in the barn. Doth demise and to farm let unto him the said Mc Kuyhy. A certain lot of land situate on the north side of Atwells Avenue in the Westerly part of the City of Providence, and a part of lot No 8 formerly of the Tifft estate. said lot is fifty feet on the Avenue, running northerly bounding easterly on a twelve feet gang way 130 feet and 50 feet wide in the rear.

To have and to hold the same for the term of eight years from the above date to him the said Mc Kuyhy, his heirs, executors &c

Furthermore the said Mc Kuyhy heirs &c agrees that if the said Perkins should wish to sell or build on said lot. he can have that privilege after the expiration of the first two years. dividing the sum above in eight equal parts and refunding back the money that, at that time has not exhausted in this Lease. the said Mc Kuyhy agrees to leave the fence in as good repair as it now is

Signed sealed and delivered in presence of us
James L Bowen
William H. Price
Patrick his X mark Mc Kuyhy

Nath[l] Perkins L S

Edward his X mark Mc Kuyhy L S

Recorded March 29th 1851 at 5-10 oclock p m
Witness
Albert Pabodie
City Clerk

Know all men by these Presents, That We James O Barney and Eliza L. Barney of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Fourteen Hundred and fifty dollars, to us paid by Henry E Barney of the City & County of Providence, the receipt thereof we do hereby acknowledge, have remised, released and forever quitclaimed and by these presents do remise, release and forever quitclaim unto the said Henry E Barney, his heirs and assigns forever. All the right, title, interest property, claim and demand which we have or of right ought to have or claim in and to a certain lot of land with a Dwelling House and other buildings and improvements thereon, situate on the Southerly side of Williams Street. in said City of Providence, being the same lot of land leased by William Hobroyd as Attorney to Peleg Williams and Rebecca Williams to Cromwell Barney by lease dated May 31 A D 1798 and recorded in Book, number, 36 & page 367 of the Records of said City of Providence. reference whereunto is had for a more particular description of said Lot.

To have and to hold the same with all the rights, privileges and appurtenances thereof to him the said Henry E Barney, his heirs and assigns forever.

In testimony whereof we have hereunto set our hands & seals this first day of April in the year Eighteen hundred and fifty one

In presence of
Albert Pabodie

James O. Barney L S
Eliza L Barney L S

Providence ss In the City of Providence April the first A.D. 1851 Then personaly appeared James O Barney and acknowledged the foregoing instrument by him signed to be his free act & deed
Before me Albert Pabodie City Clk

Recorded April 1. 1851 at 3 oclock p m
Witness
Albert Pabodie City Clk

Know all men by these Presents

That I George Kendall of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Twenty five Hundred Dollars to me paid by Earl P Mason of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents bargain, sell, assign, convey, set over and deliver to the said Earl P Mason and to his heirs and assigns forever, all my right, title, interest, property claim and demand, in and to two certain lots of land, situate in the Northerly part of said City of Providence, and are laid out and described as Lots numbers (2) two and (3) three, on a Plat of House Lots belonging to Seth Padelford and Arba B Dike April 1846. by Atwater & Schubarth, and recorded in the land records of said City of Providence in Book of Plats No 2 Page 12 and are the same two lots of land that were leased by Seth Padelford to Charles T. Martin, by lease dated February 7th 1850 which said Lease is recorded in the Land Records, in said City of Providence in Book No 120 page 124 and which said Lease was transferred to the Grantor by the said Charles T. Martin, by Deed dated August 17 1850 & Recorded in the Land Records of said City of Providence in Book 120 page 217. Reference to said Lease and the Transfer thereof being had Together with all the Buildings and Improvements on the aforedescribed two lots of land

To have and to hold the same with all the rights, privileges & appurtenances thereof to him the said Earl P Mason and to his heirs and assigns, to his and their sole use and benefit

And I the said George Kendall, for myself, and for my heirs executors & administrators, do covenant and agree to and with the said Earl P Mason, his heirs and assigns against the lawful claims and demands of all persons claiming the same by, through or under me

And I Mary E Kendall wife of the said George Kendall, for and in consideration of the aforenamed sum of money paid my said Husband, do hereby remise, release and forever quitclaim to the said Earl P Mason & to his heirs and assigns forever all my right of Dower and Power of thirds, in and to the aforedescribed Promises In witness whereof, we have hereunto set our hands and Seals this twenty ninth day of March A.D. One thousand eight hundred and fifty one (1851)

Signed, sealed & delivered in presence of
Nathaniel Searle
Benj[n] F Kendall

George Kendall L S

Mary E Kendall L S

County of Providence ss In the City of Providence on this 29th day of March A D 1851 Then personally appeared the within named George Kendall, before me and acknowledged the within Instrument by him signed to be his free act & deed

Nathaniel Searle Public Notary

Recorded April 1. 1851 at 6 o'clock p m

Witness

Albert Pabodie

City Clk

Know all men, That I Aleph P Luther, in the City of Providence, State of Rhode Island &c in consideration of Fifteen Dollars to me paid by John P Merriam Esq. do hereby grant, bargain, sell & convey to the said Merriam, heirs & Assigns my half of lot of land in the Cemetery of Grace Church Corporation, (it being the South half) situated on Poplar Avenue numbered one hundred & eight (108) on the Plat of said Cemetery, made by Russell Warren and recorded in the land registry of said City

To have and to hold the same unto the said J. P. Merriam, his heirs and assigns forever; subject to the conditions and restrictions &c of said Corporation as in the original Deed

Witness whereof I set my seal, this Seventeenth day of March in the year of our Lord One thousand eight hundred & fifty one

In presence of
Willard Chace
Samuel Tingley

Aleph P Luther (L S)

Providence ss In the City of Providence March 31st 1851 Then personally appeared Aleph P Luther and acknowledge the foregoing instrument by her signed to be her free act and deed Before me William F Greene

Justice of the Peace

Recorded April 3. 1851 at 9-20 o'clock a m

Witness

Albert Pabodie City Clk

This Agreement made and entered into this Seventh day of March One thousand eight hundred and fifty one, by and between Amey Field of the City and County of Providence in the State of Rhode Island of the One part and William Russell of said Providence of the other part

Witnesseth. That the said Amey Field for and in consideration of the annual rent of Thirty Dollars to be paid to her yearly and every year during the term of her natural Life in equal semi annual payments of fifteen dollars each, hath demised and leased and doth hereby demise and lease unto him the said William Russell and his assigns, for and during the term of her natural life. The Lot of Land situate on the Easterly

corner of Ship & Elbow Streets, in the Westerly part of said City of Providence, and measuring northerly on said Ship Street Forty five feet more or less, Easterly on land of the heirs of the late Daniel Pond, Ninety five feet more or less, Southerly on Land formerly belonging to Talman & Bucklin Sixty nine feet more or less and Westerly on Elbow Street Ninety five feet more or less.

To have and to hold the same to him the said William Russell and his assigns for and during the term aforesaid

In consideration thereof the said William Russell on his part promises and agrees that he will pay or cause to be paid the aforenamed annual Rent in manner as aforesaid for and during said term

In testimony whereof the said parties have hereunto set their hands and seals the day & year above written

Executed in presence of
Emily L Davis
Henry Martin to both signatures

Amey Field (L S)

William Russell (L S)

County of Providence ss In Providence this Eighth day of March A D 1851 Then Amey Field personally appeared before me and acknowledged the within Instrument by her signed to be her free act and deed Henry Martin

Public Notary

Recorded April 3. 1851 at 11.55 o'clk a m

Witness

Albert Pabodie City Clk

We the undersigned Heirs of the late E. K. Thompson being owners of land on Pecks Gangway, bounded on the north by land of Samuel Ashley and East by land of Alexander Duncan do hereby grant permission to said Alexander Duncan who is about to erect a Brick Store on the said adjoining land, to build the centre of the foundation wall on the dividing line between said Duncan and the undersigned, with a blank brick wall of Sixteen inches in thickness on said foundation four Stories in height, the centre to be on said line

And the undersigned further agree for themselves their heirs and assigns, that they will pay one half the cost without interest, of said Wall, whenever they or their heirs or assigns shall erect any permanent brick or stone building thereon

Providence April 2nd 1851

John Barstow
Sarah S Barstow
Alexis Caswell
Crawford Nightingale
by his attorney
Samuel Nightingale

Recorded April 4. 1851 at 1-40 o'clk p m

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I Charles C Chace of Cranston in the County of Providence and State of Rhode Island &c in consideration of the sum of Six hundred and twenty eight Dollars to me paid by Nathan D Pearce of Providence, County and State aforesaid Blacksmith the receipt of which is hereby acknowledged, do hereby give grant, bargain sell set over convey and deliver to him the said Nathan D Pearce the following Chattels viz One Bay Mare four years old, One Bay horse seven years old, one dark Bay Horse about twelve years old, One Top Buggy Eliptic Springs, One Top Buggy thorough braces, One Express Waggon, One old light waggon, two brass mounted Harness, One Sleigh, two Strings Sleigh Bells, One Hay or Straw Cutter, two Buffaloe Robes, two Speckled Hogs

To have and to hold the aforesaid bargained and granted property to him the said Nathan D Pearce, his heirs, executors, administrators and assigns to him and their own use and benefit forever,

In testimony whereof I have hereunto set my hand and seal at Providence this thirty first day of March A D 1851

Signed sealed in presence of
William Richards

Chas C Chace (Seal)

Recorded April 4. 1851 at 4 oclock p.m.
Witness
Albert Pabodie
City Clk

Know all men by these Presents.

That We Winthrop Wallbridge & Rachael Wallbridge his Wife both of Erie County State of Pennsylvania, have made constituted & appointed, & by these Presents do make, constitute & appoint & in my place & our place & stead, put & depute Baxter McNeil of the State of Rhode Island our true & lawful Attorney for us & in our place & names & stead, to grant, bargain, sell, that messuage lying being in the City of Providence Rhode Island, known as Lot No 69 with the appurtenances & all our Estate, Right & Interest therein unto such person or persons & for such price or prices as he shall think proper, & also for us & in our Names, place & stead & as our proper Act & Deed, to sign, seal & deliver & acknowledge all such Deed or Deeds of Conveyance as shall be necessary for the absolute granting & assuring the premises unto the purchaser or purchasers in fee simple

Given under our hands & seals at Erie in the said County Pa

Witness present
Sig & sealing
C Hoch

Winthrop Wallbridge (Seal)
Rachel Wallbridge. (Seal)

Erie County Pa ss. Personally appeared before C Hoch a Justice of the Peace in for the said Erie County. Winthrop Wallbridge & Rachel Wallbridge each for themselves did acknowledge the above powers of Atty to be their Act and Deed, and desired that the same might be record as such accord to law.

Witness the hand & seal of our said Justice at Erie the 22 day of March A.D. 1851
C Hoch J.P. (Seal)

The word Mortgage was interlined before executing C Hoch J.P.

Recorded April 5, 1851 at 4.25 oclk P.M.
Witness
Albert Pabodie City Clerk

Know all men by these presents. That I Benjamin Allen of Providence in consideration of Sixty Dollars, to me in hand already paid by Duty Greene of said Providence, have given, granted and sold, and do hereby give, grant, sell, convey and confirm unto him the said Duty Greene, his heirs and assigns, One Share in the Capital Stock of the City Hotel Company, in Providence, with all the Dividends, Rights and Privileges to the same belonging.

To have and to hold to him the said Duty Greene his heirs and assigns forever. And for me, my heirs, executors and administrators I do hereby covenant with the said Greene, his heirs, executors, administrators and assigns, that at and before the ensealing hereof, I am lawfully seized and possessed of said One Share in said Capital Stock, in my own right in fee simple; that the same is free from mortgage and other incumbrance; and that I have good right and lawful authority to sell and convey the same in manner and form aforesaid

In testimony whereof, I have hereunto set my hand and seal, this Eighth day of April in the year 1851

Signed, sealed and delivered
in presence of
David Millard

Benjamin Allen (no Seal)

Providence Sc. In Providence the 8th day of April A D 1851 Personally came the aforesaid Benjamin Allen and acknowledged the foregoing to be his voluntary deed Before me David Millard Pub. Notary

Recorded April 8. 1851 at 11½ oclock am
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Stephen Smith of Chauncey in the County of Athens and State of Ohio for and in consideration of the sum of Seven Hundred and fifty Dollars to me paid by Benjamin C Place of the City and County of Providence in the State of Rhode Island, the receipt whereof I do hereby acknowledge, do by these presents, bargain, sell, convey, transfer, set over and deliver to him the said Benjamin C Place, his heirs and assigns forever, a dwelling house and all other improvements standing on a lot of land situate on the east side of East Street on which it measures fifty feet, and holding the same width throughout from said East Street One hundred feet easterly to a gangway and being lot number nineteen (19) on a plat which is called the Rope-

walk Lot, which is recorded in the City Clerk's Office in said Providence in Book N° 60 between pages 132 and 133 reference to said lease being had

To have and to hold the same with all the rights and privileges thereof to him the said Benjamin C Place his heirs and assigns to his and their sole use and benefit forever

And I the said Stephen Smith for myself, my executors and administrators, do covenant and agree to and with the said Benjamin C Place, his heirs and assigns that I am the true, sole and lawful owner of the aforesaid house and improvements and that I have in me a good right to sell and dispose of the same as aforesaid and that I will forever warrant and defend the same to him the said Benjamin C Place, his heirs and assigns forever against the lawful claims and demands of all persons whatsoever

In witness whereof I hereunto set my hand and seal, this nineteenth day of March A D 1851

Signed, Sealed and delivered in presence of
Thomas Anderson
John Smith

Stephen Smith (SS)

The State of Ohio
Athens County ss Before me Charles R Smith a Justice of the Peace in and for said County, personally appeared the above named Stephen Smith and acknowledged the signing and sealing of the within conveyance to be his voluntary act and deed: this 31st day of March 1851

Charles R Smith (JP)

Recorded April 9, 1851 at 10½ o'clock a m
Witness Albert Pabodie City Clk

Whereas Edwin H Harris and Henry B Drown, both of the City of Providence, State of Rhode Island, are the owners of adjoining Lands on Benefit Street in said City of Providence, and have agreed to alter the line of said Lots on said Benefit Street, and for that purpose, have agreed to quitclaim, the interest of each of said Parties, in and to a small strip of Land fronting on said Benefit Street as is herein after described

Now therefore Know Ye, that I the said Edwin H Harris, for and in consideration of the sum of One Dollar, to me paid by the said Henry B Drown, the receipt whereof is hereby acknowledged, do by these Presents, Remise, Release and forever Quitclaim to the said Henry B Drown, and to his heirs and assigns forever A certain Strip of Land fronting on said Benefit Street commencing at the North west corner of the Grantors Homestead Lot on said Benefit Street & extending southerly on said Benefit Street, 1 foot, and from thence running Easterly from said Benefit Street to a point three feet Northerly, from the Southeasterly corner of said Drowns Land, as delineated on a plat surveyed May 1, 1850 by Cushing & Farnum

To have and to hold the same with all the Rights, Privileges and appurtenances thereof to him the said Henry B Drown and to his heirs and assigns forever.

And I the said Henry B Drown for and in consideration of the sum of One Dollar to me paid by the said Edwin H Harris, the receipt whereof is hereby acknowledged, do by these Presents, remise, release and forever quit claim to the said Edwin H Harris and to his heirs & assigns forever - all my right, title and interest, in and to a certain strip of Land, situate in said City of Providence and described as follows, viz, Commencing at a point, three feet Northerly of the South easterly corner of the lot of land, purchased by the Grantor of Wm S. Humphreys and from thence, running Westerly, to a point, on said Benefit Street 1 foot Southerly, from the North west corner of the said Edwin H Harris Homestead Lot, as delineated on the aforenamed Plat

To have and to hold the same, with all the rights, privileges and appurtenances thereof to him the said Edwin H Harris and to his heirs and assigns forever,

In witness whereof the parties aforesaid have hereunto set their hands and seals this tenth day of April A. D. One thousand eight hundred & fifty one (1851)

Signed, Sealed & delivered in presence of
Nathaniel Searle

E. H. Harris (SS)
Henry B Drown (SS)

County of Providence ss In the City of Providence on this 11th day of April A D 1851 then personally appeared the above named Edwin H. Harris & Henry B. Drown before me and severally acknowledged the preceding Instrument by them signed to be their free act & deed

Nathaniel Searle
Public Notary

Recorded April 11 1851 at 11 o'clock a m
Witness Albert Pabodie City Clerk

Know all men, That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c. in consideration of Forty dollars to us already paid by Joseph W. Davis & Hannah Hopkins, do hereby grant, bargain, sell and convey to the said J. W. Davis & H. Hopkins, heirs and assigns one Lot of land in the Cemetery of said Corporation, situated on Walnut Avenue and numbered Two Hundred & fifty four (254) on the Plat of said Cemetery, made by Russell Warren and recorded in the land registry of said City

To have and to hold the same unto the said J. W. Davis & H. Hopkins their heirs and assigns forever; subject to the conditions and restrictions and with the privileges following, to wit:

1st No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the vestry of said Corporation

2d Said Lot shall not be used for any ~~other~~ purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said vestry

3d The Proprietor may erect Stones, monument & Sepulchral Mon-

tures, and cultivate trees, shrubs, and plants on said lot; and shall keep in repair, at his or her expense, the land marks put thereon by the Corporation

4th If any tree, shrub, or plant on said lot shall by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said vestry, to cause the same, or such parts thereof as constitute the nuisance, to be removed

5th If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said vestry, it shall be their right and duty to cause the same to be removed

6th The Cemetery and its appurtenances shall be under the custody and superintendance of the vestry of said Corporation, and all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein as said vestry shall, from time to time, deem expedient

7th The proceeds of all the Cemetery lands, when sold, and all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct and separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement and current expenses. A yearly Statement of the accounts shall be prepared and submitted to the inspection of the proprietors at every annual meeting of the Corporation

Witness, the Common Seal of said Corporation hereto affixed this tenth day of April in the Year of our Lord 1851 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

C. H. Mason
Treasurer

No Seal

Providence ss In the City of Providence this 10th day of April 1851 personally came Charles H. Mason Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed in said Capacity, with the common seal of said Corporation thereto affixed Before me Francis E Hoppin
Justice of the Peace

Recorded April 12, 1851 at 2-50 o'clk p m
Witness "other" erased
Albert Pabodie City Clerk

This Agreement of Lease, made and entered into on this tenth day of January A.D. One thousand eight hundred & fifty one by and between William Tallman of the City and County of Providence, State of Rhode Island, as Agent, of the One part, and William Barstow and James R Hodges, in company as Wm Barstow & Co of said City of Providence of the other part

Witnesseth That the said William Tallman, as agent, for and in consideration of the rents & covenants herein after contained, to be paid and performed, by the said William Barstow and James R Hodges their heirs, executors, administrators and assigns, doth hereby lease to the said Barstow & Hodges their executors, administrators and assigns

The Store No (129) one hundred and twenty nine, in

the Museum Building on Westminster Street in said City of Providence being the premises now occupied by the Lessees

To have and to hold the same, with all the Rights Privileges and appurtenances thereof, to them, the said Barstow and Hodges, their Executors, Administrators and assigns, for and during the term of Ten Years from and after the tenth day of April A D 1849

Yielding and paying therefor, yearly and every year, during said term, unto the said Lessor his heirs or assigns, the Yearly rent of Nine Hundred and fifty Dollars, payable quarterly, at the end of each and every three months, during said term, by even quarterly payments, the first payment whereof to be made on the tenth day of April A D 1851

And we the said Lessees, for ourselves, and for our several and respective heirs, executors and administrators, do covenant and agree, to and with the said Lessor, his heirs and assigns, that we the said Lessees, or our executors, administrators or assigns, will well and truly pay or cause to be paid to the said Lessor, his heirs or assigns, the yearly rent aforesaid, at the times and in the manner herein before appointed for the same to be paid

And it is further agreed by and between the Parties hereto that they, the said Lessees, their Executors, administrators, shall and will, at the end of said term, surrender up said Leased Premises, quietly and peaceably, to the said Lessor, or to his legal representatives, in as good order and condition as when received, natural wear and tear excepted

And it is further agreed by and between the parties hereto, that in case the yearly Rent aforesaid, or any part thereof shall be behind, and remain due and unpaid, for the space of Ten Days after either of the times whereon the same is appointed to be paid, that then and in that case it shall be lawful for the said Lessor, or his legal representatives, to reenter in and upon said leased premises and this Lease shall cease and be determined

In witness whereof the parties aforesaid have hereunto set their hands and seals, the day and year first aforewritten

Signed, sealed & delivered
in presence of
Nath Searle

William Tallman, Agt [L.S.]
William Barstow [L.S.]
James R Hodges [L.S.]

County of Providence ss In the City of Providence on this 5th day of April A D 1851 then personally appeared the above named William Tallman, William Barstow and James R Hodges Before me and severally acknowledged the preceding Instrument by them signed, to be their free act & deed
Nath Searle Pub Notary

Recorded April 14 1851 at 10 o'clk a m
Witness
Albert Pabodie
City Clk

This Indenture of Lease, made and entered into this first day of July A.D. One thousand eight hundred and fifty by and between David Barton, of the City of Providence of the one part, and the State Bank, in said City of Providence of the other part

Witnesseth: That the said David Barton for the consideration hereinafter mentioned, hath demised, leased and to farm let, and by these presents doth hereby demise, lease and to farm let, unto the said State Bank, its representatives and assigns, certain premises, viz; Two Rooms (numbered respectively "2" and "3") together with a Bank-vault connected therewith, situated in the south west corner, second story, of the brick and stone building on the corner of Westminster Street and Dunwell Avenue; Also a small room in said building on the same floor, situated N. East of the circular Entry and lettered "A" - Entrance to the premises from Westminster Street N° 32 - The counters, fixtures and vault locks to belong to and may be removed by the lessees

To have and to hold said premises for and during the term of Ten Years, from the first day of July A.D. One thousand eight hundred and fifty, to terminate and end on the morning of the first day of July A.D. One thousand eight hundred and sixty

And the said State Bank for itself, its representatives and assigns doth covenant and agree to pay or cause to be paid to the said David Barton or his executors, administrators or assigns the sum of Three hundred & forty Dollars yearly and every year during said term, for rent & hire of the above named premises, in quarterly payments of Eighty five Dollars each, on the first days of October, January, April and July during said term of ten years: and in case of failure on the part of the said State Bank or its representatives or assigns to pay any Quarterly Rent within thirty days next after it shall become due as aforesaid or to conform to all the conditions of this lease, the said David Barton or his executors, administrators or assigns shall be at liberty to declare this lease at an end and terminated, and thereupon to take immediate possession of the premises

And the said State Bank, for itself, its representatives and assigns doth hereby covenant and agree, that it or they will use and improve the premises aforesaid in a becoming and proper manner, not committing any waste or injury thereon, and at the expiration of the lease will quietly, peaceably surrender up the possession of the premises to the said David Barton, or to his executors, administrators or assigns in as good order as the same now are, common and ordinary wear and inevitable casualties only excepted

And the said State Bank, for itself, its representatives and assigns doth hereby covenant and agree not to underlet the premises hereby leased, to any person or persons without the written consent of said David Barton or his executors, administrators or assigns.

And the said David Barton, for himself, his executors, administrators and assigns on the conditions and terms above mentioned, doth hereby agree that the said State Bank, its representatives and assigns may use, possess, occupy and enjoy said premises for the full term of ten years commencing and terminating as aforesaid

In testimony whereof the parties have hereunto interchangeably set their hands and seals, this first day of July, A.D. One thousand eight hundred and fifty

Signed, Sealed and delivered in presence of
Christopher R Browne
Dutee Arnold

William W Hoppin Pres't of State Bank
Thomas K Rhodes Cashier
David Barton

Recorded April 14. 1851 at 11½ o'clock A.M.
Witness
Albert Pabodie City Clerk

Know all men by these Presents, That I Alexander Hodges of Providence in the County of Providence and State of Rhode Island in consideration of the sum of One Dollar to me paid by William P Bullock, Edward Pearce and Julia Bullock all of said Providence Executors and Executrix of the last will and testament of Richmond Bullock late of said Providence deceased, and in consideration of the surrender to me by said William P. Edward and Julia of certain promissory Notes which they now hold against me in their said capacities, upon which there is now due the sum of Twenty one thousand eight hundred dollars ($21.800) do by these presents, give, grant, sell, assign convey and quit claim unto them the said William P. Edward and Julia in their said capacities the following described Property and Estate; to wit; all my right, title and interest in and to the Stock, Shares, Property and Estate of the New England Screw Company and the Providence Iron Company, meaning and intending hereby to convey all my property and rights of property, whether corporeal or incorporeal, real, personal or mixed or of whatever nature, as a member & Stockholder of the New England Screw Company and the Providence Iron Company

To have and to hold the same to them the said William P. Edward and Julia Executors and Executrix as aforesaid to them their heirs and assigns forever

In Witness whereof I have hereunto set my hand and affixed my seal this 14th day of April A.D. 1851

In witness whereof I have subscribed my name as witness to the signature of
Alexander Hodges
Abraham Payne

Alexander Hodges

Providence ss. In the City of Providence on this 14th day of April A.D. 1851 personally came Alexander Hodges of said Providence and acknowledged the above written Instrument by him subscribed to be his free and voluntary act and deed Before me

Abraham Payne
Justice of the Peace

Recorded April 14 1851 at 3 o'clock P.M.
Witness
Albert Pabodie City Clerk

This Indenture between Alexander Duncan of Providence in the State of Rhode Island by C. H. Dabney his Attorney of the first part and Dutee Arnold, Zelotes W Holden and George T Spicer all of said Providence of the second part.

Witnesseth, that whereas the party of the second part have recently purchased of Charles Potter a lot of land extending from Aborn Street to Cove Street (being lot number One hundred and one (101) on the plat of 106 lots called the Federal Hill Plat, which plat is on file in the Clerk's Office of the City of Providence) and adjoining the land of the party of the first part on said Streets: And it being claimed by the party of the first part that the partition fence which has been put up by the party of the second part is not on the true division line as laid down in writing on the above named plat

Now therefore it is hereby agreed between the said parties of the first & second parts that the true line between said lots extending from Aborn (formerly Abbott) Street to Cove Street shall be ascertained & determined by Samuel B Cushing and William S. Haines and if they shall not be able to agree on said line, then the said referees shall choose a third person to be associated with them and the judgment of said referees or any two of them, made up in accordance with this agreement shall be conclusive & binding upon us, our heirs, executors, administrators or assigns.

And it is also further agreed that the Point of division on Aborn Street is not in dispute, but is already known being marked by Granite Post, put in the Ground below the surface by M. B. Lockwood at the request of the aforesaid Charles Potter and the late Cyrus Butler, and the said referees shall take said Point on Aborn Street as their starting Point, and run the line thence Easterly to Cove Street by the course written on the Plat above referred to, that is to say North twenty six degrees East (N 26° E) allowing for the variation of the Compass since the year 1808

And it is further agreed that when said line shall have been fixed by said referees, the fence above referred to, shall be moved by the party of the second part, on to said line so fixed - A granite bound to be placed on the Cove Street end of said true line when fixed as aforesaid and the Expenses of this reference to be borne and paid equally by the parties of the first & second parts

In Witness whereof the parties hereto of the first and second parts have hereunto set their hands and seals this twentieth day of November, in the year One thousand eight hundred and fifty

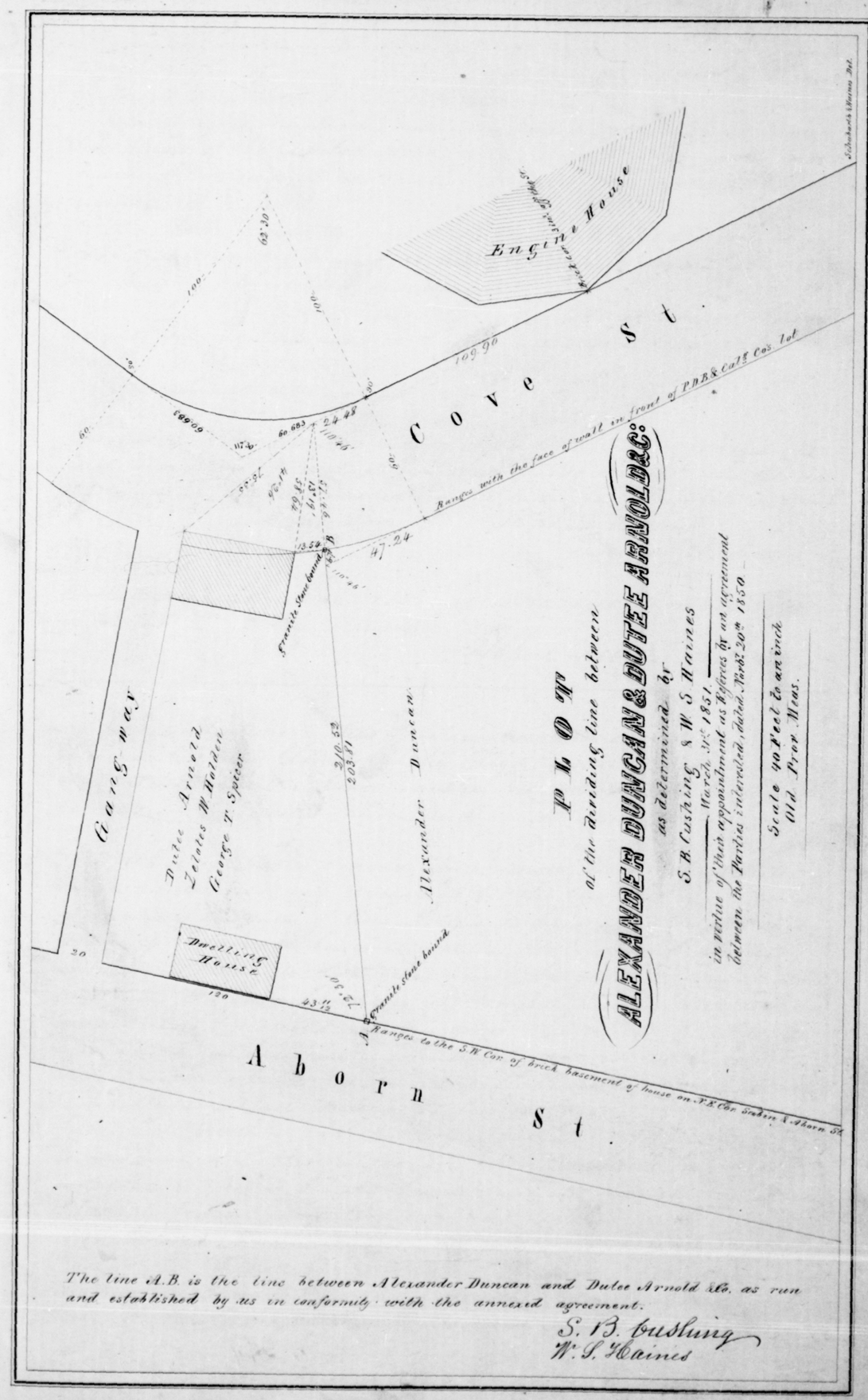
Signed Sealed & delivered in the presence of
Zelotes W Holden Jr

Dutee Arnold
Zelotes W Holden
George T. Spicer

Geo. C Leete as to Signature of C. H Dabney Atty for A Duncan

Alex Duncan by his Atty C H Dabney

Recorded April 15. 1851 at 2-45 o'clk p m
Witness Albert Pabodie City Clk



Know all men by these presents

That I Abby L Newell of Providence in the State of Rhode Island, for and in consideration of the sum of Twenty five Hundred Dollars to me paid by Thomas T Newell of Providence, hereby grant, bargain, sell and convey to him the said Newell, his executors, administrators and assigns Six Shares of the Capital Stock of the Franklin Foundry and Machine Company a corporation doing business in said Providence

To have and to hold the same with all the privileges and appurtenances thereof to him the said Thomas T Newell his executors, administrators and assigns

In Witness whereof I have hereunto set my hand and seal this fifteenth day of April AD 1851

Witness
Stephen Martin

Abby L Newell (L.S.)

Providence ss In the City of Providence April 15th AD 1851 Then personally appeared Abby L Newell subscriber to the above Instrument and acknowledged the same to be her free act and deed

Before me
Stephen Martin
Justice of the Peace

Recorded April 16 1851 at 10-35 o'clk a m

Witness
Albert Pabodie City Clk

This Indenture of two parts made and concluded by and between Charles Arnold of the City & County of Providence in the State of Rhode Island, on the one part, and Anthony B Arnold of said City of Providence on the other part,

Witnesseth

That the said Charles Arnold in consideration of the trusts herein contained and declared for the benefit of his creditors and of the sum of One Dollar to him paid by the said Anthony B Arnold, has given, granted, sold, assigned & conveyed and by these presents does give, grant, bargain, sell and convey unto him the said Anthony B Arnold, his heirs, executors, administrators & assigns all his goods, chattels, property, estate and effects as hereinafter mentioned; viz, all the right, title and interest, which the said Charles Arnold now has, or may be legally entitled as heir at law or Legatee to the Estate of his late Mother, Mrs Mary Arnold, consisting of a certain House & Lot situated on Chesnut Street, near the junction of Broad Street, being the late family residence of his late father James Arnold and certain parts or portions of the David Martin Estate, so called, situated on Broad Street East of the Arcade in said City of Providence, and all his right title & interest in and to any & all other Real or personal property of which the said Mary Arnold may have died seized

To have and to hold all and singular the above assigned & conveyed premises to him the said Anthony B Arnold his heirs, executors, administrators and assigns in special

trust to and for the uses & purposes following, to wit said Anthony B Arnold shall sell and dispose of either at public Auction or private sale for Cash or on reasonable credit to the best advantage all and singular the above assigned & conveyed Goods, chattels, property and estate, and shall collect and reduce to money all the above assigned property and shall pay and appropriate the proceeds of such sales and collections in the manner & order following namely,

First, He shall pay the reasonable expenses of making this deed, and of executing the Trusts herein contained and may reserve for himself a reasonable compensation

Second He shall pay the following mentioned debts in full, namely to Daniel Arnold of said City of Providence all that may be found justly due and owing to him for money advanced to said Charles Arnold or paid for debts against him whether the same was secured by his endorsement or not & all that he may be legally liable to pay for him, with all interest & costs on the same, and also whatever may be justly due to the said Daniel Arnold for the Board in his family of the said Charles Arnold since the death of his father,

and to the Estate of the late James Arnold whatever may be justly due to said Estate for the Board of the said Charles Arnold from the time, that he was twenty one years old, to the time of the death of the said James Arnold, and any & all other just claims for money paid — and all these claims in favor of the said Daniel Arnold and the Estate of said James Arnold are to be paid in full, with all interest & costs, whether the same have been standing more than Six years or not.

Third, all the rest and residue of said proceeds, said Anthony B Arnold shall pay and divide ratably to and among all the creditors of said Charles Arnold who may execute a discharge to him within six months from the date hereof, according to their just claims and demands until the whole of said proceeds be exhausted or until said debts of said Charles Arnold shall be paid in full

And the said Charles Arnold does hereby appoint the said Anthony B Arnold his Attorney irrevocable, in his name to do and perform all acts, matters and things necessary to be done and performed for the due execution of said trusts

And the said Anthony B Arnold on his part hereby accepts said trusts and for himself, his heirs, executors & administrators covenants to and with the said Charles Arnold, that he will faithfully execute said trusts

In witness whereof the parties aforesaid have hereunto set their hands & seals this Eighteenth day of April A.D. 1851 The words "said Charles Arnold" after the first line on the third page, and the words "and any & all other just claims for money paid for the said Charles" between the fourteenth & fifteenth lines on the third page were interlined before signing

Signed Sealed and delivered in presence Daniel Arnold, Alice Arnold, Albert Pabodie to both signatures

Charles Arnold [L.S.]

Anthony B. Arnold [L.S.]

Providence SC Providence April 18. 1851 Then personally came the above named Charles Arnold signer to the foregoing instrument and acknowledged the same to be his free act and deed Before me Benjamin N. Lapham Public Notary

Recorded April 18 1851 at 10-12 o'clock A M Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Martha Bailey of Smithfield, in the County of Providence & State of Rhode Island, Administratrix of the Estate of Ira Bailey, late of the Town of Johnston, in the County & State aforesaid, deceased, by virtue of power & authority vested in me by the Court of Probate of the Town of Johnston, and in consideration of the sum of Forty Dollars to me in hand well & truly paid by George C Arnold, of the City & County of Providence, the highest bidder at a public sale of said Buildings hereinafter mentioned, holden on the premises on the twenty seventh day of April A.D. 1850, do by these Presents bargain, sell, transfer & convey unto him said George C Arnold, his Heirs, Executors, Administrators & Assigns forever, all the right, title, interest, property, claim and demand which said Ira Bailey had at the time of his decease, in and to

A certain Dwelling House and other Buildings and Improvements standing on a Lot of Land in the Westerly part of the City of Providence, being part of the Grand formerly owned by Mary Carpenter, Wife of Oliver Carpenter, deceased, which said Lot is bounded & described as follows, Namely on the Southerly Side of a Street on the aforesaid Land & commences at a stone Bound on said Street, about Twenty three feet & six inches Westerly from the Northwesterly bound of the Land belonging to the Rawson Fountain Society & thence runs Westerly on said Street, Forty feet & thence Southerly at Right Angles with said Street, One hundred feet, thence Easterly at Right Angles, Forty feet to a Ten foot Gangway, thence at Right Angles on the Westerly Side of said Gangway, One hundred feet to the aforenamed Street, and bring the same Lot of Land the said Ira Bailey leased of James N Arnold & Mehitable Arnold & James C Arnold, the 11th day of March A.D. 1842 as per Lease recorded in the City Clerks Office Providence, with Privilege thereof, and also in and to the Lease of said Lot of Land aforesaid,

To Have & to Hold the same with all the rights, privileges & appurtenances thereunto belonging, or in any wise appertaining to him said George C Arnold, his Heirs Executors, Administrators & Assigns forever.

In Witness whereof, I have hereunto in my said capacity of Administratrix, set my hand & seal, this Fourth day of May A.D. Eighteen hundred fifty.

Signed Sealed & delivered in presence of Sylvester K Bailey, Robert Wilson

Martha X Bailey. [L.S.]
Administratrix Est of Ira Bailey, dec'd

Providence SC. In Johnston this Fourteenth day of June A.D. 1850.

Personally appeared Martha Bailey & acknowledged the above Instrument by her signed, to be her free Act and Deed, hand and seal, in her capacity of Administratrix of the Estate of Ira Bailey, late of Johnston, dec'd

Before me Robert Wilson Justice of the Peace.

Recorded April 19. 1851 at 2.45 o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture made this first day of February A. D. 1851 by and between Stephen Chace and John King both of the City and County of Providence and State of Rhode Island &c. Witnesseth,

That the said Chace does hereby lease and demise unto the said King the buildings used and occupied as a Store and dwelling situated at the corner of Carpenter and Dean Streets in said Providence, being numbers 52 & 54 on said Carpenter Street

To hold for the term of Two Years from the first day of February A. D. 1851; the said Lessee yielding and paying rent therefor the sum of Two Hundred dollars for each year, and after the same rate for any part of a year.

And I the said lessee for myself and for my executors and administrators, do hereby covenant to and with the said lessor his heirs and assigns, that I will pay the said rent quarter yearly in equal sums of Fifty dollars the first of which payments shall be on the first day of May next ensuing the date hereof; that no spirituous liquors shall be sold in said building during the continuance of this lease, nor shall any camphene be used for the purpose of lighting that part of the building occupied as a Store; and I will not suffer or commit any strip or waste in the Premises; and that at the expiration of this lease, I will quit and deliver up the premises to the said lessor, his heirs or assigns peaceably and quietly, in as good order as the same now are or hereafter may be put into, reasonable wear and use and casualties by fire excepted

And it is understood and agreed by and between the said lessor and the said lessee, that at the expiration of the aforementioned term Two Years, the said lessor upon the special request of the said Lessee, shall renew this lease for an additional term of three years; for the same rent, and upon the same conditions in all respects as are herein provided

And I the said lessor for myself, my heirs, executors, administrators and assigns do hereby covenant to and with the said Lessee, his executors and administrators, that he and they shall quietly occupy the premises aforesaid, for the term aforesaid, without hindrance or molestation from me the said lessor or any body claiming by, through or under me; the said lessee his executors and administrators well and truly keeping and performing the covenants aforesaid on his and their part to be kept and performed

And I the said lessee for myself, my executors and administrators, do hereby covenant to and with the said lessor, his heirs, executors, administrators and assigns, that I will punctually pay and discharge the rent aforesaid as the same shall from time to time become due and payable and all and singular the covenants aforesaid will well and truly keep and perform.

In testimony whereof, we the said parties have set our hands and seals, on the day and year first above written, to this and to another instrument of like tenor & date

Signed, Sealed & delivered
in presence of
Edward Havens

Stephen Chace [29]

John King [29]

Providence ss City of Providence April 9 1851. Then personally appeared Stephen Chace and John King subscribers to the above lease and acknowledged the same to be their free act and deed

Before me Thomas K King
Public Notary

Recorded April 21. 1851 at 2½ o'clock p.m.
Witness
Albert Pabodie City Clerk

This Indenture executed on the twelfth day of November A.D 1850 between Hezekiah Allen of the one part and Alvah Crossman of the other part

Witnesseth. That the said Hezekiah Allen for and in consideration of the rents and covenants herein contained on the part of said Crossman to be paid and performed, doth hereby demise and to farm let, the Hotel Establishment situated on Broad Street in the City of Providence known and called as the Weybosset House together with the Stable and other buildings and appurtenances connected with the same

To have and to hold the premises with their appurtenances to him the said Crossman, his executors, administrators and assigns for and during the term of two years from and after the twelfth day of November 1850 Yielding and paying therefor monthly and every month during said term unto the said Allen, his heirs or assigns the monthly rent of one hundred dollars, the first monthly payment to be made on the twelfth day of December A.D 1850

And the said Alvah Crossman for himself, his heirs, executors, administrators and assigns, doth covenant and agree to and with the said Allen his heirs and assigns, that he the said Crossman, his heirs, executors, administrators and assigns, shall monthly and every month during said term pay to the said Allen his heirs or assigns the monthly rent aforesaid, at the times and in the manner herein before appointed for payment thereof

And the parties aforesaid each for himself, his heirs, executors, administrators and assigns to and with the other, his heirs and assigns doth further covenant and agree as follows, to wit:

That in case either of said monthly payments shall be due and unpaid for ten days after the time appointed for payment thereof, and after a demand therefor, the said Allen or his legal representative may reenter into and upon said premises and terminate this lease; That said premises shall not be underlet by said Crossman, nor any of his legal representatives without the consent in writing of said Allen or his legal representative; that the Reefs upon said premises shall be kept in repair during said Term by said Allen or his legal representatives; that all inside repairs that may be necessary for keeping up said premises shall be at the expense of the lessee except when damage may occur by fire or lightning And Whereas it has been agreed between the said Parties, that said Crossman is to take the furniture now in said Weybosset House at an appraisment by three disinterested men, one of whom is to be chosen by each of the said parties and the third by the fist two thus to be chosen; It is further covenanted and agreed between said parties each for himself, his heirs,

executors, administrators and assigns, to and with the other, his heirs and assigns, that at the Expiration of said term of two years, the furniture which may be then in use in said House, shall be taken and paid for by said Allen or his legal representative at a like appraisement by men chosen in the same manner. In witness whereof we have hereto set our hands and seals the day and year first above written

Witness
Levi Salisbury

Hezekiah Allen (L.S.)

Abiah Crosman (L.S.)

Providence ss. In the City of Providence on this twenty second day of November 1850 personally came the before named Hezekiah Allen and acknowledged the before written instrument to be his free act & deed. Before me Levi Salisbury
Justice of the Peace

Recorded April 23 1851 at 10 o'clock A M
Witness Albert Pabodie City Clk

Release of Creditors of John W Dench. see Assignment Recorded 284 page of this Book

And the undersigned creditors, for the consideration aforesaid do severally release unto the said John W. Dench all manner of action or actions, bonds, notes, judgements, executions & all other claims or demands whatsoever from the beginning of the world to the day before the date hereof.

Signed Sealed & delivered in
presence of
David Parmenter

In testimony whereof I have hereunto set my hand & seal this 18 day of March 1851
Henry C Preston (L.S.)

David Parmenter

In testimony whereof I have hereunto set my hand & seal this 4 day of April 1851
Wm Douglas for Ladies B. Association (L.S.)

Joseph S. Pitman
David Parmenter
I G Chace
Elisha Scott
Elisha Scott

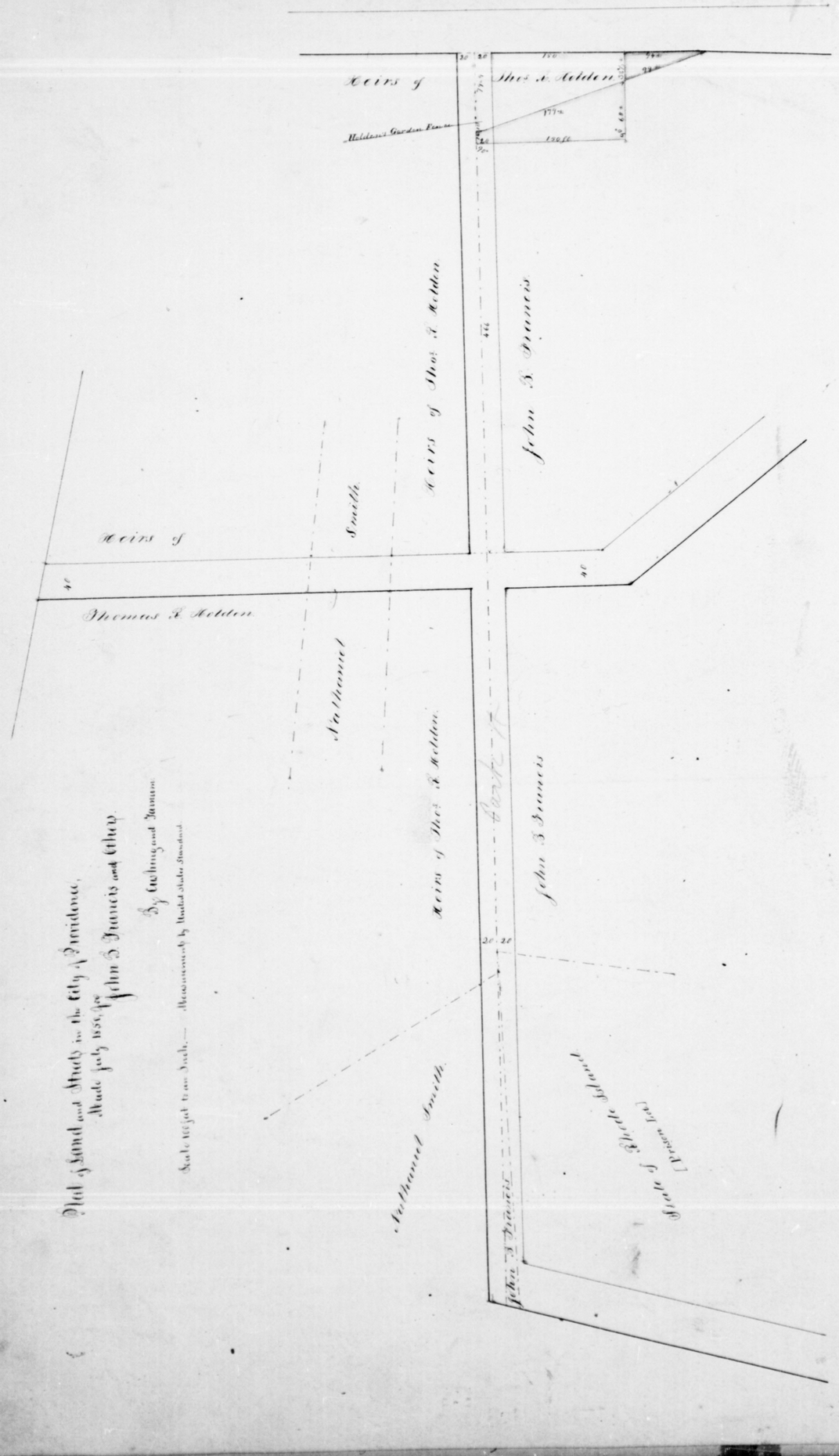
In testimony whereof I have hereunto set my hand & seal this 5th day of April 1851.
James W Keller (L.S.)
Otis Wilmarth (L.S.)
Samuel B Halliday (L.S.)
Samuel B Halliday (L.S.)
Ebenezer Allen (L.S.)

And the Undersigned creditors for the consideration aforesaid, do severally for themselves & their respective partners release unto the said Dench all manner of action or actions bonds notes, judgments, executions & all other claims or demands whatsoever from the beginning of the world to the day before the date hereof. In Witness whereof we have hereunto set our hands & seals this 5th day of April AD 1851

Signed Sealed & delivered
in presence of Stephen Murry
Chas J Wheeler
Geo. B Earle

Jefferson L. Kimball (L.S.)
H. B. Anthony (L.S.)
John Gove & Co. (L.S.)

Recorded April 24 1851 @ 3 pm
Witness Albert Pabodie City Clk



Whereas We Samuel N. Richmond and Edward D and William W. Pearce of the City & County of Providence in the State of Rhode Island are about to erect a brick Building on Westminster Street in said Providence, on the lot of ground next east of the brick block, adjoining the Arcade, belonging to Alexander Duncan and Sarah Duncan Trustees, of said Providence, and desire to shut up the space between said Building to be erected and said Trustees Building, by extending the front and rear walls (one brick in thickness) and the eaves trough up to the east wall of said Trustees Building — Now it is hereby agreed by the said Samuel N. Richmond, Edward D Pearce and William W Pearce for themselves, their heirs, executors, administrators and assigns, in consideration of said Trustees acquiescence in the erections above Specified and the occupation of the same, that the same shall not in any way affect their, the said Trustees, rights as regards the division line between the said two estates, nor otherwise, but that all the rights of said Trustees shall after said erection & occupation remain the same as they now are

In testimony whereof we have hereunto set our hands and seals this third day of April A. D. 1851
Signed, Sealed & delivered
in presence of — the name
William W Pearce was interlined
in the above two places before
signing Lewis Richmond

S. N. Richmond L.S.
Edw^d D. Pearce L.S.
Wm W. Pearce L.S.
by his Attty Edw^d D Pearce

Recorded April 28 1851 at 9 40 o clock a m
Witness Albert Pabodie City Clk

Whereas We John B. Francis of Warwick in the County of Kent Nathaniel Smith, Hemietta Holden, Charles Holden 2^nd Thomas R Holden and Francis S Holden all of the City of Providence, & all in the State of Rhode Island — and Benjamin B. Brownell and Elizabeth F. Brownell, Wife of the said Benjamin B. Brownell of the City and State of New York, are owners of adjoining lands on Smiths Hill (So called) in said City of Providence, and have agreed to throw open a Street, Forty Feet Wide, through their said Lands and leading Southerly from Smith Street as delineated on a Plat of Lands and Streets in the City of Providence made July 1850 for John B. Francis and others by Cushing and Jarvis Reference to said Plat being had

Now therefore for the purposes aforesaid & for and in consideration of the Sum of One Dollar to us paid the receipt whereof is hereby acknowledged We the said Hemietta Holden, Charles Holden 2^nd Thomas R. Holden, Francis S Holden, Benjamin B. Brownell and Elizabeth F Brownell do covenant and agree to throw open a Strip of Land Forty Feet in width commencing on said Smith Street and extending Southerly to the Northerly line of the said John B. Francis Land — and from thence to throw open a Strip of Land Twenty Feet in Width to be measured off upon the Easterly line of our Land and to extend Southerly to

the Northerly line of Nathaniel Smith's Land as delineated on said Plat ~ Also to throw open a strip of Land Forty Feet in Width, for the purpose of continuing a Street leading Westerly from the aforenamed Street, through our Land and Land of the said Nathaniel Smith as delineated on the aforenamed Plat Reference to said Plat being had ~ Which said Strips of Land are to be used as and for Public Streets or Highways forever

And I the said John B. Francis in consideration of the sum of One Dollar, to me paid, the receipt whereof is hereby acknowledged do hereby covenant and agree to throw off a Strip of Land Twenty Feet in Width to be measured off from the Westerly line of my Land for the purpose of continuing the Street leading from said Smith Street, from the Southerly line of Land belonging to the Heirs of the late Thomas R. Holden and to extend Southerly to the Northerly line of the States Land as delineated on the aforenamed Plat ~ and to extend from the Southerly line of said States Land to the Southerly line of my Land, as delineated on the aforenamed Plat ~ which said Strips of land are to be used as and for a Public Street or Highway forever.

And I the said Nathaniel Smith for and in consideration of the sum of one Dollar to me paid, the receipt whereof is hereby acknowledged do hereby covenant and agree to throw off from my Land a strip of Land, Twenty Feet in Width, to be measured off from the Easterly part of my land and to extend from the Southerly line of the Land of the Heirs of the late Thomas R. Holden to the Southerly line of my Land for the Purpose of continuing a Street leading Southerly from Smith Street as delineated on the aforenamed Plat. And also to throw off from my land a Strip of Land Forty Feet in Width, for the purpose of continuing a Street leading Westerly from the aforenamed Street, through the land of the Heirs of the late Thomas R. Holden and my land as delineated on the aforenamed Plat ~ Which said Strips of land are to be used as and for Public Streets or Highways forever

In Witness Whereof the Parties aforesaid have hereunto set their hands and seal this Third day of August A.D. One Thousand Eight Hundred & Fifty (1850)

Executed in presence of

W. B. Salsbury
William P. Ingalls

John B. Brown Francis L.S.
Henrietta Holden L.S.
Charles Holden 2nd L.S.
Benj. B. Brownell L.S.
Elizabeth F. Brownell L.S.
Thomas R. Holden Jr. L.S.
Eliza F. Holden L.S.
Frances S. Holden L.S.

W. H. Waterman witness to Nathaniel Smith

Recorded April 30th 1851 at 10. 40 o'clock A.M.

Witness Albert Palodini City Clk

Know all men by these Presents

That I Andrew Essex of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of One Dollar to me paid by Israel G. Manchester of said City of Providence and for the further consideration of the trusts and Covenants to be kept and performed by the said Israel G. Manchester as hereinafter mentioned do hereby bargain sell, convey, confirm, grant, assign, set over and deliver to the said Israel G. Manchester his heirs, executors administrators and assigns forever.

All my estate both Real & Personal of every Kind and description, including my Books & Papers Notes, Debts Book Accounts of every kind and nature

To Have and to Hold all and Singular the afore described Granted and Assigned premises and property with all the Privileges and appurtenances thereof to him the said Israel G. Manchester his heirs - executors - & administrators, In trust to and for the following uses purposes and trusts as herein after excepted and declared.

And I hereby constitute and appoint the said Israel G. Manchester my true and lawful Attorney with power irrevocable to sell convey and dispose of either at Public or Private Sale at his discretion all and Singular the afore granted & assigned property & in his own name to make a good & sufficient Deed or Deeds or transfers thereof and to collect and receive the Proceeds thereof and to collect and recieve all monies due me by Notes Book accounts, or otherwise, and on receipt thereof to apply and appropriate the proceeds and said monies so collected to the uses and purposes herein after excepted & declared and in the following order viz!

First - To pay and discharge all costs and expenses which may accrue in the execution of this trust including a reasonable compensation to said trustee

Second ~ Out of the residue of said trust fund to pay & discharge the Debts due to the following named persons: viz! Nicholas G. Roscie - I. G. Manchester & Co. - John B. Tripp - Horace A. Manchester and Thomas Remy - if there sufficient to pay the same together with all just Debts under Twenty Dollars due other persons if any such there be and in case there should not be sufficient to pay the whole of said Debts they are to be paid in equal proportion.

Thirdly ~ Out of the residue of said trust fund if any there be to pay and discharge all my other Debts of every kind due from me the said Andrew Essex rateably if said residue is not sufficient to pay the whole of my Debts

In Witness whereof I have hereunto set my hand and seal this 30th day of April in the Year of our Lord One Thousand Eight Hundred and Fifty one

Signed Sealed and delivered
in presence of
Robert Knight

Andrew Essex L.S.

And I the aforenamed Israel G. Manchester in consideration of the aforegoing assignment do accept the same and do hereby covenant to and with the said Andrew Elder well and truly to execute said trust according to the true intent and meaning thereof.

In Witness whereof I have hereunto set my hand and seal this 30th day of April A.D. One Thousand Eight Hundred & fifty one. A.D. 1851

Executed in presence

Israel G Manchester L.S.

Robert Knight

Providence ss.

In the City of Providence April 30 A.D. 1851 Then personally appeared the above named Andrew Elder and acknowledged this preceding Instrument by him signed to be his free act and Deed

Before me, Robert Knight

Justice of the Peace.

Recorded May 1. 1851. at 2. 50 o'clock P.M.

Witness (words "should be" interlined) Albert Pabodie

City Clk

Know all men by these Presents

That We William Springer and Cordelia Springer wife of William both of the City and County of Providence in the State of Rhode Island for and in consideration of one Hundred Dollars to us paid by Mary Tourtellott of said City of Providence the receipt whereof we do hereby acknowledge do hereby remise release and forever quitclaim unto the said Mary Tourtellot her heirs and assigns all our and each of our rights titles and interests in and to a certain lot of land with all the buildings and improvements thereon situate in said city of Providence on the Northerly side of Hoyle Street and bounded Easterly on land of or formerly belonging to Jeremiah Annable and Westerly by land now or formerly owned by Francis Solomon. It being the same Estate one half of which was conveyed to us by Israel P. Briggs of said Providence for and during the term of his Natural Life by deed dated May 7. 1847 and recorded in the Records of deeds for said City of Providence in Book No One Hundred and two (102) page three Hundred Seventy three (373) and the and the other half of said estate being devised to said Cordelia for and during the term of her Natural life by Dimmis Porter by Will dated Feby 12 - 1840. and recorded in the records of Wills for said city of Providence Book No Fourteen page Four hundred and fifty five

To Have and to Hold one half of the aforesaid Estate for and during the term of the Natural Life of said Israel P. Briggs and one half of said Estate for and during the term of the life of said Cordelia Springer together with all the privileges and appurtenances thereto belonging

to her the said Mary Tourtellot her heirs and assigns

In testemony whereof we have hereunto set our hands and seals this First day of May in the Year of our Lord Eighteen Hundred and Fifty one A.D. 1851

Signed Sealed and delivered in presence of the word "our" interlined before signing "of or formerly belonging to" first interlined before signing

Samuel R Kelly
John P. Jones

William Springer L.S.
Cordelia Springer L.S.

Providence ss

In Providence this first day of May A.D. 1851 The above named William Springer appeared before me and acknowleged the above to be his free act & deed and on the same day the above named Cordelia Springer appeared before me and by examined separately, examined apart from her said husband & the above deed being by me shown and explained to her, she acknowledged it to be her free act and deed and declared to me that she did not wish to retract the same

John P. Jones

Justice of the Peace

Recorded May 1. 1851. at 640 clock P.M

Witness Albert Pabodie

City Clerk

Know all men by these Presents

That I Mary Tourtellot of the City and County of Providence in the State of Rhode Island for and in consideration of one Hundred Dollars to me paid by Cordelia Springer wife of William Springer both of the said City of Providence the receipt whereof I do hereby acknowledge do hereby remise release and forever quitclaim unto her the said Cordelia Springer her heirs & assigns all my right title and interest in and to a certain lot of land with all the buildings and improvements thereon situate in said city of Providence on the Northerly side of Hoyle Street and bounded Easterly by land of or formerly owned by Jeremiah Annible & Westerly by land now or formerly owned by Francis Solomon. It being the same estate conveyed to me by William Springer and the aforesaid Cordelia Springer by deed bearing date May first Eighteen Hundred and Fifty One

To Have and to Hold one half of said estate for and during the term of the natural life of said Cordelia and one half for and during the term of the Natural life of Israel P. Briggs of said City of Providence together with all the privileges and appurtenances thereto belonging to her the said Cordelia Springer her heirs & assigns

In testimony whereof I have hereunto set my hand and seal this First day May in the Year of our Lord Eighteen Hundred and Fifty One A.D. 1851

Signed Sealed & delivered in presence of
the words "by deed" interlined before signing
also the words "her heirs & assigns"
"or formerly owned by" was interlined
before signing
John P. Jones
Abby J. Green

Mary Fourtellot L.S.

Providence ss. In Providence the first day of May 1851 the above Mary Fourtellot acknowledged the above deed to be her free act and deed

Before me John P. Jones Justice of the Peace

Recorded May 1. 1851 at 6.20 o'clock P.M.

Witness the interlining Albert Pabodie City Clk

This Indenture of Lease made and executed on the Twelvth day of February A.D. One Thousand Eight Hundred and Forty Eight by and between Esek Tallman of the City & County of Providence State of Rhode Island of the one part, and William H. Gale of said City of Providence of the other part.

Witnesseth

That the said Esek Tallman, for and in consideration of the Rents and Covenants herein contained on the part of the said William H. Gale, his Executors Administrators and Assigns, to be paid and performed doth hereby Lease unto the said William H. Gale, Two certain Lots of Land situate in the South Westerly part of said City of Providence, and are bounded both Lots together, as follows, viz: Northerly by a Twenty Foot Gangway, Easterly by other Land of the Grantor, Southerly by Land of Samuel Hazard & Westerly by Portland Street. — Being Lots No (32) Thirty Two and Forty Feet of Lot No (33) Thirty Three (Ten Feet having been thrown off of Lot No 33 for a Gangway) on the Dennen Plat.

To Have and to Hold said Premises, with their appurtenances unto the said William H. Gale, his Executors, Administrators and Assigns for and during the Term of Five Years, commencing on the day of the date hereof & to be complete and ended on the Twelvth day of February A.D. One Thousand Eight Hundred and Fifty Three — Yeilding and paying therefor yearly and every year during said Term, unto the said Esek Tallman his Heirs and Assigns the yearly Rent of Fifty One Dollars, at and upon the Eleventh day of February in each and every year during said Term.

And the said William H. Gale, for himself, his Heirs, Executors and Administrators doth Covenant and agree, to and with the said Esek Tallman his Heirs and Assigns, that he the said William H. Gale his Executors Administrators and Assigns, shall yearly and every year during said Term, pay unto the said Esek Tallman his Heirs and Assigns the Yearly Rent aforesaid, at the times, and in the manner herein before appointed for the payment thereof.

And it is further agreed by the Parties hereto That in case the yearly Rent aforesaid shall be behind & remain due and unpaid, for the space of Ten Days, after either of the times, whereon the same is appointed to be paid, that then, and in that case, it shall be lawful for the said Esek Tallman his Heirs and Assigns to Reenter in and upon said Premises, and the same to have, possess and enjoy again, and this Lease shall cease and be determined.

And the said William H. Gale for himself his Executors and Assigns covenants that he and they will at the end of said Term (unless otherwise sooner determined) Surrender up said Leased Premises, to the said Esek Tallman, his Heirs and Assigns, quietly and peaceably in as good order and condition as when received

And the said Esek Tallman, for himself, his Heirs, Executors and administrators further covenants and agrees, to and with the said William H. Gale his Heirs and Assigns, that, upon the payment of the sum of Eight Hundred and Fifty Dollars, at any time within Five Years from the date hereof, he or they will make, seal, execute and deliver unto the said William H. Gale his Heirs or Assigns, a good & sufficient Deed of Warranty and free of all incumbrances the afore described Leased premises

In Testimony Whereof the Parties aforesaid, have hereunto set their Hands & Seals the day and year aforewritten

Signed Sealed and Delivered in presence of
John P. Jones

Esek Tallman L.S.
William H. Gale L.S.

Providence ss. In the City of Providence this third day of May A.D. 1851 Esek Tallman appeared before me and acknowledged the preceding instrument by him signed to be his free act and deed

Esek Aldrich
Public Notary

Recorded May 3. 1851 at 3½ Oclock P.M.

Witness the words "and" & "having" interlined Albert Pabodie City Clk

Know all men by these Presents

That I Harvey Luther of the City of Providence for and in consideration of the sum of Five Dollars to me paid by Joseph P. Luther of said Providence the receipt whereof I hereby acknowledge have given, granted, bargained Sold and Conveyed and confirmed to him the said Joseph P. Luther his Heirs and Assigns the East half of lot no. Sixty five in the Burying Ground laid out by Thomas Sprague in the South Westerly part of said Providence and called Spragues Burying Ground as fully described in a Plat of said ground on record in the Town Clerks office in said Providence reference thereto being had.

To Have and to Hold the above granted premises with all the privileges thereto belonging to him the said Joseph P. Luther his Heirs and Assigns to their only proper use benefit and behoof for the sole use of a Burying Ground forever. and I the said Harvey Luther for myself my Heirs, Executors, and Administrators do promise to and with the said Joseph P. Luther his Heirs and Assigns the above granted premises against the lawful Claims of any persons or person whatever, forever to warrant secure and defend by these Presents

Witness my hand and seal this fifth day of May A.D. 1851

In presence of
W. W. Updike
"by Thomas Sprague"
interlined before signing
W. W. U.

Harvey Luther (L.S.)

Providence ss. Providence May 3" 1851 Then came Harvey Luther and acknowledged the above to be his free and voluntary act & deed.

Before me
W. W. Updike
justice peace

Recorded May 6 1851 at 3.35 oclock P.M.

Witness Albert Pabodie
City Clk

Know all men, That we, the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence in the State of Rhode Island &c in consideration of Thirty dollars to us already paid by James W Bowdish, do hereby grant, bargain, sell and convey to the said James W Bowdish, his heirs and assigns, One Lot of Land in the Cemetery of said Corporation, situated on Centre Avenue, and numbered Five Hundred & twenty (№ 520) on the Plat of said Cemetery, made by Cushing & Walling, and recorded in the Land registry of said City page 76 vol 3. Book of Plats

To have and to hold the same unto the said James W Bowdish his heirs and assigns forever; subject to the conditions and restrictions, and with the Privileges following; to wit:

1st No fence shall be erected upon or around said lot, except in the mode prescribed or approved by the vestry of said Corporation

2d Said lot shall not be used for any purpose other, than as a repository of the dead; and no trees within the lot or borden around the same shall be destroyed or mutilated, without the consent of said Vestry

3d The proprietor may erect Stones, monuments, and sepulchral structures, and cultivate trees, shrubs and plants on said lot; and shall keep in repair, at his or her expense, the land marks put thereon by the Corporation

4th If any tree, shrub or plant on said lot, shall by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance to be removed.

5th If any stone, structure or inscription upon said Lot shall be deemed offensive or improper, by said Vestry, it shall be their right and duty to cause the same to be removed

6th The Cemetery and its appurtenances shall be under the custody and superintendance of the vestry of said Corporation, and all the lots therein shall be subject to such further regulations for the preservation of the Cemetery and to secure the rights of proprietors therein, as said Vestry shall from time to time, deem expedient

Witness, the Common seal of said Corporation hereto affixed this Twenty fourth day of March in the year of our Lord 1851 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Gunnell

C. H. Mason Treasurer of Grace Church Providence

Providence ss In the City of Providence this 24th day of March 1851 personally came Charles H Mason Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed in said capacity, with the Common Seal of said Corporation thereto affixed

Before me
Francis C Hoppin Justice of the Peace

Recorded May 9 1851 at 9-25 oclk a m

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Samuel A Gerald of Providence in the County of Providence for and in consideration of the sum of Fifteen Dollars to me in hand paid by Joseph Burrows Jr and Caleb G Burrows of Providence, the receipt whereof I do hereby acknowledge, have given, granted bargained, sold, conveyed & confirmed to them the said Joseph Burrows Jr. and Caleb G Burrows, their Heirs & Assigns

A certain Burial Lot, No 5 (five) in the Burial Ground laid out by the late William G Winsor, & is fully described in a Plat of said Ground on Record in the City Clerks Office

Reference thereto being had.

To Have and to Hold the premises above described with all the privileges thereto belonging to them the said Joseph Burrows Jr & Caleb G Burrows, their Heirs & Assigns, to their only proper use, benefit & behoof for the sole use of a Burying Ground forever, subject to a Tax of One fifty second part of all expenses that may be incurred in keeping the fence around said Burying Ground in good repair.

Witness my hand and seal, this Twenty third day of April 1850

In presence of
Joseph R Burrows

Samuel A. Gerald. (L.S.)

Recorded May 22. 1851 at 9.40 o'clk A.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I, Samuel A Gerald of Providence, in the County of Providence, and State of Rhode Island, for and in consideration of the sum of Three hundred and twenty five Dollars to me in hand paid by Steph Burrows & Caleb G Burrows, both of Providence, in the County and State aforesaid, Partners as Joseph Burrows & Son, (the receipt of which is hereby acknowledged) have Remised, Released and forever Quitclaimed, & by these Presents do Remise, Release & forever Quitclaim unto the said Joseph Burrows & Son, their Executors, Administrators, Heirs and Assigns, all the right, title, interest, property, claim & demand which I now have or of right ought to have or claim in and to

A certain Lot of Land situate in said Providence, on what is called the Roffeswalk Lot, being a part of Lot No Fourteen on a Plat of said Slope Walk Lot made by Benoni Lockwood June 7. 1830 & recorded in the City Clerks Office in said Providence in Book No 60, between pages 132 & 133, bounded and described as follows, being the Southerly half of said Lot, fronting on John Street Forty five feet and extends back at Right Angles with John Street, one half the distance from John to William Street, & is the same that Charles Potter leased to me by Deed dated April Seventeenth, Eighteen hundred and forty eight, and recorded in the City Clerks Office, in Book No 105 page 503, for the Registry of Deeds, in said City of Providence to which reference is made.

And Also a certain Two Story Wooden Building thereon, formerly used as a Carpenters Shop, and all other Buildings and Improvements thereon belonging to me.

To Have and to Hold the same with all the privileges & appurtenances thereof to them the said Joseph Burrows & Son, their Executors, Administrators and Assigns forever.

In Testimony whereof I have hereunto set my hand and seal, this Twenty third day of April One Thousand Eight Hundred and Fifty One.

Signed, sealed and delivered
in presence of
B. F. Lapham

Samuel A. Gerald. (L.S.)

Providence April 23. 1851. Then personally came Samuel A Gerald, signer to the foregoing Instrument, and acknowledged the same to be his free act and Deed.

Before me Benjamin F Lapham
Public Notary.

Recorded May 22. 1851 at 9.40 o'clk A.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents.

That I, George W Ham, Carpenter, of the City of Providence, for & in consideration of the sum of Five hundred Dollars to me in hand paid by William Frederick Marshall, of the same place, at & before the ensealing & delivery of these Presents, the receipt whereof is hereby acknowledged, have bargained, sold and delivered & by these Presents do bargain, sell and deliver unto the said William Frederick Marshall, The Building standing on the Western corner of Page & Clifford Streets in said City of Providence, on Land belonging to W. W. Keech, said Building being in length 46 feet & in width 26 feet.

To Have and to Hold the said Building unto the said William Frederick Marshall, his Executors, Administrators & Assigns, to his & their own proper use and benefit forever.

And I, the said George W Ham, for myself, my Heirs, Executors and Administrators, will Warrant and defend the said bargained Premises unto the said William Frederick Marshall, his Heirs, Executors, Administrators and Assigns, from and against all Persons whatsoever.

In Witness whereof I have hereunto set my hand and seal, this second day of June, Eighteen Hundred and Fifty One.

Signed sealed & delivered
in presence of
Nicholas R Arnold

George W Ham. (L.S.)

Recorded June 2. 1851 at 9 1/2 o'clk P.M.

Witness

Albert Pabodie
City Clerk

This Agreement of Lease made and entered into on this Second day of June A.D. Eighteen Hundred and Fifty One, by and between William W Keach, of the City & County of Providence, State of Rhode Island, of the First part & William F Marshall of said City of Providence of the second part.

Witnesseth That the said William W Keach, for & in consideration of the Rents and Covenants herein contained on the part of William F Marshall, his Executors, Administrators & Assigns to be paid & performed, doth hereby Lease to the said William F Marshall.

A certain Lot of Land, situated on the West side of the River, in said City of Providence on the corner of Clifford & Page Streets, being Forty feet front on Clifford Street, holding the same width, Fifty six feet on Page Street, being the same Lot of Land that I the said William W Keach purchased of the Heirs of the late Dea. Mc Kee.

To Have and to Hold said Leased Premises with all the rights, privileges and appurtenances, including right to draw Water from Well situated on adjoining Lot now occupied by G & D. S. Case, belonging to said William W Keach, for & during the term of Ten years from & after the day of the date of this Lease, yielding and paying therefor yearly & every year during said term unto the said William W Keach, his Heirs & Assigns, for the first Five years of said term, the yearly Rent of One hundred Dollars, half yearly, at the end of each & every Six Months during said Term, by equal portions, the first payment whereof to be made on the Second day of November A.D. 1851, and for the last Five years of said Term, to pay the yearly Rent of One hundred and Twenty five Dollars, payable half yearly at the end of each and every Six Months, being equal portions as aforesaid.

And the said William F Marshall, his Heirs, Executors and Administrators doth covenant and agree to & with the said William W Keach, his Heirs and Assigns, that he the said William F Marshall, his Executors, Administrators and Assigns shall yearly and every year during said term, pay unto the said William W Keach, his Heirs and Assigns, the yearly Rent aforesaid, at the times and in the manner herein before appointed for the payment thereof. And also at the end of such Term to surrender up said Leased Premises, quietly and peaceably to the said William W Keach, his Heirs or Assigns, in as like good order and condition as when received.

And it is further covenanted by the said William W Keach that at the expiration of the Ten years Lease, he will renew the Lease of the aforesaid Premises for the term of Five years at a price concluded upon by Referees, one chosen by each party and the said Two Referees to choose a Third.

And it is further agreed that said Premises shall not be underlet during said term, without the written consent of the said William W Keach, his Heirs or Assigns.

And it is further agreed by and between the Parties hereto, that all the Buildings & Improvements that are now on, or that may hereafter during said Term be erected or placed on said Leased Premises, shall be liable & pledged for the payment of the aforesaid yearly Rent.

And it is further agreed by and between the Parties hereto That in case the Yearly Rent aforesaid, or any part thereof, shall be behind and remain due and unpaid for the space of Ten days after either of the times whereon the same is appointed to be paid, that then & in that case it shall be lawful for the said William W Keach, or his legal Representatives to Re Enter in and upon said Leased Premises, and this Lease shall cease and be determined.

In Witness whereof, the Parties aforesaid have hereunto set their Hands & Seals, the day & year first and aforewritten.

Signed, sealed and delivered in presence of
James G Richardson

W. W. Keach. (L.)
W. F. Marshall. (L.)

Recorded June 2, 1851 at 3.35 o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture made this Twenty first day of the fifth Month A.D. 1851, by & between Thomas Hawkness of Cranston, in the County of Providence, and Benjamin B Knight of said Providence.

Witnesseth, That the said Thomas Hawkness hath demised and let, & by these Presents does demise & let to the said Benjamin B Knight

A certain Tract of Land situated in said Providence bounded and described as follows; Westerly on Dyer Street on which it measures One hundred sixty seven feet eleven inches Northerly on a twelve feet Gangway which separates said Lot from the D Horn Estate on which it measures about Sixty four feet, Easterly on the Harbor line on which it measures about Two hundred & thirty nine feet & Southerly on the Butler Estate on which it measures about One hundred and Fifty three feet, or however otherwise the same may be bounded, the said Tract of Land being all that part of the Estate of the said Trefor lying between Dyer Street and the harbour line.

To Have and to Hold the same with all the rights privileges & appurtenances thereto belonging, to him the said Benjamin B Knight his Executors, Administrators & Assigns for the term of Ten years from the first day of the Fifth Month A.D. 1851.

And the following are the terms, conditions & provisions of this Lease. The Rent of said Premises annually during said term shall be Six hundred Dollars, which the said Lessee shall pay to said Lessor in four equal quarterly payment of One hundred and Fifty Dollars each the first payment to be made on the first day of September A.D. 1851.

The said Lessee shall have the privilege of filling in the Dock on the Southerly part of said Lot, within Twenty feet of the Southerly line of said Lot on Dyer Street, & within Fifty feet of said Southerly line on the Harbour, provided he builds & keep in repair substantial Wharves along the harbour & Dock lines; & he shall also keep in repair the Wharves upon the remainder of said Lot.

The said Lessee hereby covenants and agrees to erect within One year from his taking possession of said Lot, a substantial Brick or Stone Building upon the same, to be used for general commercial purposes, except for the Sale of Ardent Spirits, & shall make such other Improvements on said Lot as he shall see fit, & such Building & Improvements shall be held & made liable to said Lessor for the payment of the Instalments of Rent & for all arrears thereof with Interest from the time any such Instalment shall become due & payable; And the said Lessee shall pay all Taxes that may be assessed upon said Buildings & Improvements.

And said Lessee further covenants that he will pay said Rent at the time the same becomes due & payable, that he will not underlet said Lot or any part thereof, or such Building as he may place thereon for any other than general mercantile purposes as aforesaid, without the written consent of said Lessor; that he will keep said Wharfs in good repair & that he will peaceably & quietly deliver up possession of said Premises

whenever this Lease shall be terminated, in the manner hereinafter provided for.

At the expiration of said term of Ten years the Rent of said Premises for a further term of Ten years shall be agreed upon between said parties, and if said Parties cannot agree upon said Rent, then each party shall choose some disinterested person & the two so chosen shall select a third, who shall fix & determine the amount of said Rent for the said further term, & thereupon the said Lessee shall hold & occupy said premises for such further term of Ten years, or until the first day of June A.D. 1871, at the Rent so agreed upon or determined by appraisal, & upon the terms, covenants and conditions herein expressed & made applicable to said first term.

Within Six Months of the termination of said second term of Ten years, each of said parties shall choose some disinterested person & the two so chosen shall select a third, whose duty it shall be to appraise the Brick or Stone Building erected upon said Lot, & also the Rent for a further term of ten years; and it shall be at the option of said Lessor, to take said Building at its appraised value & terminate this Lease, or to continue the same for a further term of Ten years; and the same appraisal of said Building & of the Rent shall take place within Six Months of the termination of every further term of Ten years, until the Building be purchased by said Lessor, his Heirs or Assigns, and this Lease be terminated.

And it is further covenanted & agreed, That if the said Lessee shall neglect to make any quarterly payment of Rent, or refuse or neglect to fulfill any condition herein on his part contained for the space of Three Months after said Lessor shall have given him notice in Writing of such neglect, thereupon the said Lessor may enter the premises & expel the said Lessee thereupon, and at his pleasure, terminate this Lease.

And all the grants, covenants & conditions herein contained shall extend to & be binding on the legal Representatives of the parties respectively as well as themselves.

In Testimony whereof We have hereunto set our hands and seals, the day & year first above written.

Executed in presence of
Benj.a N Lapham

Benjamin B. Knight. (L.S.)
Thomas Hartness (L.S.)

Providence ss. Providence June 5. 1851. Then personally came the above named Benjamin B Knight & Thomas Hartness, Signers to the foregoing Instrument & severally acknowledged the same to be their free act & deed,

Before me Benjamin N. Lapham
Public Notary.

Recorded June 2. 1851 at 4. 55 o'clk P.M.

Witness (the words "which the said Lessee shall pay to said Lessor" interlined)

Albert Pabodie
City Clk

Know all men by these Presents

That I. Eben Ames, of Providence in the County of Providence and State of Rhode Island, for & in consideration of the sum of One Dollar, received to my full satisfaction of Samuel Mc Clellan Jr. of the City & County of Providence, & of the uses, purposes & trusts hereinafter created, do hereby transfer convey & assign to said Samuel Mc Clellan Jr. his Heirs & Assigns,

All my Real and Personal Estates of every name and description in possession or action, reversion or remainder, except such as is exempt from attachment by Law.

To Have and to Hold the same to him the said Samuel Mc Clellan Jr. his Heirs, Executors, Administrators & Assigns forever. Upon the special Trusts, that the said Samuel Mc Clellan Jr shall forthwith take possession & seizure of all the above conveyed property, and at public or private sale, within such convenient time as to him shall seem meet, shall convert all & singular the Premises into Money, and shall collect all the sums of Money due me & shall appropriate the nett proceeds of such sales & collections in manner following, to wit:

First the said Samuel Mc Clellan Jr. shall first pay all the expenses of making and executing this Deed of Assignment & of executing the Trusts by this Deed created, and shall retain to himself a reasonable compensation for the execution of said Trusts.

Second. The said Samuel Mc Clellan Jr shall pay himself out of the nett proceeds of the property hereby assigned to him, for all his liabilities, or for money lent or goods purchased or Notes endorsed or Notes hereafter to be endorsed in renewal of former Notes, and after paying him the said Samuel Mc Clellan Jr. should there be any balance in his hands, to pay ratably in proportion, to all the rest of my Creditors, according to their respective Claims.

And further I do hereby constitute and appoint the said Samuel Mc Clellan Jr. my true & lawful Attorney, in my Name and Stead, to claim demand, sue for and recover any of the above assigned Claims and demands due me, and also to compromise the same at his discretion; to appoint One or more Attorneys or Agent under him & the same to remove at pleasure, & generally to do & cause to be done whatever may be necessary to the legal & proper execution of the Trusts by this Deed created.

And I. Samuel Mc Clellan Jr, above named, do hereby accept of this Deed and of the Trusts hereby created, and do covenant with said Eben Ames, that I will faithfully execute the same, according to the tenor & effect thereof.

In Testimony whereof, We have hereunto set our hands and seals, this 25th day of September A.D. 1849.

In presence of
Burrington Anthony

Eben Ames. (L.S.)
Samuel Mc Clellan Jr. (L.S.)

Recorded June 3. 1851 at 12. o'clk M.

Witness

Albert Pabodie
City Clk

Pmidence June 1. 1851

Mr Charles Holden 2

Dr of Richard Sands.

To 1 Watering Cart & Cask	$120. 00
To Horse Cart & Harness	30.—
To Shovel 2. 1 Dung Fork & Hoay Fork	3.00
To 1 Pig 20 150 lb @ .15 7.50	7.50
To 8 Load of Manure be the same more or less, now in back my Barn	18.00
To 2 Loads Horse Manure	6.00
	104.50

By payment in full of Charles Holden 2
Richard his X Sands mark

Witness
J R Holden
Aaron I Sherman.

Recorded June 5, 1851 at 9.50 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents.

That I. Isaac C Stetson of the City of Pmidence, in consideration of the sum of One Dollar to me paid by Henry J Burroughs of said City, the receipt whereof is hereby acknowledged of the uses & trusts hereinafter mentioned do grant, bargain, sell, assign and convey to the said Henry J. his Heirs & Assigns

All my Estate of every kind and nature (except what is exempt from attachment by Law,) Real, Personal & mixed, & all debts & every & all sums of Money due, owing or belonging to me said Isaac C. & all securities taken & obtained therefor. And also (subject to a Mortgage therein, running to Asa M Gammell to secure the payment of the Five Hundred Dollars Note therein described, dated the Sixth day of January A.D. 1851 & payable in Six Months from date, for which Mortgage See City Records of Mortgages of personal property, Book 6 pp 154. 155 & 156 &c. & subject also to the Lease hereto annexed between me said Isaac C. & Zachariah Mackie, dated the Fifth day of May A.D 1851) the annexed Indenture of Lease between Eliza A & Anna H Mann, dated the first day of May A.D 1850 & recorded in City Records. Book 120 pp 132, & all that Messuage &c thereby demised, with the appurtenances, & all the Buildings & Improvements thereon & all my Right & Term of years yet to come, in, to or out of the same, subject to the yearly Rents and Covenants therein, on the part of me said Stetson to be paid or performed,

To Have and to Hold all and singular the premises hereby with the appurtenances, subject to the aforesaid reservations, to him the said Henry J Burroughs his Heirs, Executors, Administrators & Assigns, On the special Trusts nevertheless,

That the said Henry J shall forthwith take possession & seizure of the Premises, & in such convenient time as to him shall seem meet, by public or private sale, for the best price that can be procured, shall sell & convert all & singular the premises into money, & collect all & singular the debts & sums aforesaid & after deducting the costs and charges of the Trusts before mentioned shall pay & apply the Moneys arising therefrom, in manner following that is to say.

First, after paying the costs & charges of the Trusts aforesaid & the expenses of drawing & executing this Deed, & Counsel fees relating thereto, the said Henry J Burroughs shall pay those of my Creditors, such proportional Dividend in respect to their several demands as shall be realized from

the net proceeds of the Effects hereby conveyed, who shall within Forty days from the date hereof become parties to this Assignment by agreeing in writing to accept such dividend as they may severally receive therefrom, in full satisfaction & discharge of their several claims & demands against me said Isaac C Stetson, excepting herefrom the Creditor holding the Note secured by the above mentioned Mortgage.

Secondly, Out of the residue, if any shall remain after the payments provided for as aforesaid, my said Assignee shall pay all the other Creditors of me said Isaac, in proportion to their respective demands, or in full if there be sufficient; excepting herefrom the Creditor holding the above mentioned Mortgage.

And I do hereby constitute & appoint the said Henry J. my Attorney, irrevocable, for me & in my Name, for the complete execution of the Trusts aforesaid, to ask & receive from all persons owing me said Isaac C. and having in their possession any of my property or effects, & upon all receipts thereof, due discharges therefor to give, & to make, execute & acknowledge any proper Instruments required in the execution of the Trusts before mentioned, and if need be to sue or defend in my Name, any action in Law or equity in relation to the premises, & to compound & agree for all or any part thereof as to him may seem meet, & for all or any part of the purposes aforesaid, to constitute one or more Attorney or Attornies under him said Henry J Burroughs; hereby giving & granting unto my said Attorney this Substitute, full power & authority in the Premises to do all things proper for the full execution of the said trusts.

In Witness whereof I have hereunto set my hand and seal, this Fifth day of June Eighteen hundred and fifty one, at said Pmidence.

Signed sealed and delivered
in presence of
Samuel Currey I. C. Stetson. (L.S.)

Pmidence Sc. June 5th A.D. 1851. Then personally acknowledged by said I. C. Stetson, that the foregoing is his free Act and Deed

Before me Samuel Currey
Just of Peace.

I, Henry J Burroughs hereby accept the Trusts before mentioned and covenant & agree to & with said Stetson & all the Creditors of him, interested in the Premises, faithfully to execute the said Trusts

In Witness whereof I have hereto set my hand and seal the Fifth day of June A.D. 1851.

Signed sealed & delivered in presence of
Wm G Wheelock. H. J. Burroughs. (L.S.)

Pmidence Sc. June 6th 1851. Then came the above named H. J Burroughs and acknowledged the foregoing acceptance of Trust by him subscribed, to be his free Act and Deed.

Before me Franklin J Dickman
Justice of the Peace.

Recorded June 6. 1851 at 9 o'clk A. M.

Witness Albert Pabodie City Clk

Know all men by these presents, that we Samuel French of the City and County of Providence, State of Rhode Island & Nancy G. Wife of the said Samuel in her own right for and in consideration of the sum of five hundred dollars paid to the said Nancy G. French by Minerva P Macomber of New Bedford in the Commonwealth of Massachusetts, have bargained, sold, conveyed, assigned and delivered and by these presents do bargain, sell, convey, assign and deliver to the said Minerva P. Macumber, her heirs, Executors, Administrators & Assigns the house hold goods & furniture hereinafter enumerated and described now situated, remaining & being in the house No 83 on Atwells Avenue in said City of Providence, to wit;

1 Mahogany Sofa	$ 27.00	18 Tea Spoons (Silver)	16.50
12 Stuffed Mahogany Chairs	48.00	1 Tea Set of Knives & forks (10 pcs)	1.50
14 Cane Seat "	14.00	Common do do (24 pcs)	1.50
2 " Rocking Do	6.00	12 " Spoons	.75
1 Bureau	5.00	1 Clock (eight day)	6.00
1 Stand	4.00	Ornamental Sea Shells	20.00
1 Cherry Table	3.00	1 Cooking Stove & furniture	22.00
1 Maple "	2.00	1 Air tight Stove	5.50
2 Mirrors	8.00	10 Window Curtains	7.00
3 Feather Beds	63.00	1 Entry Carpet	3.50
4 Bedsteads	22.50	1 Floor Rug	3.50
1 Matrap	5.50	1 " "	1.50
A Lot of Bed Clothing	50.00	1 " "	1.00
1 Carpet	30.00	1 pair Glass Lamps	2.00
1 Do	22.00	2 " do do	1.70
1 Do	7.00	1 " Do Do	.75
1 Stair Carpet & Rods	7.00	2 " Do Do	1.00
A lot China & Crockery Ware	50.00	1 Lot Glass Ware	8.00
12 Table Spoons (silver)	35.00		

To have and to hold the above bargained property to her the said Minerva P Macumber, her heirs, Executors, Administrators & Assigns forever to her and their only use benefit and behoof

In testimony whereof we have hereunto set our hands & seals this fifth day of June in the year Eighteen hundred and fifty one

Signed sealed & delivered in presence of William Knowles

Nancy G French LS
Samuel French LS

Recorded June 6. 1851 at 9 o'clock A.M.
Witness
Albert Pabodie
City Clerk

Know all men that I Minerva P Macumber Grantee within named, for receipt whereof I duly acknowledge - Do by these presents remise release & forever Quitclaim all my right title & interest in & to the premises & Chattels named in this deed to the said Nancy G French & her heirs & assigns, to have & to hold the same with all the privileges thereof to their only use & benefit - In witness whereof I the said Minerva P Macumber have hereunto set my hand & seal July 12 1851
Minerva P Macumber
In presence of Albert Pabodie witness to mark & seal.

To all whom it may Concern

Whereas Lewis P Mead of the City and County of Providence in the State of Rhode Island and Chester Granger of Pittsford in the State of Vermont Co Partners doing Business under the name and firm of Lewis P Mead & Co and William H Aborn, also of said City of Providence are the owners of adjoining Lands, situate Southerly of Long Wharf Street in said City of Providence

And whereas said parties deem it to their Interest, that a Gangway of Fifteen feet, five and an half inches in width, be thrown open, over across and upon their said Land

It is agreed, by and between said parties, that the Strip of land bounded as follows, to wit, commencing at a point on the Southerly line of said Long Wharf Street, at the North Westerly corner of a Strip of Land conveyed by the said William H Aborn to William M Bailey as trustee of the Estate of Elizabeth B. Dyer wife of Benjamin B. Dyer, thence Southerly with the Westerly line of said Strip of Land so sold to said Bailey as trustee, to the South Westerly corner of said Strip, thence continuing Southerly, on the same course to the Southerly line of said Lewis P Mead & Co's land, thence Westerly with said Southerly line of said Lewis P Mead & Co's Land fifteen feet five and an half inches, thence Northerly on a line parallel with the Easterly line of said Strip & fifteen feet five and an half inches Westerly therefrom to said Long Wharf Street, thence Easterly with the Southerly line of said Long Wharf Street fifteen feet, five and an half inches to the first point or place of beginning, be thrown out and open as and for a passway or Gangway for the use of the parties hereto their heirs and assigns being the owners of the Land bounding on said Strip of Lands.

And it is futhen agreed by and between the parties hereto, that no obstruction whatever shall be placed or suffered to be placed over upon, or across said Strip of Land, that shall in any way or manner exclude Light or Air, not meaning however to exclude the placing of any Out Rigger for hoisting Goods, that may be placed on any building that may be erected or placed on or near either line of said Gangway or Strip of land

In testimony whereof, We have hereunto set our hands and Seals this fifteenth day of May in the year of our Lord One thousand eight hundred and fifty one

(1851) Signed Sealed & delivered in presence of Henry Martin mitnp to the first two signatures Henry Martin as to Chesters Granger

Wm H. Aborn LS
Lewis P Mead LS
Chester Granger LS

Providence County ss In Providence this nineteenth day of May A.D. 1851. Then William H Aborn and Lewis P Mead personally appeared before me and severally acknowledged the preceding instrument by them signed to be their free act and deed
Henry Martin Public Notary

Providence County ss In Providence this fifth day of June A D 1851. Then Chesters Granger personally appeared before

me and acknowledged the preceding Instrument by him signed to be his free act and deed

Henry Marton
Justice of the Peace

Recorded June 7 1851 at 10-25 oclock a m
Witnes Albert Pabodie
City Clerk

To all whom it may concern

Whereas Lewis P Mead & Co and William H Aborn owners of Land situate Southerly of Long Wharf Street in the City of Providence Rhode Island have for the benefit of their said Estates, thrown out and open as and for a Gangway or Passway a Strip of Land of Fifteen feet, five and an half inches in width and bounded as follows

Commencing at a point on the Southerly line of said Long Wharf Street at the Northwesterly corner of a Strip of land conveyed by the said William H Aborn to William M Bailey as Trustee of the Estate of Elizabeth B Dyer, wife of Benjamin B Dyer, thence Southerly with the Westerly line of said Strip of land so sold to said Bailey as Truster to the South Westerly corner of said Strip, thence continuing Southerly on the same course, to the Southerly line of said Lewis P. Mead & Co Land, thence Westerly with said Southerly line of said Lewis P Mead & Co Land fifteen feet, five and an half inches, thence Northerly on a line, parallel with the Easterly line of said Strip and fifteen feet five and an half inches Westerly therefrom to said Long Wharf Street, thence Easterly with the Southerly line of said Long Wharf Street. Fifteen feet five and an half inches to the first point in place of beginning and with the express understanding and agreement, that no obstruction whatever, shall be placed or suffered to be placed over, upon or across said Strip of Land that shall in any way or manner exclude Light or Air, but not meaning however to exclude the placing of any out rigger for hoisting Goods that may be placed on any building that may be erected or placed on or near either line of said Gangway or Strip of Land

Now therefore know ye, that we the aforenamed Lewis P Mead & Co and William H Aborn, for and in consideration of the sum of One Dollar to us paid by William M Bailey of North Providence in the State of Rhode Island, Trustee of the Estate of Elizabeth B Dyer wife of Benjamin B Dyer of said Providence the receipt of which said sum is hereby acknowledged, have given, granted, bargained, sold and conveyed and Do by these presents give, grant, bargain sell and convey unto him the said William M Bailey as Trustee as aforesaid his heirs and assigns forever, being the owners or occupants of Land adjoining said Gangway or Passway

The Right and Privilege at all times forever of passing and of upassing with teams or otherwise over upon and across said Strip of Land of fifteen feet, five and an half inches in width extending Southerly from Long Wharf Street to the

Southerly line of said Lewis P Mead & Co Land so described and thrown out as aforesaid as and for a passway or gangway.

And this conveyance is made and given upon and with the express condition, that the said William M Bailey as Truster as aforesaid, his heirs or assigns being the owners of Land adjoining said Strip of Land so thrown out and open as and for a passway or gangway shall not erect or place or suffer to be erected or placed over, upon or across said Strip of Land any obstruction to Light or Air, not meaning however to exclude the placing of any out rigger for hoisting Goods that he or they may think proper to place on any Building that he or they may erect or place on or near the line of said Gangway or Strip of Land

And the said Lewis P Mead & Co and William H Aborn on their part for themselves and for their heirs, executors and administrators, Do promise covenant and agree to and with the said William M Bailey as Truster as aforesaid his heirs & assigns that they will faithfully keep and perform the afore referred to agreement heretofore entered into between them and recited in this agreement relative to the obstruction of Light and air to said Passway or gangway.

To have and to hold said Right and Privilege subject to the restrictions as aforesaid to him the said William M. Bailey as Truster as aforesaid his heirs and assigns being the owners of Land adjoining said Passway or Gangway forever.

In testimony whereof we have hereunto set our hands and seals this Seventeenth day of May in the year of our Lord One thousand eight hundred and fifty one

Signed, sealed & delivered in presence of Henry Martin witness to the first two signatures Henry Martin as to Chester Grangen

Wm H Aborn L.S.
Lewis P Mead L.S.
Chesten Grangen L.S.

Providence County ss In Providence this Nineteenth day of May A. D. 1851 Then William H Aborn and Lewis P Mead personally appeared before me and acknowledged the preceding Instrument by them signed to be their free act & deed

Henry Martin Public Notary

Providence County ss In Provicence this fifth day of June A D 1851 Then Chester Granger personally appeared before me and acknowledged the within Instrument by him signed to be his free act and deed

Henry Marton
Justice of the Peace

Recorded June 7 1851 at 1/2 oclock p m
Witnes Albert Pabodie
City Clk

This Indenture of Lease made and entered into this Second day of June in the year of our Lord. One thousand eight hundred and fifty one, by and between Isaac Field of the City and County of Providence in the State of Rhode Island of the one part and William Taylor also of said Providence of the other part

Witnesseth

That the said Isaac Field for and in consideration of the agreements herein after contained on the part of the said William Taylor, his Executors, administrators or assigns, to be kept and performed, and in further consideration of the Annual Rent of One Hundred and forty Dollars, to be paid Yearly and every year during the continuance of this Lease in equal Quarter Yearly Payments of thirty five Dollars each on the second day of September, December, March and June, in each and every year, hath demised, leased and to farm let, and doth by these Presents demise, lease, and to farm let, unto him, the said William Taylor, his executors, administrators and assigns for and during the full and entire term of Ten Years from the date hereof, to wit, until the second of June, in the year One thousand eight hundred and sixty one (1861)

The Lot of Land, situate on the North Easterly Corner of Chesnut and Bassett Streets, in the South westerly part of the City of Providence, with the Dwelling House and other Buildings and Improvements thereon.

To have and to hold the same with all the rights and privileges thereof, upon and subject to the conditions of this Lease, to him the said William Taylor, his executors, administrators and assigns for and during the term aforesaid

And it is agreed, by and between the Parties hereto, in manner following That the said William Taylor, his Executors administrators or assigns, shall and will at their own proper costs and charges keep said Dwelling House, Buildings and the whole premises in good and repair excepting only, that in case said Dwelling House shall at any time within said term of Ten Years require new shingling, the same shall be done at the proper costs and charges of the said Isaac Field his heirs or assigns

That in case of neglect on the part of the said William Taylor, his executors, administrators or assigns, in the keeping of said demised premises in good order and repair and such neglect shall continue for the term of Thirty days after he or they shall have been in writing requested by the said Isaac Field, his heirs or assigns to put said demised premises in good order and repair, or in case default shall be made in the payment of any Quarterly Rent accruing under this Lease and such Default shall continue for a like term of thirty days, then in either case the said Isaac Field, his heirs or assigns may, if he or they think proper, enter upon said demised premises and terminate this Lease.

That in case said Dwelling House shall be destroyed or rendered untenantable by Fire the said Williams Taylor, his executors, administrators, or assigns may if he or they think proper terminate this Lease, provided all rents that may have previously accrued, together with the proportional part of a Quarter Rent from the last Quarter day up to the time of that notice in writing of such his or their intention, shall be given to the said Isaac Field his heirs or assigns, shall have been first paid, but, in case of a trivial or partial injury to said Dwelling House by Fire, the same shall be forthwith repaired by the said Isaac Field, his heirs or assigns, at his or their own proper costs and charges.

And the said William Taylor on his part for himself and for his heirs, executors and administrators Covenants, Promises and agrees to and with the said Isaac Field his heirs and assigns, that he will put or cause to be put and keep said premises in good order and repair - That he will pay or cause to be paid promptly the aforenamed Quarter Yearly Rent when due and on the termination of this Lease will surrender and yield up said premises in good order and repair (casualty by Fire only excepted) to him the said Isaac Field, his heirs or assigns

In testimony whereof, the said parties have hereunto set their hands and seals the day and year first aforewritten (the word "First" being erased in three places, and the word "Second" being interlined above said erasures before signing)

Signed Sealed & delivered in presence of
Henry Martin

Isaac Field L.S.
William Taylor L.S.

Providence County ss In Providence this Seventh day of June A D 1851 Then Isaac Field and William Taylor personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and deed

Henry Martin
Justice of the Peace

Recorded June 7 1851 at 2.48 o'clk p m
Witness
Albert Pabodie City Clk

Know all men by these Present

That We Tarrant P Merriam of Providence in the State of Rhode Island and William H Cooke of Walpole in the State of Massachusetts, in company doing business in the name of T P Merriam, in consideration of Ten Dollars paid us by Joseph Adams of said Providence, hereby grant, bargain, sell, assign and transfer, to him the said Joseph Adams, his executors, administrators and assigns all our Stock of fixtures and materials used by us in the prosecution of our business, consisting of the fixtures, machinery, tools and implements in the buildings and yard occupied by us, situate on Charles and Smith Streets in said Providence Soaps of various kinds and qualities, whether finished or in the process of Manufacture, Oil, Grease, ashes, and other materials, Manure, Horses, Carriages, Harnesses and all other personal Property in and about our said Soap Works to us belonging; - and also all Soap in the hands of other persons to us belonging & all Debts due to us arising out of our said business.

To have and to hold the same to him the said Joseph Adams, his Executors, Administrators and assigns in Trust

that he shall as soon as can reasonably be done complete the manufacture of the said materials and sell and dispose of the property hereby assigned at public or private sale, for cash or on credit, and appropriate the proceeds, in the first place to the payment of all the expenses of drawing this Deed & of the execution of the Trusts herein mentioned, including a reasonable compensation for his services

Secondly, He shall apply so much of the residue of said proceeds as may be necessary to the payment of all sums due from us for labor done for us in relation to our said business; all sums due to Rhoda L Ayer of Fair Haven in the State of Massachusetts for borrowed money; all sums due to Harrison G O. Merriam for borrowed money; all sums due to Emery Cushman for Boxes made for us, all Sums due to Tillinghast & Bradley for professional services, and the amount due on four promissory notes, amounting to about Two thousand dollars held by Charles F Tillinghast, and all sums of money due to Earl P Mason for balance of Rent

Thirdly, He shall apply so much of the residue of said proceeds as may be necessary to the payment in full if sufficient otherwise proportionately of all notes, checks or bills of exchange, which have been endorsed by Charles F Tillinghast for our accommodation, and which are held by those creditors who shall within Six months from the date hereof agree to accept their proportional part of the said residue of said proceeds in full satisfaction of their said claims, and who shall at the time of the payment of the first dividend of said proceeds execute a full discharge of their said claims

Fourthly He shall apply so much of the residue of the said proceeds, remaining after the payment in full of the above mentioned Debts, as may be necessary to the payment in full if sufficient otherwise proportionally of all the remaining notes, checks or bills of Exchange, or other debts due from us to any persons, arising out of our said business

In Witness whereof we have hereto set our hands & seals. this second day of June 1851 — the interlineation between the Sixth & seventh lines from the bottom of the first page, being first made

Signed, Sealed & delivered
in presence of
Henry Holden
Geo. W. Cushing

T P Merriam (L.S.)
Wm H Cooke (L.S.)

Recorded June 10 1851 at 8-35 o clock a m
Witness
Albert Pabodie
City Clk

Know all Men by these Presents

That I Morris Steinberg of the City and County of Providence and State of Rhode Island, for and in consideration of the sum of Two thousand and Seventy dollars and Sixty four cents to me in hand paid by Louis Lewison of said Providence at and before the sealing and delivery of these presents — the receipt whereof is hereby acknowledged have bargained, sold and delivered, and by these presents do bargain, sell and deliver unto the said Louis Lewison

All my Stock in Trade, containing Cloths, Clothing, Trimmings &c now situated in Store number Eight (No 8) Washington Row, together with all the Fixtures thereunto appertaining and now belonging to me, including Screen, Signs, Mirrors and every other thing within and without said Store by me owned

To have and to hold the said granted property to him the said Lewison, his executors, administrators and assigns, to his and their own proper use and benefit forever.

And I the said Morris Steinberg for myself and my heirs, executors and administrators, will warrant and defend the said bargained premises unto the said Lewison, his executors administrators and assigns from and against all persons whomsoever

In witness whereof I have hereunto set my hand and seal this tenth day of June A D Eighteen hundred and fifty one

Executed in presence
of Willard Sayles

Morris Steinberg (L.S.)

Recorded June 10 1851 at 11 o clock a m
Witness
Albert Pabodie
City Clerk

Know all men by these Presents

That I Johnston Blakeley Creighton of the City and County of Providence in the State of Rhode Island do hereby constitute and appoint John Orde Creighton of said City of Providence, my true and lawful attorney for me and in my name and stead to ask for and receive any and all sums of money due to me and any and all dividends, interest, income or profits whatever on Bank or other Stock or property whatsoever owned by me, and upon receipt of any moneys to give good and sufficient acquittance or discharge therefor under Seal or otherwise

Also to sell, assign and transfer any Bank or other Stock belonging to me and to give a good and valid bill or bills of Sale or other deeds of transfer of the same, under Seal or otherwise to the purchaser or purchasers thereof receiving and accounting to me for the proceeds of such Sales and also to let, lease or sell any Real Estate owned by me for such price or yearly rent as he may think proper, and to make, execute, seal acknowledge and deliver to Lessees or Pur-

chasers, good and sufficient leases, deeds or other conveyances whatsoever, so as to vest in such Lessee or Purchasers a complete and valid title to the premises so sold or leased and accounting to me for all rents & Purchase money

And I do hereby authorize and empower my said Attorney to constitute and appoint one or more Attorneys under him and the same to remove at pleasure; to prosecute & defend any and all actions at law or equity, before any magistrate or Court whatsoever, necessary or proper to be prosecuted or defended in my behalf and generally to do all things whatsoever pertaining to my interests or property which I myself could do if personally present - I the said Johnston Blakeley Creighton hereby ratifying, confirming and approving all that my said Attorney shall do or cause to be done by virtue hereof

In Witness whereof I have hereunto set my hand and seal this third day of June in the year of our Lord One thousand eight hundred and fifty one

Signed Sealed and delivered in presence of
Edwin Metcalf

J Blakeley Creighton (L.S.)

The State of Rhode Island and Providence Plantations
Providence ss. In the City of Providence this third Day of June A D 1851 personally appeared Johnston Blakeley Creighton and acknowledged the foregoing Instrument signed by him to be his free act & deed Before me Edwin Metcalf
Justice of the Peace

Recorded June 12 1851 at 11-48 o'clk a m
Witness
Albert Pabodie City Clerk

Know all Men, That I Alfred L Childs of North Providence County of Providence and State of Rhode Island &c in consideration of Eighty Dollars to me paid by J. M. Bostwick & Co of Providence in said County, Confectioner, the receipt whereof is hereby acknowledged, hereby bargain, sell, grant & convey to said J. M. Bostwick & Co

A certain building situate at the corner of Bath and Fulton Streets in said Providence on land of Truman Beckwith, and is a Wooden Building two Stories high and of the dimensions of about 22 feet by about 30 feet, and is the same building which was conveyed to me John Campbell

To have & to hold the same with the appurtenances thereof to them the said J. M. Bostwick & Co their Executors, Administrators, heirs and assigns to their own use forever

And I the said Alfred L Childs, for myself, my heirs, executors and administrators covenant with the said J. M. Bostwick & Co, that I am the lawful owner of said building, that I have good right, to sell and convey the same as aforesaid - And that I will warrant and defend the same to the grantees herein, their legal representatives & assigns against the lawful claims and

demands of all pesons claiming by, through or under me the said Alfred L Childs

In witness whereof I have hereunto set my hand & seal this eighth day of March A. D. Eighteen hundred & fifty (1850)
Executed in Presence of Jos. E Despeau, Charles A Crandall

Alfred L Childs (L.S.)

Providence ss. North Providence March 8 - 1850 The aforenamed Alfred L Childs acknowledged the foregoing Instrument by him subscribed to be his free act and deed before me John H Weeden
Justice Peace

Recorded June 12 1851 at 3-40 o'clock p m
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Jacob Morgan Junr. of the City and County of Providence, in the State of Rhode Island &c in consideration of the sum of One dollar paid me by Abel B Potter of said City of Providence the receipt whereof I hereby acknowledge, and of the uses, purposes and trusts hereinafter mentioned, do grant, bargain, sell and convey unto the said Abel B. Potter, his heirs and assigns all my Grocery or Market Stock situated in Stores Nos 64. 66 and 68 Richenden Street in said City of Providence, also two horses, one Butchers waggon, One Market waggon, two buggies and harnesses, and all my other property of whatever kind and wherever situated (excepting household furniture & Stores) and all sums of money due owing or belonging to me and securities taken for the same To have and to hold to him the said Abel B. Potter, his heirs, executors, administrators and assigns, upon the special trusts nevertheless, that the said Potter shall forthwith take possession & seizin of the premises & within such convenient time as to him shall seem meet by public or private sale, for the best price that can be procured, shall convert all and singular the premises into money, and as soon as possible collect all and singular the debts & sum & sums aforesaid and after deducting the costs & charges of the trusts before mentioned, shall pay and apply the monies arising therefrom in manner following, that is to say:

First, After paying the costs and charges of the trusts as aforesaid, that said Potter shall pay and discharge in full a note signed by me and payable to Charles J. Barney of said Providence, for ninety dollars

Secondly, The said Potter, out of the residue, shall pay to Robinson & Bowers of said Providence, the amount of their account against me, being about ten Dollars

Thirdly The said Potter, out of the residue, shall pay to Barzillai Young of said Providence, the amount of a note which I owe him being three hundred dollars.

Fourthly, after the full satisfaction & discharge of the debts above mentioned, out of the residue (if any) the said Potter shall pay all my other creditors, in proportion to their respective demands; provided however, that every such creditor as shall not come in and release me within six months from the date of these presents, shall not be entitled to any distribution or advantage therefrom

In witness whereof I have hereunto set my hand and seal the thirteenth day of June A D 1851

Signed Sealed & delivered
in presence of
the word, "a note" being first interlined
Samuel W Peckham

Jacob Morgan Jr. L.S.

And I the said Abel B Potter do hereby accept the trust reposed in me and do covenant and agree that I will honestly, faithfully and without delay execute the same according to my best skill and knowledge and will account to each and every said creditor according to the true intent & meaning of these presents

Witness my hand and seal this thirteenth day of June A D 1851

Signed in presence of
Saml W Peckham

Abel B Potter L.S.

Providence ss City of Providence this 13th day of June A D 1851 then personally appeared Jacob Morgan Jr. and acknowledged the preceding instrument by him signed to be his free act & deed

Before me Saml W Peckham
Justice of the Peace

Recorded June 13. 1851 at 4-10 o clock p m
Witness Albert Pabodie
City Clk

Know all men, That We, the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c in consideration of Twenty five dollars to us already paid by Stephen Brownell, do hereby grant, bargain, sell and convey to the said Stephen, his heirs and assigns one lot of land in the Cemetery of said Corporation situated on eighth Avenue, and numbered Five hundred eighteen (№ 518) on the plat of said Cemetery, made by Cushing & Walling, and recorded in the land registry of said city, page 76. vol 3 Book of Plats

To have and to hold the same unto the said Stephen, his heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following, to wit:

1st No fence shall be erected upon or around said lot except in the mode prescribed or approved by the vestry of said Corporation.

2d Said lot shall not be used for any purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry

3d The proprietor may erect stones, monuments and sepulchral structures, and cultivate trees, shrubs and plants on said lot; and shall keep in repair, at his or her expense the land marks put thereon by the Corporation.

4th If any tree, shrub or plant on said lot shall by its roots branches or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed

5th If any stone, structure or inscription upon said lot shall be deemed offensive or improper by said vestry, it shall be their right and duty to cause the same to be removed

6th, The Cemetery and its appurtenances shall be under the custody and superintendence of the vestry of said Corporation, and all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein, as said vestry shall, from time to time, deem expedient

Witness, the Common Seal of said Corporation hereto affixed this twenty sixth day of May in the year of our Lord 1851 by Charles A Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

C. H. Mason Treasurer L.S.
of Grace Church Providence

Providence ss In the City of Providence this Twenty sixth day of May 1851 personally came Charles A Mason Treasurer of the corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the common seal of said corporation thereto affixed

Before me Augustus Hopkins
Justice of the Peace

Recorded June 17 1851 at 9 o clock a m
Witness Albert Pabodie City Clk

Providence June 19 1851

In Consideration of the sum of Three Hundred and fifty Dollars, to me in hand, well and truly paid by George A Newhall this day, I hereby transfer to him the said Newhall all my right of the within Lease, which I received from the heirs of late William Ashton deceased, said Lease expires September 5. 1853

Signed, Sealed & delivered
in presence of
Kingsley P Pindley
Thos Rich

Davis his X Wilson
mark

over

The aforegoing transfer refers to a Lease recorded in Book No 113 page 61 of Record of Deeds

Recorded June 19, 1851 at 2-20 o'clock p.m.
Witness Albert Pabodie City Clerk

Know all men by these Presents that I John Johnston of Providence, in consideration of Four hundred and six Dollars to me paid by James Leaver Coleman of said Providence, the receipt whereof I do hereby acknowledge, do hereby sell, transfer, set over and deliver unto the said Coleman, Two Horses valued at One Hundred Dollars, Two Waggons at Eighty Dollars, Four Harness at forty five Dollars, One Water Cart with body Fifty Dollars, Two Water Carts without bodies at Eighty Dollars, Three Sprinklers at Nineteen Dollars & three Pumps at thirty two Dollars being the teams and utensils now employed by the said Johnston in watering the Streets in the said City of Providence

To have and to hold the same to him the said Coleman, his executors, administrators and assigns forever with all the privileges and appurtenances thereto belonging and I the said Johnston for myself, my executors & administrators do covenant with the said Coleman, his executors, administrators and assigns, that I am the true and lawful owner of the premis hereby conveyed and that I will forever warrant and defend the same to him and them against the lawful claims of all persons

In Witness whereof I have hereunto set my hand and seal this twenty first day of June A D 1851

Signed, sealed & delivered in presence of
Benj Cozzens

John Johnson [L.S.]

Recorded June 21 1851 at 3 o'clk pm
Witness Albert Pabodie City Clk

Know all men, that I Jesse K Webster of the City and County of Providence, in the State of Rhode Island, for and in consideration of One Hundred Dollars

Recorded in Book No 6 Personal Property

Know all men by these presents, that I Robert L Kelly of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to me in hand paid by Hope Ives, widow of the late Thomas P Ives of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge and for other good causes and considerations have given, granted, sold and conveyed and do hereby give, grant, sell and convey unto the said Hope Ives and to her heirs and assigns forever all my right, title and interest, claim and property in and to Four Shares in the Capital Stock of the Lonsdale Company, carrying on business in said Providence and at Smithfield under their Corporate name and style, of whatever property their Corporate Stock may be composed, being four of the seven

Shares conveyed to me by Bill of Sale of my mother, Abby Eliza Kelly, under date of the ninth of November A D One thousand eight hundred and forty nine, meaning hereby to convey to the said Hope Ives all the interest in the said four shares in said Lonsdale Company vested in me by my fathers last will and Testament and by my mothers bill of sale aforesaid

To have and to hold the said Four Shares to her the said Hope Ives and to her heirs and assigns forever

In witness whereof, I have hereunto set my hand and seal this twenty fourth day of June One thousand eight hundred and fifty one

Signed Sealed & delivered in presence of
Thos P. I. Goddard

Robert L Kelly [L.S.]

State of Rhode Island
Providence ss In the City of Providence on this 25th of June 1851. Then personally appeared the above named Robert L Kelly and acknowledged the above written Instrument by him signed to be his free act and deed before me Thomas Durfee
Justice of the Peace

Recorded June 25 1851 at 11½ o'clock a m
Witness Albert Pabodie City Clk

Know all men by these Presents,

That I Robert L Kelly of Providence in the County of Providence in the State of Rhode Island and Providence Plantations in consideration of One Dollar to me in hand paid by John Carter Brown Merchant of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good causes and considerations, have given, granted, sold and conveyed, and do hereby give, grant sell and convey unto the said John Carter Brown, to his heirs and assigns forever, all my right title and interest, claim and property in and to three shares in the Capital Stock of the Lonsdale Company, carrying on business in said Providence and at Smithfield, under their Corporate name and style, of whatever property their Corporate Stock may be composed, being three of the seven shares conveyed to me by bill of sale of my mother Abby Eliza Kelly under date of the ninth of November A.D. One thousand eight hundred and forty nine, meaning hereby to convey to the said John Carter Brown all the interest in the said three shares, in said Lonsdale Company vested in me by my fathers last will and testament, and by my Mothers bill of sale aforesaid

To have and to hold the said three shares, to him the said John Carter Brown and to his heirs and assigns forever

In Witness whereof I have hereunto set my hand and seal this twenty fourth day of June A D One thousand eight hundred and fifty One

Signed, sealed and delivered in presence of
Thos P I Goddard

Robt L Kelly [L.S.]

State of Rhode Island

Providence ss In the City of Providence June 25. A D 1851
Then personally appeard the above named Robert L Kelly and acknowledged the above written Instrument by him signed to be his free act and deed before me Thomas Durfee
Justice of the Peace

Recorded June 25 1851 at 11 P o clock a m
Attest Albert Pabodie City Clk

Know all men by these Presents.

That We, Weston A Fisher & Susan C Fisher his Wife, both of the City & County of Providence & State of Rhode Island, in consideration of Four Thousand Dollars to us paid by Christopher A Whitman of Coventry, in the County of Kent & State aforesaid, the receipt whereof is hereby acknowledged, do hereby assign & transfer, release, & quitclaim unto him the said Christopher A Whitman, his Executors, Administrators & Assigns, all the right & title & interest, in the following described Estate, to wit;

One Lot of Land situate on the Southerly side of Angell Street in said City of Providence, bounding Northerly on said Angell Street Forty (40) feet & extending back One Hundred and sixteen (116) feet, & bounding Southerly on a Twenty feet Passageway, Being Lot Number twenty eight (28) on a Plat of the Lands of the late Richard Waterman of said County, recorded in the City Clerks Office in said City of Providence, in Book of Plats Number Three (3) page seventy seven (77) being the same Estate now held by us, the Grantors, by virtue of a Deed executed by Caleb Waterman to the above named Susan C Fisher, dated November Sixth A.D. One Thousand Eight Hundred fifty (1850) & recorded in the Records of Deeds for said City of Providence, in Book Number One hundred & twenty (120) page Two hundred & eighteen (218)

Together with the Dwelling Houses & all other Buildings & Improvements on said Lot, to us, or either of us belonging. To Have & to Hold the same with all the priveleges & appurtenances thereunto belonging, to him the said Christopher A Whitman his Executors, Administrators & Assigns.

In Testimony whereof, We have hereunto set our hands & seals, this Twenty fifth day of June A.D. One Thousand Eight Hundred fifty one. (1851)

Signed sealed & delivered
in presence of
Henry Martin

Weston A. Fisher. (L.S.)

Susan C. Fisher. (L.S.)

Providence County ss. In Providence this Twenty Fifth day of June A.D. 1851.
Then Weston A Fisher personally appeared before me & acknowledged the preceding Instrument by him signed, to be his free Act & Deed. And at the same place & time, Susan C Fisher, Wife of the aforenamed Weston A Fisher also appeared before me Being by me examined privately & apart from her said husband, & having the preceding Instrument shewn & explained to her by me, she acknowledged the same to be her free Act & Deed, & at the same time declared to me that she did not wish to retract the same

Henry Martin
Justice of the Peace.

Recorded June 25. 1851 at 3 1/4 o clk P. M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Thomas D Gladding, of the City & County of Providence State of Rhode Island, in consideration of the sum of One hundred Dollars to me paid by Hope Ives, Moses B Ives, Robert H Ives & Charlotte R Goddard, all of the said City & County of Providence, the receipt whereof I hereby acknowledge, have given, granted, bargained, sold & conveyed, & by these Presents do freely, fully & absolutely give, grant, bargain, sell & convey & confirm unto the said Hope Ives, Moses B Ives, Robert H Ives, & Charlotte R Goddard, their Heirs & Assigns forever,

The right to dig, construct and forever maintain a Drain through & over a certain Lot of Land to me said Gladding belonging, situated in said City of Providence, at the corner of Benefit & Hopkins Streets, & is bounded & described as follows, namely; bounded Northerly on Hopkins Street, Easterly on Benefit Street, Southerly on a Lot of Land belonging to said Grantees, on which stands a Block of Brick Dwelling Houses, & Westerly on Land of Josiah Keene Esq. said Drain to extend from the Northerly line of said Lot of Land of said Grantees thro & over said Lot of Land of said Grantor to said Hopkins Street, & to be dug, constructed & maintained as aforesaid, on any part of said Lot, between the Westerly line thereof & a line drawn straight with the Westerly side of the Block of Brick dwelling Houses on said Grantees Lot, extended to said Hopkins Street, which the said Grantees, their Heirs or Assigns may elect, said Drain may be three feet deep & two feet wide, hereby giving & granting to said Grantees their Heirs & Assigns forever, full right, power & authority at all times hereafter to go on to said above described Lot of Land of me the Grantor, with their Servants & Agents for the purposes of digging & constructing said Drain, examining and cleaning out the same, for the purposes of repairing & rebuilding the same, & doing all acts incidental & pertaining thereto, without let, hindrance or molestation, they taking care to do as little damage as may be, consistently with the full exercise of the their rights herein granted, said rights herein & hereby granted to be & remain appurtenant to said Lot of Land of said Grantees, lying next Southerly of the aforedescribed Lot, & to all portions thereof, by whomsoever the same, or different parts thereof shall or may be owned.

In Testimony whereof, I have hereunto set my Hand and Seal, this Twenty Fifth day of June, in the year of our Lord, One Thousand Eight Hundred and Fifty One.

Signed, sealed and delivered
in presence of
Asa M. Arrington

Thos. D. Gladding. (L.S.)

State of Rhode Island, City and County of Providence
On this Twenty fifth day of June A.D. 1851 Personally appeared Thomas D Gladding before me, and acknowledged the foregoing to be his free Act & Deed. Hand and Seal.

Joseph S. Pitman
Justice of the Peace.

Recorded June 25, 1851 at 3. 48 o clk P. M.

Witness Albert Pabodie
City Clerk

Know all men by these presents, That I the within named Menzies Sweet in consideration of One Dollar, to me paid by William H Sweet of the City of Providence, in the State of Rhode Island, the receipt whereof is hereby acknowledged, do by these presents assign & convey to the said William H Sweet and to his heirs and assigns forever, the within agreement and all my interest therein and to the premises therein described

He the said William H Sweet, his heirs and assigns hereby covenanting to perform and fulfill all the covenants mentioned in said agreement, to be performed and fulfilled by me the said Menzies Sweet

In Witness whereof I have hereunto set my hand and seal on this second day of July A D 1851

Executed in presence of
Nathaniel Searle

Menzies Sweet (L.S.)

(The Instrument referred to and assigned above is recorded on page 228 of this Book)

Recorded July 3 1851 at 10 o'clk a m
Witness
Albert Pabodie
City Clk

This Indenture of Lease made and entered into on this first day of July in the year Eighteen hundred & fifty One by and between Chace Lewis of the City & County of Providence of the first part and Sarah P Phillips of said Providence of the second part

Witnesseth, That the said party of the first part, doth by these presents Lease unto the said party of the second part, a certain Lot of Land, situated in the Westerly part of said Providence on Plane Street, on which it measures twenty eight feet, commencing forty eight (48) feet from the corner of Clifford & Plane Streets, then Easterly thirty nine 3/12 feet, then Southerly about thirty six (36) feet, then Westerly about (61 12/12) Sixty one feet to said Street; for and during the term of Ten Years commencing on the day of the date of this Lease at the Annual rent of Twenty Dollars for each and every year during said Term, payable semi annually, the first payment whereof is to be made on the first day of January A D 1852

The Agreement between the parties is that of erecting a One Story building to be occupied as a Private Schoolroom, and may be converted into a private dwelling or place of respectable business, but never to be occupied as a place where intoxicating Liquors is or may be, bought, sold or given away. And the said party of the second part for herself, her executors, administrators & assigns doth covenant & agree to and with the said party of the first part his heirs & assigns well and truly to pay the Annual rent aforesaid at the times and in the manner herein before appointed for said rent to be paid.

And it is further agreed by and between the parties aforesaid that all improvements made on said premises shall be & remain holden for the payment of the Annual rent aforesaid.

And the said party on the second part hereby covenants peaceably to yield up the possession of the premises at the end of the term aforesaid

In Testimony whereof the parties aforesaid have hereunto set their hands and seals the day and year first aforewritten

Signed, sealed and delivered
in presence of
P. W. Gardiner Jr

Chace Lewis (L.S.)

Sarah P Phillips (L.S.)

Providence ss. Providence July 4th 1851
Personally appeared before me the within named lessor and being sworn, acknowledged the within written Lease to be his free and voluntary act and deed. Before me
P. W. Gardiner Jr
Justice of the Peace

Recorded July 5 1851 at 4 o'clk p m
Witness
Albert Pabodie
City Clk

This agreement made and entered into by and between Benjamin Talbot of the one part and Benjamin Dyer of the other part

Witnesseth, That from and after the date hereof the gangway ten feet in width heretofore existing between our estates on Page Street shall only remain open for the distance of forty four feet from the line of Page Street and each party hereby accords to the other the free use and occupancy of the one half of the balance of said Gangway with the right to close up the same

In testimony whereof, We have hereunto affixed our hands and seals at Providence this Eighth day of July A.D. Eighteen hundred and fifty one

In presence of
Thomas J Stead

Benjamin Dyer (L.S.)

Benjamin Talbot (L.S.)

Providence ss: In the City of Providence Before me on the 9th day of July 1851 personally appeared Benjamin Talbot and on the 10th of July 1851 Benjamin Dyer, and severally acknowledged the preceding Instrument to be their free act & deed

Albert Pabodie
City Clk

Recorded July 10 1851 at 11 a.m.
Witness
Albert Pabodie
City Clk

This Indenture of Lease made and concluded by Benjamin Dyer of the One part; and the City of Providence of the other part

Witnesseth

That the said Benjamin Dyer for and in consideration of the covenants and agreements herein after mentioned to be kept and performed by said City of Providence or its assigns, has granted, demised and to farm let unto said City of Providence, or its assigns for the term of Twenty years, from and after the first day of July A D 1851 Eighteen hundred fifty one, A certain Lot of Land, situated in the Westerly part of said City of Providence and bounded as follows viz Commencing at the junction of Page Street with the Southerly line of a Gangway ten feet wide, between said Lot and the Estate of Benjamin Talbot, and extending Southeasterly on said Street Twenty five feet and holding the same width back for fifty feet, at right angles with the Curb Stone of said Street, privided, that the building to be placed on said Lot does not encroach on the adjoining lot, known as the William Washburn estate, with the privilege of free use of said Gangway for the distance of forty four feet from the line of Page Street for the purpose of ingress and egress to and from the rear of said leased leased premises

In consideration whereof the City of Providence agrees to hire the said premises for and during the term of Twenty Years, and to pay rent therefor in equal Quarterly Payments, on the first day of October, January, April and July in each year, at the rate of One hundred dollars per annum during the first period of ten years, and then if the parties cannot agree as to the rent for the next five years, the same shall be appraised by three disinterested persons, one to be selected by each party to this Lease, and the third to be mutually chosen by the two first selected, and the three shall conclusively determine the rate of Rent for said term, and the same shall be endorsed on this Lease and become binding to the parties hereto.

And again if the parties cannot agree as to the rent for the succeeding term of Five years, the same process of Referees shall be resorted to for the purpose of Settling the question. And it is further agreed by the parties to this Lease, that the buildings erected or placed on the premises shall be held liable for arrearages of Rent. & at the termination of this Lease, the party of the second part its successors or assigns, shall have liberty to remove the same upon payment of arrearages, and a reasonable time not exceeding twenty days after the expiration of this Lease, shall be allowed for the purpose aforesaid.

The party of the second part hereby agrees, at the termination of this Lease to surrender quiet and peaceable possession of the premises in as good order and condition as when received.

In testimony whereof, We have hereunto set our hands and seals this eleventh day of July A.D. Eighteen hundred fifty one (1851)

In presence of
Albert Pabodie

Benjamin Dyer LS
Esek Aldrich City Tr LS

Recorded July 11. 1851 at 4.45 P.M. Minutes
Albert Pabodie City Clerk

Providence ss In the City of Providence this Eleventh day of July A D 1851 personally appeared Benjamin Dyer & Esek Aldrich City Treasurer and severally acknowledged the same to be their free act and deed

Before me Albert Pabodie City Clerk

The undersigned chosen by the respective parties Referees as within mentioned for the purposes in the foregoing lease

Providence October 14. 1851

Thomas Burlingame
Freeman Babcock
James Y Smith

Referees

Recorded Oct 14. 1851 at 11.45 o'clk a.m. Minutes Samuel Warren City Clerk

The words "the" and "leased" interlined before the same was executed

Thomas Burlingame
Freeman Babcock
James Y Smith

Referees

Know all men by these Presents, that I James Blackwood of the City and County of Providence and State of Rhode Island for and in consideration of the sum of Four Hundred and Seventy Dollars ($470.) to me in hand well and truly paid before the sealing and delivering hereof, by Warren Smith of the Town of Provincetown in the County of Barnstable in the State of Massachusetts, the receipt whereof I do hereby acknowledge and therewith am fully satisfied, contented and paid, have bargained, sold, set over and delivered & by these presents do hereby bargain, sell, set over and deliver unto the said Warren Smith, his heirs, executors, administrators or assigns all my right title and interest in and to one certain Steam Engine, together with the Boiler, Shafting, Pulleys, Hangers & Braches and every and all other fixtures of whatever kind soever thereunto belonging or appertaining Said Engine and fixtures now being in buildings now owned and occupied by me, and standing on Land leased of Edward Carrington of said Providence; which said Land measures fifty feet on South Main Street in said City, running back therefrom One hundred feet. The building containing said Engine & fixtures being situated upon the front of said lot.

To have and to hold the said Engine and all fixtures of whatever nature belonging to it, unto him the said Warren Smith his executors, administrators or assigns, and to his and their own proper use, benefit and behoof forever.

And I the said James Blackwood, for myself, and for my heirs, executors, administrators and assigns do hereby covenant and agree to and with the said Warren Smith his executors, administrators and assigns, that I will warrant and defend the above granted articles of Personal property unto him the said Warren Smith, his executors, administrators and assigns against the lawful claims of all persons whatsoever.

In Testimony whereof I have hereunto set my hand and seal this Twenty fourth (24th) day of July in the year of our Lord One thousand eight hundred and fifty one (A D 1851)

Signed, sealed and delivered
in presence of
The words "soever" and "being" interlined
on the first page before signing
Augs Hoppin

James Blackwood LS

Recorded July 24 1851 at 1.35 o'clock pm
Minutes
Albert Pabodie City Clk

This Indenture of Lease made and entered into and executed this 24th day of July in the year of our Lord one thousand eight hundred and fifty one, by and between Caleb Waterman of Coventry in the County of Kent and State of Rhode Island and of the one part, and Susan C Fisher wife of Weston A Fisher of the City and County of Providence and State aforesaid of the other part

Witnesseth

That I

the said Caleb Waterman for and in consideration of the rents and covenants herein after named and contained on the part of the said Susan C Fisher her executors, administrators and assigns to be paid kept and performed, hath demised leased and to farm let unto her the said Susan C Fisher her executors administrators and assigns, One certain Lot of Land situate on the Northerly side of Waterman Street in said City of Providence and is the Lot No 64 (Sixty four) on a plat of the land of the late Richard Waterman of Coventry aforesaid, situate in the said City of Providence, which plat is on Record in the City Clerks Office in said Providence in book of Plats No 3 page 77 of the City Records. Which said Lot fronts said Waterman Street forty feet, and extends back Northerly to (and bounded upon a twenty feet Gangway) about one hundred and sixteen feet

To have and to hold the same with all the privileges thereof, or thereunto appertaining to her the said Susan C Fisher her executors, administrators and assigns for and during the full and entire term of Ninety five years from the first day of August in the year One thousand eight hundred and fifty one.

And it is agreed by and between the parties hereunto in manner following.

That the said Susan C Fisher her executors, administrators and assigns shall pay or cause to be paid as an annual rent the sum of Fifty Dollars yearly for and during the first period of fifteen years of said term to wit until the first day of August in the year one thousand eight hundred and Sixty six. The first payment thereof to be made on the first day of August in the year One thousand eight hundred and fifty two

That at the expiration of the said fifteen years and on the expiration of every subsequent period of ten years during said term, the price or ratio of the yearly rent for the then next ensuing period of ten years (in case the parties cannot agree) shall be fixed and determined by three judicious and disinterested men one to be chosen by each of the parties and the third by the two so chosen, and their decision or either two of them agreeing shall be binding and conclusive upon the parties hereunto.

That in case any rent accruing under this Lease shall remain unpaid for the term of twelve months, the said Caleb Waterman his heirs and assigns may at his or their election enter upon said premises and terminate this Lease. And in case of any delay in the payment of any rent as aforesaid, interest shall be charged & allowed thereon up to the time of payment

That the said Susan C Fisher, her executors, administrators and assigns shall pay or cause to be paid at the time and times that the same shall respectively become due and payable all taxes that may at any time during said term be assessed upon said premises.

That the buildings and improvements which may at any time during said term be erected or placed upon said lot, shall be pledged as surety for the payment of all rents and taxes as aforesaid

That the Said Susan C. Fisher her executors, administrators and assigns shall have the right and liberty (provided all rents and taxes as aforesaid be first paid) at the expiration of any of the periods of said term as aforesaid to remove the dwelling house and other buildings & improvements that may at that time be standing upon said lot and thereupon terminate this lease

That the said Caleb Waterman his heirs and assigns shall at the expiration of the aforementioned term of Ninety five years purchase the buildings and improvements that may at that time be standing upon said lot at such price as shall be fixed and determined by three such judicious and disinterested men as shall be chosen and agreed upon by the said parties as aforesaid

And the said Susan C Fisher on her part for herself, her heirs, executors, administrators and assigns, promises, covenants and agrees to and with the

said Caleb Waterman, his heirs and assigns that she or they will pay or cause to be paid at the time and times that they shall respectively become due and payable all rents accruing under this lease and all taxes that may at any time be assessed upon said premises. And on the expiration of said term will surrender and yield up up to him the said Caleb Waterman his heirs and assigns the full and peaceable possession of the said demised premises

In Witness whereof we have hereunto set our hands and seals this Twenty fourth day of July, in the year of our Lord One thousand eight hundred and fifty one (1851)

Signed and sealed in the presence of
Emma Simmons
Ann F Whitman

Caleb Waterman LS
Susan C Fisher LS

Providence ss In the City of Providence July 25, A.D. 1851 then personally appeared before me Caleb Waterman and acknowledged the preceding instrument by him signed to be his free act and deed

Albert Labodie City Clerk

Recorded July 25, 1851 at 9.15 o'clk a m

Witness

Albert Labodie City Clerk

Know all men by these presents that I Thomas Sprague of Providence for and in consideration of the sum of ten dollars to me paid by Henry P Babbitt of said Providence, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, conveyed and confirmed to him Henry P Babbitt his heirs and assigns one Lot No One Hundred thirty six in the burying ground laid out by me the grantor in the South westerly part of said Providence and called Sprague's burying ground, as fully described in a plat of said on record in the Town Clerks Office in said Providence reference thereto being had, to have and to hold the said premises above described with all the privileges thereto belonging to him the said Henry P Babbitt his heirs & assigns, to their only proper use, benefit & behoof, for the sole use of a burying ~~Ground~~ forever, and I the said Thomas Sprague for myself, my heirs, executors and administrators do promise to and with the said Henry P Babbitt his heirs and assigns the above granted premises against the lawful claims of any person or persons whatever, forever to warrant secure and defend by these presents — Witness my hand and seal this Twenty Eighth day of July A D One thousand eight hundred and twenty seven

Witness,
Robert Knight
Gardner Carr

Thomas Sprague LS

Providence ss In Providence July 28 th 1827 Personally appeared Thomas Sprague signer to the above instrument and acknowledged the same to be his voluntary act and deed, hand and seal

Before me Robert Knight
Just Peace

Recorded July 26 1851 at 1 1/2 p m

Witness

Word "Ground" erased

Albert Labodie
City Clerk

I, Conrad C Ellery, of the City and County of Providence, in the State of Rhode Island, in consideration of the sum of One hundred fifty Dollars to me in hand paid by Alex F. Adie, of City, County & State aforesaid, do by these Presents convey, sell & transfer to him the said Adie

Pew Numbered Sixty two (62) situate in the body of the Westminster Congregational Church, subject to such regulations of the Society as are reserved in the bill of Sale.

In Witness whereof, I have hereunto set my hand and seal this Seventh day of July A.D. 1851.

Witness
R.B. Chambers.

Conrad C. Ellery. (L.S.)

Recorded Aug 4. 1851 at 12 o'clk M.

Witness

Albert Pabodie City Clerk

Know all men by these Presents

That having been appointed by a Decree of the Court of Common Pleas, holden at Providence, within and for the County of Providence, at the June term thereof, and on the 11th day of said term, Master, for the purpose among other things of making Sale of the premises hereinafter described & conveyed, & having made Sale of said Premises in the manner & at the time in said Decree prescribed, to John R Burrows, Gardner M Burgess & Charles G Stafford, all of Providence aforesaid, & doing business under the firm and style of Burrows, Burgess & Co

Now Therefore, in consideration of the Premises & of Five Hundred Dollars to me paid by said Burrows, Burgess & Co, I Abraham Payne, of Providence aforesaid, Master as aforesaid, do hereby in my said capacity, and in pursuance of said Decree, give, grant, bargain, sell, transfer, assign, set over & convey unto John R Burrows, Gardner M Burgess and Charles G Stafford, all of Providence, doing business under the firm and style of Burrows, Burgess & Co.

All the right, title and interest which Nathaniel M Pratt had on the 15th day of December A.D. 1849, in and to a certain Lot of Land, measuring 100 feet by 135 feet, fronting on a Street and extending back to a Gangway, comprising the Two Lots Numbered 231 & 232 on a Plat of Lands belonging to the Heirs of the late James Tenner, & recorded in Book of Plats No 2, page 20, in Providence Land Records, together with a certain Dwelling House & other Buildings & Improvements thereon.

To Have & to hold the same to them the said Burrows, Burgess & Co, their Heirs, Executors, Administrators & Assigns forever.

In Witness whereof I have hereunto set my hand and affixed my seal, in my said capacity, this 21st day of July A.D. 1851.

Signed sealed and delivered
in presence of

Abraham Payne, Master (L.S.)
appointed to make sale of said Premises.

Providence &c. In the City of Providence on this 22d day of July A.D. 1851, personally came Abraham Payne, Master as aforesaid, & in his said capacity, acknowledged the above written instrument by him subscribed, to be his free & voluntary Act and Deed

Before me Wingate Hayes, Just Peace.

Recorded Aug 5, 1851 at 10½ o'clk A.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I, William Moore, of the City and County of Providence in the State of Rhode Island and have made, constituted & appointed, & by these Presents do make, constitute & appoint Charles McClure, of said City of Providence, my true & lawful Attorney, for me & in my name, during my absence from the State of Rhode Island, to attend to all my Business Transactions, to ask, demand & receive of & from any person or persons, any & all sums of money due, owing or payable to me, & for the recovery thereof, to commence any action or actions, to prosecute the same to final judgment, to adjust or compromise any such claim or claims, receiving a part for the whole, on the receipt of any sum or sums of Money, to execute & deliver the requisite receipts or discharges therefor, to answer & defend any action or actions that are or may be commenced against me, to unite with my Wife, Mary C Moore, in leasing, mortgaging or selling any Real Estate belonging to her, & for me & in my name, to unite with her in the execution, acknowledgment, sealing & delivery of any Lease, Mortgage or Deed of her said Real Estate, & generally to do & perform any & all acts, matters & things relative to my Business & Transactions, as fully to all intents & purposes as I might or could do if personally present with full power of substitution & revocation. I hereby ratifying, approving & confirming all such Acts, matters & things as my said Attorney shall lawfully do or cause to be done by virtue hereof.

In Testimony whereof, I have hereunto set my hand & seal this Fourth day of June, in the year of our Lord, One thousand eight hundred & forty nine.

Signed sealed & delivered
in presence of
Henry Martin

William Moore. (L.S.)

Providence County ss. In Providence this Fourth day of June A.D. 1849

Then William Moore personally appeared before me & acknowledged the within Letter of Attorney, by him signed, to be his free & voluntary Act & Deed for the uses and purposes therein mentioned

Henry Martin
Public Notary.

Recorded Aug 5, 1851 at 3 o'clk P.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I, Isaac Manchester of Providence, in the State of Rhode Island & yeoman, for & in consideration of the sum of Five Dollars & twenty five cents to me in hand before the ensealing hereof, well & truly paid by John G Bowers, of said Providence, the receipt whereof I hereby acknowledge, have given, granted, bargained, sold conveyed & confirmed & by these Presents, do give, grant, bargain, sell, convey & confirm to him the said John G Bowers, his Heirs & Assigns

Half of a Lot in the New Burying Ground, laid out by me the Grantor, in the Southwesterly part of said Providence & called Manchester Burying Ground, being half of Lot Number Nine, in the South Range, as fully described in a Plat of said Ground on record in the Town Clerks Office in said Providence.

Reference thereto being had.

To Have and to Hold the premises above described, with all the privileges thereto belonging, to him the said John G Bowers, his Heirs & Assigns, to his & their only proper use, benefit and behoof, for the sole use of a burying Ground forever.

And I, the said Isaac Manchester, for

myself, my Heirs, Executors & Administrators, do promises & engage to & with the said John L Barnes, his Heirs & Assigns, the above granted premises, against the lawful claims of any person or persons whatever, forever to warrant, secure & defend by these Presents.

Witness my hand & seal, the 29 day of March One Thousand, Eight hundred and 15.

Signed & sealed in presence of
Thomas Dix
George Olney

Isaac Manchester. (D)

Providence Sc. April 12th 1815. Personally came Isaac Manchester, yeaman, & acknowledged the above Instrument, to be his free & voluntary Act and Deed.

Before me
Wm Richmond. Just Peace

Recorded August 9. 1851 at 3 h 20 m P.M.

Witness (the words "said" "on Record" interlined) Albert Pabodie City Clk

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Know all men

That I, Halsey H. Maine, of the City & County of Providence & State of Rhode Island, in consideration of One hundred and fifty Dollars to me paid by Daniel H. Angell & Horace L. Angell of said City of Providence, transacting business in company, under the firm of D. H. Angell & Co, the receipt whereof I do hereby acknowledge, have bargained, sold & delivered, & by these Presents do bargain, sell & deliver unto said D. H. Angell, Hrs, their Heirs & Assigns forever,

A certain Barn & Shed built of Wood, with a pump & other fixtures therein, standing & being on a Lot of Land on the Easterly side of Randall Street in said City, which Lot was leased to the Grantor by Stephen H. Randall on the Eighth day of August A.D. 1849, for the term of ten years.

To Have & to Hold said Barn & Shed (together with all my property & interest in said Lease) with all the privileges & appurtenances thereof, to them the said Daniel H. Angell & Co. their Heirs & Assigns forever. And I said Halsey H. Maine, for myself my Heirs, Executors & Administrators, do covenant with said D. H. Angell & Co, that I am the lawful owner of said Barn & Shed, that I have a good right to sell the same as aforesaid & that I will warrant & defend the same to said D. H. Angell & Co, their Heirs & Assigns, against the lawful Claims of all persons.

In Witness whereof, I hereunto set my hand & seal, this Seventh day of August A.D. Eighteen Hundred fifty one.

Signed sealed & delivered
in presence of
Stephen Martin

Halsey H. Maine. (D)

Providence Sc. In the City of Providence August 7th A.D. 1851.

Then personally appeared before me Halsey H. Maine, Subscriber to the preceding Deed & acknowledged the same to be his free & voluntary Act & Deed

Stephen Martin
Justice of the Peace

Recorded Aug 9. 1851, at 5.45 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all people by these Presents

That I, Mary A. Bellinger of the City & County of Providence, in the State of Rhode Island in consideration of the trusts herein contained & for the benefit of my Creditors & of the sum of One Dollar to me paid by Benjamin N. Lapham, of said City, Esq, do by these Presents, sell assign, set over & convey unto him the said Benjamin N. Lapham, his Executors, Administrators & Assigns, all my Goods, Chattels & Stock in Trade of every kind & description, consisting principally of Millinery Goods of various kinds & qualities. Also all debts due or owing to me from any person or persons & also all & singular my property & estate of every kind, excepting my household furniture & wearing apparel, & excepting also any goods, chattels, property or effects of every kind which are in my hands & possession, or to which I have right or claim in my fiduciary capacity, as Administratrix with the Will annexed of the Estate of my late Husband James M. Bellinger, deceased.

To Have to Hold the above assigned premises to him the said Benjamin N. Lapham his Executors Administrators & Assigns, in special trust, for him the said Lapham to sell & dispose of, either at public Auction or private sale, all the goods, chattels, stock in trade, property and estate above mentioned, & to collect, so far as practicable, the above assigned debts, & to pay & appropriate the proceeds of such sales & collections in the order & manner following, namely.

First, said Lapham shall pay all the expenses of making this Deed & all charges for advice relative to the subject matter thereof, & all expenses of executing the trusts herein contained, & may reserve for himself a reasonable compensation

Second, said Lapham shall pay in full, one promissory Note, for the sum of Six hundred Dollars, bearing date the Tenth day of May A.D. 1849 by me signed & payable to A. Dalrymple or order, on demand with interest; also one other promissory Note, for the sum of Three Hundred Dollars, bearing date the Twenty third day of December A.D. 1850, by me signed & payable to said Dalrymple or order, on demand with Interest.

Third, All the rest & residue of said proceeds, if any there shall be after making the payments aforesaid, said Lapham shall pay and divide ratably to & among all my Creditors, provided however that in case any of my Creditors shall not, on or before the Eighth day of December next ensuing the date hereof, make & deliver to me or to him for me, a good, valid & effectual discharge & release from all their respective debts & demands against me, the share or dividend of such Creditor or Creditors in said residue of said proceeds shall be delivered & paid over to me my Executors, Administrators or Assigns, by the said Lapham.

And I do hereby appoint the said Lapham, my Attorney, irrevocable for me & in my name to do & perform all lawful Acts necessary for the fulfilment of these Trusts

In Witness whereof, I have hereunto set my hand & seal, this Eighth day of August A.D. One Thousand Eight Hundred & fifty one

Signed sealed and delivered
in presence of
Thos F. Carpenter

Mary A. Bellinger. (D)

Recorded August 11. 1851, at 10.55 o'clk A.M.

Witness Albert Pabodie
City Clerk

This Indenture made between Henry L. Brown of Providence, Guardian of the persons & Estate of Harriet A. Brown & Lucy Hazelett, Children of Benjamin Hazlett, late of said Providence, deceased, & Trustee of Benjamin Hazelett, of the one part, and Martin C. Pollard of said Providence, of the other part. Witnesseth,

That the said Henry L. Brown, for the consideration hereafter mentioned, in his aforesaid capacity, hath demised granted & to farm let, & doth hereby demise, grant & to farm let unto the said Martin C. Pollard, his Executors, Administrators & Assigns, a certain Lot of Land, situate in the Northerly part of the City of Providence in Hoardsenable so called, bounded North by the Estate of Mrs Bardeen, East by Land of Benjamin Millener, South by Land of said Millener, & West by Land of Daniel [illegible], with all the privileges & appurtenances thereto belonging.

To Have and to Hold said demised premises with the appurtenances, for and during the term of Five years from the day of the date of these Presents, fully to be complete & ended; the said Pollard at the expiration of said term to have the liberty to remove all the Buildings erected by him on said premises, provided the Rent then due and unpaid shall be fully paid; otherwise said Buildings & Improvements to remain on said premises.

And the said Martin C. Pollard, for himself, his Executors & Administrators, doth covenant & agree to pay or cause to be paid to the said Henry L. Brown, his Heirs or Executors, the sum of Fifteen Dollars annually, said sum to be paid on the first day of each successive year.

In Witness whereof, the parties have hereunto interchangably set their hands & seals, this Twentieth day of October A.D. 1847.

Signed and sealed in presence of William Mare — Henry L. Brown. Guardian & Trustee. (L.S.)

Martin C. Pollard. (L.S.)

Recorded Aug 12, 1851, at 11 o'clock a.m.

Witness Albert Pabodie City Clerk

Know all men by these Presents,

That We, Joseph Rawson and Samuel Rawson, both of the City and County of Providence in the State of Rhode Island, for & in consideration of the sums hereinafter named & contained, & also of the sum of One Dollar to us paid by Asa Pierce, of said City of Providence, the receipt of which said sum is hereby acknowledged, have given, granted, bargained, sold & conveyed & do by these Presents, give, grant, bargain, sell & convey unto him the said Asa Pierce, his Heirs & Assigns forever.

All our right, title and interest in and to One certain Lot of Land with a Dwelling House and other Buildings & Improvements thereon, situate on the Southerly side of Broad Street in the Westerly part of said City of Providence bounded as follows. Beginning at the Northeasterly corner of the premises (which lies Easterly of the Benificent Congregational Meeting House) thence running Southerly bounding Westerly on said Common, about One Hundred & Three feet to a Twelve feet Gangway, thence Easterly bounding Southerly on said Gangway, about Forty one feet, to Land (now occupied as a Gangway) of William & Richmond, & Heirs of the late Marvin Morris, deceased, thence Northerly bounding Easterly on said Gangway, about Ninety three feet, to the Northeasterly corner of the Dwelling House standing on the Lot hereby conveyed & thence Westerly, bounding Northerly on said Broad Street, about Thirty six feet, to the same

more or less. Together with all our Interest in & to the Gangway East of said House.

To Have and to Hold the same with all the Rights, privileges & appurtenances thereof or thereunto appertaining to him the said Asa Pierce, his Heirs & Assigns forever: but in Trust nevertheless, for the uses, intents & purposes following, that is to say.

In Trust that he shall at such time as he may deem expedient & as early a day as may be practicable for our Interest, in his opinion, sell said Premises either at public or private Sale, for Cash, or upon a reasonable Credit, with satisfactory security, execute seal, acknowledge and deliver to the purchaser or purchasers thereof, the requisite Conveyances of said Premises, so as to vest in such purchaser or purchasers a Fee & perfect Title thereto, & to receive of & from such purchaser or purchasers, the amount the same shall be sold for & after the payment of all the expenses incident to such sale, to apply & appropriate the Net proceeds thereof in manner following.

First, to the payment of the present subsisting Mortgages on said Estate, all Taxes that may be due & payable thereon, at the time of such sale, & to the payment or discharge of all other Incumbrances (if any) upon said Estate.

Second, to the payment of all the Expenses that may have been incurred by said Trustee, relative to said Estate, together with a reasonable compensation to said Trustee, for his Services, and

Third, to pay over to us the said Joseph Rawson and Samuel Rawson, in equal Shares, our Heirs or Assigns, the residue of said proceeds.

In testimony whereof, We have hereunto set our hands & seals, this Twelfth day of August, in the year of our Lord, One Thousand Eight Hundred & fifty one (1851)

Signed sealed & delivered in presence of Henry Martin — Samuel Rawson. (L.S.) — Joseph Rawson. (L.S.)

Providence County &c. In Providence this Twelfth day of August A.D. 1851. Then Samuel Rawson and Joseph Rawson personally appeared before me & severally acknowledged the foregoing Instrument by them signed, to be their free act and Deed.

Henry Martin
Justice of the Peace.

Recorded Aug 12, 1851, at 6 o'clock P.M.

Witness Albert Pabodie City Clk

This Indenture of Lease

made and entered into this First day of September A.D. One Thousand Eight hundred & fifty, by & between Alexander Walford, of the City of Providence, of the one part, & Daniel Wightman of said Providence, of the other part.

Witnesseth.

That the said Alexander Walford, for the consideration hereinafter mentioned, hath demised, leased & to farm let, & by these Presents doth hereby Demise, Lease & to farm let unto the said Daniel Wightman, his Executors, Administrators & Assigns

The new Dwelling House recently

erected by him the said Alexander Walford, situate on the Southerly side of Sabin Street, a little Westerly from Olom Street, in said City of Providence, together with the whole of the Yard now enclosing said House, & other Improvements connected therewith

To Have and to Hold said House & Lot, for & during the term of Five years from the first day of September A.D. 1850 to terminate & end on the thirty first day of August A.D. 1855.

And the said Daniel Wightman for himself & for his Heirs, Executors, Administrators & Assigns, doth covenant and agree to pay or cause to be paid to the said Alexander Walford, his Heirs, Executors, Administrators or Assigns, the sum of Two hundred & sixty two Dollars yearly and every year during said term, for Rent & hire of the above named Premises, in quarterly payments of Sixty five & one half Dollars each, on the last days of November, February, May & August, during said term of Five years; and in case of failure on the part of the said Wightman, his Heirs, Executors, Administrators or Assigns to pay any quarterly Rent within Eight Days next after it shall become due as aforesaid, or to conform to all the conditions of this Lease, the said Walford, his Heirs, Executors, Administrators or Assigns shall be at liberty to declare this Lease at an end & terminated, & thereupon to take immediate possession of the Premises.

And the said Daniel Wightman for himself & his Heirs, Executors, Administrators & Assigns, doth hereby covenant & agree, that he will use & improve the Premises aforesaid in a becoming & proper manner, not committing any waste or injury thereon, & at the expiration of the Lease will quietly & peaceably surrender up the possession of the premises to the said Walford & to his Heirs, Executors, Administrators or Assigns, in as good order as the same now are, common & ordinary wear & casualties by the elements only excepted.

And the said Daniel Wightman doth hereby covenant & agree not to underlet the premises hereby leased to any person or persons without the written consent of said Walford, his Heirs, Executors, Administrators or Assigns.

And the said Walford, for himself, & for his Heirs, Executors, Administrators & Assigns, on the conditions & terms above mentioned, doth hereby agree that the said Wightman, his Heirs, Executors, Administrators or Assigns, may use, occupy, possess & enjoy said premises for the full term of Five years, commencing & terminating as aforesaid.

And furthermore it is expressly agreed by and between the Parties hereto, that in case said Dwelling House shall at any time during the continuance of this Lease, be destroyed or rendered untenantable by Fire or other Casualty, the said Daniel Wightman, his Heirs or Assigns may, if he or they think proper, terminate this Lease, provided all Rents accruing under this Lease, including a proportional part of a Quarters Rent accruing from the previous Quarter Day, up to the time that notice shall be given in Writing, by him or them, to said Walford, his Heirs or Assigns, of such his or their intention, be first paid.

And in case of a partial or trivial injury to said Dwelling House, the same shall be forthwith repaired at the proper Costs and Charges of the said Walford, his Heirs or Assigns.

In Testimony whereof, the Parties hereto, have hereunto set their hands and Seals, the day & year first aforewritten. (The Clause relative to a Boarding House being first erased.

Signed sealed & delivered in presence of
Henry Martin

Alex[r] Walford. (L.S.)
Daniel Wightman. (L.S.)

Providence County, SS. In Providence this Fourth day of September A.D. 1850.

Then Alexander Walford and Daniel Wightman personally appeared before me & acknowledged the preceding Lease by them signed, to be their free Act and Deed

Henry Martin
Public Notary.

Recorded August 16. 1851 at 3.25 o'clk P.M.

Witness word "for" interlined
Albert Pabodie City Clerk

This Indenture of Lease,

made and entered into, on this Fourteenth day of April A.D. One Thousand eight hundred & fifty one (1851) by and between Thomas Peace, of the City & County of Providence, in the State of Rhode Island, of the one part and Horace C Tallman of said City of Providence, of the other part.

Witnesseth, That the said Thomas Peace, for in consideration of the Rents & Covenants hereinafter contained, on the part of the said Horace C Tallman, his Heirs, Executors, Administrators and Assigns, to be paid and performed, doth hereby Grant unto the said Horace C Tallman, his Executors, Administrators & Assigns,

A certain Lot of Land, situate on the Westerly side of Dyer Street (opposite Butlers Old Wharf) in said City of Providence, & bounded & described as follows Viz: Commencing at the Boundary line of Land belonging to Alexander Duncan & Thomas Hutchings & running fifty six feet on said Dyer Street, thence running back in a Northwesterly line Seventy five feet, thence in a Northeasterly line, Forty five feet, four inches, thence in a Southeasterly line Forty six feet, adjoining the Land of the said Thomas Hutchings.

To Have and to Hold said premises, with all the rights, privileges and appurtenances thereof, to him, the said Horace C Tallman, his Executors, Administrators & Assigns, from & after the day of the date of this Lease, until the first day of July A.D. One Thousand Eight Hundred & sixty (1860)

Yielding & paying therefor yearly & every year during said term, unto the said Thomas Peace, his Heirs and Assigns, the yearly Rent of Two hundred & twenty seven Dollars, payable quarterly, at the end of each every three Months, during said term, the first payment whereof, to be made on the Fourteenth day of July A.D. One Thousand Eight Hundred & fifty one, (1851)

And the said Horace C Tallman, for himself, his Heirs, Executors and Administrators doth covenant and agree, to & with the said Thomas Peace, his Heirs, Executors, Administrators & Assigns, that he the said Horace C Tallman, or his Heirs, Executors, Administrators or Assigns, will well & truly pay unto the said Thomas Peace, his Heirs, Executors, Administrators and Assigns, the yearly Rent aforesaid, at the times & in the manner hereinbefore appointed for

the same to be paid. And also at the end of said Term, quietly & peaceably to surrender up to the said Thomas Pearce, or to his legal Representatives, said Leased Premises, in as like good order & condition as when received.

And the said Horace C. Tallman, for himself, his Heirs, Executors, Administrators & Assigns, doth further covenant & agree, to & with the said Thomas Pearce, his Heirs, Executors, Administrators & Assigns, that all the Buildings & Improvements, that may hereafter be erected or placed on said Leased Premises, shall be and remain pledged for the payment of the yearly Rent aforesaid.

And it is further provided, that in case the yearly Rent aforesaid, or any part thereof, shall remain due & unpaid, for the space of Thirty days, after either of the times whereon the same is appointed to be paid, that then & in that case, it shall be lawful for the said Thomas Pearce, or his legal Representatives, to Re-enter in & upon said Leased Premises & the same to have, repossess & enjoy again, & this Lease shall cease & be determined, if the Lessor, or his legal Representatives think fit.

And it is further provided, that if the yearly Rent aforesaid, or any part thereof, shall remain unpaid, after it becomes due, it shall draw interest until paid, & the pledge of the Buildings & Improvements, hereinbefore given for the payment of said Rents, shall also be deemed & taken to extend to the Interest on the same.

And it is further provided, that the Taxes on said Leased Land, shall be paid by the Lessor & the Taxes upon the Buildings & Improvements thereon, shall be paid by the Lessee.

In Witness whereof, the Parties aforesaid, have hereunto set their hands and seals, the day & year first aforewritten.

Executed in presence of
H. P. Everett,
Thos C. Grinnell

Horace C. Tallman. (L.S.)
Thomas Pearce. (L.S.)

And the parties named in the preceding Lease, have further agreed in manner following, that is to say. The said Thomas Pearce Leases to the said Horace C. Tallman, his Heirs, Executors & Assigns, twelve feet of Land in addition to the Land leased in the aforewritten Lease, running parallel to the line running Northwesterly & Southeasterly, making the back line of the whole Lot, leased to the said Tallman, to be Fifty six feet & fourteen inches, & the line on Dyer Street to be Seventy feet, instead of Fifty six feet. The said Tallman, his Heirs & Assigns to pay an additional Rent of Eighty eight Dollars, making the Rent of the whole Lot leased to the said Tallman to be Five Hundred ~~Dollars~~ & fifteen Dollars, said additional Rent to be paid in the same manner & at the time provided in the aforegoing Lease, for the payment of said Rent, & subject to all the conditions & covenants in said Lease mentioned.

In Witness whereof, the Parties aforesaid have hereunto set their hands & seals, this Fourteenth day of April A.D. One Thousand Eight hundred & fifty one. (1851)

Executed in presence of
H. P. Everett,
Thos C. Grinnell

Horace C. Tallman. (L.S.)
Thomas Pearce. (L.S.)

Recorded Aug 16. 1851, at 5.45 o'clk P.M.

Witness word "Dollars" erased
Albert Pabodie
City Clk

Know all men

That We the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Thirty dollars to us already paid by Hannah Wheeler, do hereby grant, bargain, sell convey to the said Hannah, her Heirs & Assigns, One Lot

One Lot of Land in the Cemetery of said Corporation, situated on Main Avenue & Numbered Five Hundred sixty eight (N° 568) on the Plat of said Cemetery made by Cushing & Walling & recorded in the Land Registry of said City, page 76. Vol 3. Book of Plats.

To Have & to Holde the same unto the said Hannah Wheeler, her Heirs & Assigns forever; subject to the conditions & restrictions, & with the privileges following to wit:

1st. A fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation.

2°. said Lot shall not be used for any purpose other than as a repository of the dead, & no trees within the Lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry.

3°. The proprietor may erect stones, monuments & sepulchral structures, & cultivate trees, shrubs & plants on said Lot, & shall keep in repair, at his or her expense, the land marks put thereon by the Corporation.

4°. If any tree, shrub or plant on said Lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right & duty of said Vestry, to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5°. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry, it shall be their right & duty to cause the same to be removed.

6°. The Cemetery its appurtenances shall be under the custody and superintendance of the Vestry of said Corporation, & all the Lots therein shall be subject to such further regulations, for the preservation of the Cemetery, & to secure the rights of proprietors therein, as said Vestry shall, from time to time, deem expedient.

Witness the common Seal of said corporation hereto affixed this Eighth day of July, in the year of our Lord 1851. by Charles H. Mason, our Treasurer for that purpose duly authorized.

In presence of
W. T. Grinnell

C. H. Mason. (L.S.)
Treasurer of Grace Church, Providence

Providence &c. In the City of Providence this Eighth day of July 1851. Personally came Charles H. Mason, Treasurer of the Corporation of Grace Church, Providence, & acknowledged the preceding to be his voluntary Deed in said capacity, with the common Seal of said Corporation thereto affixed.

Before me Augustus Hopkins
Justice of the Peace.

Recorded Aug 19, 1851, at 10½ o'clk A.M.

Witness
Albert Pabodie
City Clk

Whereas Isaac C Stetson, of the City and County of Providence, in the State of Rhode Island, did on the First day of January A.D. 1851, make & execute his certain Deed of Mortgage of that date to Asa M Gammell of Warren in the County of Bristol & said State of Rhode Island, of certain Buildings & Improvements to secure the payment of certain sums of money as by reference to said Deed of Mortgage on Record in the City Clerks Office in Book No 6 page 154, will more fully appear.

Which said Deed of Mortgage fully authorized & empowered the said Asa M Gammell as the Attorney of the said Isaac C Stetson, to sell & convey said Mortgaged Property, under the elections in the mode specified in said Deed of Mortgage.

And whereas said Deed of Mortgage was made & given upon this condition. "For that whereas I, the said Isaac C Stetson, have made & executed my certain Promissory Note, bearing even date with this Deed, for the sum of Five hundred Dollars payable to Ebt Weller or order, in Six Months after date at Bank, which said Note is endorsed by the said Eb Weller. Now therefore if I, the said Isaac C Stetson, or my Heirs, Executors, Administrators or any other person for me or them, shall well & truly pay or cause to be paid, to the said Asa M Gammell, or to his Heirs or Assigns, the aforenamed promissory Note, at the maturity thereof, then this Deed shall be Null and Void, otherwise to be & remain in full force & virtue."

And Whereas said promissory Note has become due and payable, and still remains due unpaid, & the premises & estate named in said Deed of Mortgage have been advertised for sale by public Auction, for thirty days prior to the date hereof, in the Providence Daily Journal, one of the public Newspapers, printed in said City of Providence

And whereas at a public sale of said premises holden this day, the same were purchased by S & W Foster Bro. of said City of Providence (which said firm is composed of Samuel Foster, William Foster & Henry G Barrington) for the sum of Three hundred & sixty five Dollars, they being the highest Bidders therefor.

Now Therefore Know Ye, that I, the said Isaac C Stetson, by my Attorney, the said Asa M Gammell, for & in consideration of the Premises & of the aforenamed sum of Three hundred & sixty five Dollars, paid by the said S & W Foster Bro. the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over & deliver to the said S & W Foster Bro. and to their Heirs & Assigns forever,

all the Buildings & Improvements standing on a Lot of Land leased of Eliza F Man & Anna H Man, by Lease dated May 1 A.D. 1850, & recorded in the Land Records of said Providence, in Book 120 page 134 Said Lot is situated in the Westerly part of said City of Providence Numbered & described as follows Viz: Commencing at the corner of Cranston & Redding Streets & running Northerly about Ninety feet to the Southerly line of Lot Numbered Forty one in a Plat of Lands laid out by Henry Smith, thence Westerly bounding Northerly on said Lot No Forty one, Thirty feet, thence Southerly about Ninety feet to the North line of Cranston Street, thence Easterly along the North line of Cranston Street, Thirty feet, to the place of beginning, bounding Easterly on said Redding Street.

Being the Premises described in said Deed of Mortgage. Also all the Interest of the said Isaac C Stetson, in & to the aforenamed Lease & to the premises therein described.

To Have & to Hold the same & to them the said S & W Foster Bro. & their Heirs & Assigns together with all the Rights, privileges & appurtenances thereof, as conveyed by the said Isaac C Stetson, in & by the aforerecited Deed of Mortgage

In Witness whereof, I the said Isaac C Stetson have hereunto set my hand & seal on this Eighth day of August A.D. One Thousand Eight hundred fifty one. (1851)

Signed sealed & delivered in presence of
Nathl Searle

Isaac C Stetson (L.S.)
by his Attorney A.M. Gammell.

County of Providence SS. In the City of Providence on the 15th day of August A.D. 1851.

Then personally appeared the aforenamed Asa M Gammell, before me and acknowledged the preceding Instrument by him signed as Attorney for Isaac C Stetson, to be his free act & deed & the free act & deed of the said Isaac C Stetson.

Nathaniel Searle
Justice of the Peace.

Recorded Aug 21. 1851 at 2.40 o'clk P.M.

Witness Albert Pabodie
City Clk

Alfred K Aldrich

Bot of Benj F Bagman

1851.			
June 1st	One half of the following Stock		
Viz: Horses	Horse	Coach	Taylor	$150.00
	Horse	Randall	Horse	150.00
	Horse	Robinson	Mare	135.00
	Horse	Major		125.00
	Horse	Robin		75.00
	"	Vanderbilt		75.00
Carriages	1	Carryall		175.00
	1	Bailey	Chaise	175.00
	1	Beckwith	Chaise	175.00
	1	Gallup	Chaise	100.00
	1	Bailey top	Buggy	150.00
	4	Sleighs		100.00
	1	Gig		40.00
Harness,	3	Chaise	Harness	80.00
	1	Buggy	" new	35.00
	1	light Black	Harness	12.00
	1	set double	Harness	35.00
	8	Buffalo	Robes	36.00
	3	Saddles		16.00
	1	side	Saddle	16.00
Etc &c	7	Blankets &	Circingles	7.00
	12	Doz	Halters	6.00
	2	Stoves		6.00
	2	Meat	Chests	5.00
	6	strings of	Bells	10.00
	1	Hand	Cutter	10.00
	6	Mats		12.00
	Whips &c			15.00
	1	Sow &	Pigs	25.00
	4	Hogs		16.00
				1957.00

Also One half part of the Stable Building & Shed & appurtenances thereto belonging, situated on the Corner of Washington Hore Streets, & now occupied by me as a Stable, and A.W. Aldrich to pay One half of the expense of Keeping said Buildings, whatever the expense may be hereafter

	Price	1475.00
Amt	Brot down	1957.00
		$3432.00
	One half	1716.00

June 1st Cr By one half of the amount of his Bill of Stock 1554.00
One half 777.00

$1716.00
777.00
$939.00

Received payment
Benj. Bragmans.

Recorded Aug 23. 1851. at 9.05 o'clk A.M.
Witness Albert Pabodie
City Clerk

Know all men by these Presents

That I, the aforenamed Edward S Underwood, the Lessee named in the preceding Lease, for & in consideration of the sum of One Dollar, to me paid by Thomas Gonde, of the City of Providence, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over & deliver to the said Thomas Gonde & to his Heirs & Assigns All my Right title & interest in & to the within & preceding Lease & to the premises described therein.

To Have & to Hold the same with all the rights, privileges & appurtenances thereof, to him the said Thomas Gonde & to his Heirs & Assigns, for & during the remainder of the term in said Lease mentioned, he the said Thomas Gonde, his Heirs or Assigns paying all the Rents & performing all the Covenants in said Lease mentioned, & required to be paid & performed by me the said Edward S Underwood.

In Witness whereof I have hereunto set my hand & seal on this thirtieth day of July A.D. 1851.

Executed in presence of
Nathaniel Searle

Edwd S. Underwood. (L.S.)

County of Providence ss. In the City of Providence on this 30 day of July A.D. 1851
Then personally appeared the aforenamed Edward S Underwood before me & acknowledged the preceding Instrument by him signed to be his free Act & Deed.

Nathaniel Searle
Justice of the Peace.

N.B. The Lease transferred above is recorded in Book No 88 page 156.

Recorded Aug 25. 1851 at 10.45 o'clk A.M.
Witness Albert Pabodie
City Clk

Know all men by these Presents

That I, Edward S Underwood, for & in consideration of the sum of Four Hundred Dollars, to me paid by Thomas Gonde of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over & deliver to the said Thomas Gonde, and to his Heirs & Assigns forever.

A certain Wooden Building & all other Improvements, standing on a Lot of Ground, situate on the East side of South Main Street, in the said City of Providence.

Being a Lot of Ground leased by the said Edward S Underwood of William Bradley, by Lease dated November 24, A.D. 1843, which said Lease is recorded in the Land Records of said City of Providence, in Book 88, page 156. Reference to said Lease being had.

And which said Lease has been this day assigned by me the said Edward S Underwood, to the said Thomas Gonde.

To Have and to Hold the same with all the appurtenances thereof, to him the said Thomas Gonde, & to his Heirs and Assigns, to his & their sole use & benefit forever.

And I, the said Edward S Underwood, for myself, for my Heirs, Executors and Administrators do covenant & agree, to & with the said Thomas Gonde, his Heirs and Assigns, that I am the true, sole lawful owner of the aforesaid Building & Improvements, that I have a good right & full power to sell & convey the same as aforesaid, that the same is free & clear of all Incumbrances that I will warrant & defend the same to him the said Thomas Gonde & to his Heirs and Assigns forever, against the lawful claims and demands of all Persons whatsoever.

In Witness whereof I have hereunto set my hand & seal, on this thirtieth day of July A.D. One Thousand, Eight hundred & fifty one. (1851)

Signed sealed & delivered
in presence of
Nathaniel Searle

Edwd S. Underwood. (L.S.)

County of Providence ss. In the City of Providence on this 30 day of July A.D. 1851.
Then personally appeared the above named Edward S Underwood before me and acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Nathaniel Searle
Justice of the Peace.

Recorded Aug 25. 1851. at 10.45 o'clk A.M.
Witness Albert Pabodie
City Clk

Know all men by these presents, that We George M. Richmond of the city and County of Providence in the State of Rhode Island and Vincent Carr of Westerly in the County of Washington in said State, both in Copartnership under the firm and style of Richmond & Carr, in consideration of One Dollar to us as such Co partners paid by Earl P. Mason, William T. Dorrance and Samuel N. Richmond Junr all of said city and County of Providence, the receipt whereof is hereby acknowledged, and in further consideration of the trusts hereinafter declared, to be performed by the said Mason, Dorrance and Richmond do hereby grant, bargain, sell, alien, assign, convey, release and confirm unto them the said Mason, Dorrance and Richmond their heirs and assigns as joint tenants, all the estate and property, of them the said firm of Richmond & Carr as copartners as aforesaid real, personal and

mixed, wherever the same may be situated, and of every kind and nature whatsoever — excepting only such as is exempt from attachment by law meaning and intending hereby to convey, and hereby conveying and transferring to said Mason, Dorrance & Richmond their heirs and assigns forever as joint tenants, all the estate and property real, personal and mixed, of every kind and description in anywise belonging to said copartnership wheresoever the same may be

To have and to holde all the same to them the said Mason, Dorrance and Richmond their heirs and assigns as joint tenants, together with all the privileges and appurtenances thereof, in trust nevertheless for uses and purposes following — that is to say — that said Assignees shall from time to time and as soon as may in their discretion be for the interest of those concerned having regard to the nature of the property and other circumstances, sell and dispose of all the estate and property hereby conveyed, at public or private sale, collect all the debts and shall apply and appropriate the proceeds of such sales and collections in the manner following — that is to say

First, to pay in full the expenses of this assignment and of executing the trusts hereby created, together with a reasonable compensation to said Assignees for their services

Second After paying the preceding in full, then to apply the residue to the payment in full if sufficient, rateably and proportionally if insufficient of and for all purchases, contracts and debts made and contracted by us said Richmond & Carr, as copartners as aforesaid, since the first day of April in the year Eighteen hundred and fifty

Third After paying the preceding in manner above required, then to apply and appropriate the residue to the payment of all such creditors of the said Copartnership of Richmond & Carr as shall on or before the First day of November in the year One thousand eight hundred and fifty one accept of the provisions of this assignment and shall also respectively on or before said last mentioned day sign, seal, execute and deliver to the said Richmond & Carr a full and absolute release and discharge of all their claims and demands of every kind against them the said Richmond & Carr

And We said Richmond & Carr hereby authorize and empower said Mason, Dorrance and Richmond and the survivors and survivor of them to make such compromises and arrangements as they may think most beneficial to these trusts — to refer disputed matters — and to execute all requisite papers, conveyances and acquittances in the premises

In testimony whereof we have hereunto set our hands and seals this twenty first day of August in the year of our Lord One thousand eight hundred and fifty one

Signed, sealed & delivered
in presence of
Samuel S. Stillwell witness
to the signature of G. M. Richmond
Thomas A. Richmond witness
to the signature of Vincent Carr

G. M Richmond L.S.

Vincent Carr L.S.

State of New York
City & County of New York } ss. On this twenty first day of August A D 1851 personally appeared Vincent Carr before me and acknowledged the preceding instrument under seal by him signed to be his free and voluntary act and deed

Witness my hand and seal the day and year last above written

Thomas A Richmond
R. Island Commissioner
in New York

L S

Providence ss. City of Providence August 30th A D 1851 Then personally appeared George M Richmond above named and acknowledged the aforegoing instrument to be his voluntary act and deed before me

Charles Holden Jr
Justice of the Peace

Recorded August 30th A D 1851 at 2.55 o'clock p m

Witness
Albert Pabodie City Clerk

We George L Barnes & Eliza G. Barnes his wife of Smithfield, Rhode Island and Charles C Rhodes & Henry A Rhodes by his Guardian, William C Richmond, for that purpose duly authorized all of Providence, Rhode Island, have let & demised and hereby let and demise unto Benjamin Bogman of Providence aforesaid his heirs and assigns three certain lots of land at the corner of Washington and Cove Streets in said Providence, being the lots numbered five (5) six (6) and seven (7) on the plat of James Aborn Estate, made by Cushing & Walling in July 1847 to which plat reference is had, for a more particular description of said lots allowing for an error of a few inches in the line on Cove Street — measuring from lots this day leased to Richmond & Pope to Washington Street

To have and to hold the same with the rights & privileges thereof, to the said Benjamin Bogman, his heirs and assigns for the term of five years next after the fourteenth day of November A D 1849; in condition of the payment of a yearly rent therefor of Three hundred Dollars, in equal & successive quarter yearly instalments the first whereof to be due and payable on the fifteenth day of February A D 1850, that the building now on said lots and the buildings and improvements, at any time placed on said lots, or either of them shall be held & liable for said rents, with interest on such as shall be in arrear for more than thirty days, and that for rent in arrear, the lessors, their representatives or substitutes so choosing may take possession of said lots, buildings and improvements without prejudice to other rights or remedies hereunder

And the said Benjamin Bogman for himself, heirs, executors, administrators and assigns, doth covenant with the Grantors their heirs, executors, administrators and assigns to accept the demise and observe and perform the conditions aforesaid and on the

entry of the lessors, their representatives or substitutes for condition broken, or on the expiration of the full term aforesaid in case the said term shall not be extended as is hereinafter provided, to surrender quiet & peaceable possession of said premises in good condition.

And it is further agreed by the parties, that at the end of said term of five years the parties will each name one and the two so named shall choose a third judicious and indifferent men, any two of whom agreeing shall estimate first the value of the buildings put upon the demised estate by the lessee during the term, and second, the yearly value of the demised premises as rent for the next five years thereafter, and shall report their several valuations to the parties. Whereupon the lessors their heirs or assigns shall have the first choice whether to purchase the buildings of the lessees at the valued price or to let the said premises to the lessee, his heirs or assigns for the five years next thereafter, at the rent valued as aforesaid.

If it be decided to purchase the buildings, the appraised value thereof shall be paid unto the lessees within thirty days next after the report or next after the expiration of the first term whichsoever shall last happen with an equitable adjustment of rent and interest between the parties

If the decision be to let for another five years at the new valuation of rent, the said rent shall be due and payable in equal and successive quarter yearly instalments as before

Signed, sealed and delivered in duplicate on the fourteenth day of November A.D. 1849

In presence of
Simon A Sayles, witness to the signing of George L Barnes & Eliza G Barnes
Henry Howard to the last three named & G L Barnes

George L Barnes L.S.
Eliza G Barnes L.S.
Henry A Rhodes by his Guardian Wm E Richmond L.S.
Charles C Rhodes L.S.
Benjamin Bogman L.S.

Providence ss In Smithfield on this 27th day of April A.D. 1850 personally appeared George L Barnes and acknowledged the aforegoing instrument by him subscribed to be his own free act & deed, and at the same time Eliza G Barnes wife of said George L Barnes being examined separate and apart from her said husband and having the aforegoing instrument read & explained to her by me acknowledged the same to be her own free act and deed from which she did not wish to retract

Before me
Simon A Sayles, Justice of the Peace

Providence ss In Providence April 27 1850 personally appeared the within named Charles C Rhodes & Benjamin Bogman and acknowledged the within instrument by them signed to be their free act & deed — And at the same place and time also

appeared William E Richmond and in his capacity as guardian acknowledged the within instrument by him signed in his said capacity to be his free act and died

Before me Henry Howard Public Notary

Know all men by these presents that I Benjamin Bogman of the City and County of Providence, for and in consideration of the sum of one dollar to me paid by Alfred K Aldrich of said City and County the receipt of which I hereby acknowledge, Do hereby bargain, sell, assign, transfer and set over to him the said Aldrich one undivided half of all my right title and interest in and to the annexed lease and the premises therein described

To have and to hold the same to him the said Aldrich his heirs, executors, administrators & assigns for and during the term of time mentioned in said lease and subject to all the terms, conditions and provisions thereof

In testimony whereof I have hereto set my hand and seal this eleventh day of July A D One thousand eight hundred and fifty one

Signed, sealed & delivered in presence of
Benjn N Lapham

Benjamin Bogman L.S.

Providence ss Providence July 11, 1851. Then personally came the within named Benjamin Bogman signer to the within instrument and acknowledged the same to be his free act and deed Before me Benjamin N Lapham
Public Notary

Recorded Sept 2 1851 at 9-35 o'clk a m
Witness
Albert Palodie
City Clk

word "more" erased and
"and that for rent in arrear" interlined

This agreement made and executed on this first day of April A D One thousand eight hundred and fifty by and between Alfred K Aldrich and Anson W Aldrich, both of the City and County of Providence, in the State of Rhode Island

Witnesseth

That the said Alfred K Aldrich for and in consideration of the rents and covenants hereinafter mentioned, to be paid and performed by the said Anson W Aldrich, his executors, administrators & assigns, doth hereby Lease the Lot of Land, with all the Buildings and Improvements thereon, situate at the corner of Cove & Fulton Streets, in said City of Providence and belonging jointly to the said Alfred K Aldrich & Anson W Aldrich

To have and to hold the same to him the said Anson W Aldrich and to his heirs and assigns from and after the day of the date of this Lease, until such time as the Estate hereby leased shall be sold

Yielding and paying as Rent therefor, the yearly rent of Five Hundred Dollars yearly and every year during the continuance of this Lease, payable quarterly, at the end of each and every three months during said Term

And it is further agreed by the parties hereto - That in case either of the parties should wish to sell his share of the estate hereby Leased - The party wishing to sell shall give the privilege of purchasing the same to the other party.

And it is further agreed by and between the parties hereto, that in case the yearly Rent aforesaid or any part thereof, shall remain due and unpaid for the space of Twenty days, after either of the times whereon the same is appointed to be paid and after a demand for the same shall have been made that then & in that case, it shall be lawful for the said Alfred K Aldrich, his heirs or assigns to reenter in and upon said Leased premises and this Lease shall cease & be determined

In Witness Whereof, the Parties aforesaid, have hereunto set their hands & Seals the day & year first above written

Signed, Sealed & delivered
in Presence of
Nath[l] Searle

Alfred K Aldrich [L.S.]
Anson W. Aldrich [L.S.]

Recorded Sept 2[d] 1851 at 9-35 o'clk A.M.
Witness
Albert Pabodie
City Clk

Know all men by these presents, That I Charles S James of the City of Providence, County of Providence and State of Rhode Island, in consideration of the sum of ten dollars to me paid by Lyman B. Frieze of said Providence, and in further consideration of the trusts hereinafter created, and by the said Lyman B Frieze to be fulfilled and performed, do hereby give, grant, bargain, sell, alien, assign, release, convey and confirm unto him the said Lyman B Frieze, his heirs and assigns forever, in trust, all the estate and property following, namely

All that real estate situate in the westerly part of Providence aforesaid, where I now reside containing by estimation about four acres of land together with all the buildings, improvements and fixtures thereon, with all the privileges and appurtenances thereof - Also all my household furniture, including pictures, Statuary and library; - Also my horses, Carriages and harnesses; and also all personal property of every kind and description in and about my said residence, Office and buildings and homestead estate;

Also all my estate situate in Warwick in the county of Kent, in said State, called and known as the James Rhodes farm, and which I bought of Josiah Chapin Esq

containing by estimation about two hundred and seventy acres, more or less, with all the buildings and improvements thereon; reference to the conveyance from the said Josiah Chapin to me being had for a more particular description thereof - together with all the privileges and appurtenances thereof, Also all the neat Stock, horses, Swine, poultry, farming tools, implements, fixtures, carts, carriages, Crops - growing, grain, produce and provisions on said farm, or used therewith, hereby conveying all my personal property of every kind and nature on or about or used with said farm.

Also my estate situate in the town of Scituate in said State, on the Killingly road, called the Harley Phillips Estate, reference to the deeds thereof from Lewis A. Phillips and others to me being had for a more particular description thereof, together with all the buildings and improvements thereon - and hereby conveying all my Stock of every kind, name and description, on said premises and all crops, produce, farming tools, implements, and all other property to me in any wise belonging, on, or used with said farm, said farm containing by estimation about one hundred and thirty acres.

Also a certain other lot of land situate in said town Scituate, adjoining the last above on the west, containing about forty acres, reference to the deed thereof from Cyrel Cornell to me, being had for a more particular description of the same.

Also all my shares and stock in the Atlantic De Laine Company, a Corporation created by the Legislature of said State of Rhode Island, and having its mill at Olneyville in North Providence in said State, being one hundred and fifty shares of the capital Stock of said company - meaning and intending to assign and convey and hereby assigning and conveying to said Lyman B Frieze, his heirs and assigns forever in trust all my right, title and interest in and to all the real estate of said Company or Corporation, and all fixtures, machinery of every kind, Steam engine, Steam boilers, Shafting, gearing of said Corporation - and all Stock of wool and materials, and to all the estate and property real and personal, of every kind and nature in, and of said Corporation, wherever situated

Also, hereby assigning all sums of money and debts of every kind due or owing to me from said last named Corporation, in whatever form, together with all the evidences thereof;

Also all my shares and stock in the Saunders Cotton Mill, a corporation created by the Legislature of the State of Massachusetts, and located and doing business at Grafton in said State, the shares belonging to me in said Corporation, being one hundred and twenty five - hereby intending to convey, and conveying, all my right title and interest, in and to all the Stock of said Corporation, and also in and to all the real and personal estate of said Corporation of every kind and

nature, wherever the same may be

Also all my shares and stock, being one hundred shares, in the Rockport Steam Cotton Company a Corporation, created by the Legislature of the State of Massachusetts and situated at Rockport, Massachusetts, meaning and intending to convey, and hereby conveying, all my right, title and interest in and to all the estate and property of said corporation, real and personal, of every kind and nature, wherever the same may be situated;

Also all my shares and stock, being one hundred shares, in the Montauk Cotton Manufacturing Company, a corporation created by the Legislature of New York, and located and doing business at Sag Harbor, on Long Island, in the State of New York - meaning and intending to convey and hereby conveying, all my right and title and interest, in and to all the estate and property, real and personal, of said Corporation, of every kind and nature whatever, and wherever situated

Also all my shares and stock, being one thousand and twenty shares, in the Conestoga Steam Mills, a corporation created by the Legislature of Pennsylvania and located and doing business at Lancaster, in said State - meaning and intending hereby to convey, and conveying all my right, title and interest, in and to all the estate and property of said corporation, real and personal of every kind and nature and wherever the same may be situated

Also hereby assigning and conveying all sums of money and claims of every kind due or owing to me from said last named corporation in whatever form, together with all the evidences thereof;

Also all my shares and stock, being two hundred and fifty shares in the Capital Stock of the Harrisburg Steam Cotton Manufacturing Company a corporation created by the Legislature of the State of Pennsylvania, and located and doing business at Harrisburg, in said State; meaning and intending hereby to convey and hereby conveying all my right, title and interest, in and to all the estate and property of said corporation, real and personal, of every kind and nature, and wherever the same may be situated;

Also all my shares and stock, being as I believe, One thousand shares, in the Reading Cotton Manufacturing Company - a corporation created by the Legislature of Pennsylvania, and located and transacting business in Reading in said State, the amount of Stock owned by me in said Corporation being fifty thousand dollars; but the certificates not having been issued, I am not certain of the number of shares; meaning hereby to convey, and hereby conveying, all my right, title and interest in and to all the estate and property of said corporation, real & personal, of every kind and nature, and wherever the same may be situated;

Also all sums of money, all claims and demands of every kind and nature due and owing to me from said corporation last named whether due me on contracts, book account, or in any other manner; together with all the evidences thereof.

Also all my Shares and Stock being one hundred and thirty five shares in the Capital Stock of the Camelton Cotton Manufacturing Company, a corporation created by the Legislature of the State of Indiana, and located and doing business at Cannelton in said State, meaning hereby to convey and hereby conveying all my right, title and interest in and to all the estate and property of said Corporation real and personal of every kind and nature and wherever the same may be situated;

Also all sums of money, and claims of every kind and nature, due and owing me from said last named corporation, whether the same may be due me on contracts completed or to be completed, or on book account, or in any other way whatever - together with all the evidences thereof;

Also all my Shares and Stock, being one hundred and twenty five shares, in the Capital Stock of the American Cannel Coal Company, a corporation created by the Legislature of the State of Indiana, and located and doing business at Cannelton in said State; meaning hereby to convey, and hereby conveying, all my right, title and interest, in and to all the estate and property of said Corporation, real and personal of every kind and nature, and wherever the same may be situated, including all rights of mining, of every kind and nature

Also all my shares and stock, being One thousand shares, in the East Tennessee Mining and Manufacturing Company - a corporation created by the Legislature of the State of Tennessee and located and doing business in the City of New York, meaning hereby to convey, and hereby conveying all my right, title and interest, in and to all the estate and property of said Corporation real and personal of every kind and nature, wherever the same may be situated - including all mining lands and rights of mining whatever;

Also four lots of land in said City of Providence, on Carpenter Street, all lying just northerly of the estate occupied by me in this City, containing by estimation about half of one acre of land;

Also all my right, title and interest, in and to all the property and right of property in Otis, in the County of Berkshire, in the State of Massachusetts conveyed to me by two certain deeds, one from Alonzo Waterman dated March 30th 1850, and the other from George M. Wells, dated the 5th day of May 1851, reference to said deeds being had for a more particular description of said Property

Also One hundred and twenty shares of the Capital Stock of the National Bank in said City of Providence, Also two hundred shares of the Capital Stock of the Bank of America in said City of Providence;

And Also hereby assigning and conveying to the said Lyman B Frieze, his heirs and assigns forever in trust, all my goods, chattels, rights and credits, debts, demands, choses in action, account books & evidences of debt of every kind and nature from whomsoever and however due or owing, and all machinery and

fixtures of every kind and nature — And also all my estate and property real and personal and mixed, of whatever name, kind or nature, or wheresoever the same may be situated:

To have and to hold all said Estate and property of every kind hereby conveyed, with all the privileges and appurtenances thereof, to him the said Lyman B Frieze, his heirs and assigns forever, in trust, for the uses and trusts hereinafter declared and specified — that is to say — in trust, that he shall, as soon as may be, take possession and charge of all said estates and property hereby conveyed, keep the same in proper repair, and so many and such portions of them insure, and in such amount as he, in his discretion may deem best — and otherwise manage all said estates and property in such manner as shall in the exercise of his discretion seem most for the benefit and advantage and interest of all concerned.

And whereas I, the said Charles T James am under contract with the said Atlantic De Laine Company, to complete their new mill in said Oneyville, and get the same ready for operation, reference to my said contract with them being had for terms thereof, and whereas said contract has been by me mostly completed, and requires only a small expenditure to entitle me to receive from said Company, all the sums of money stipulated to be paid by them to me by said contract — deeming it best for my creditors and all interested, that my said assignee should proceed and complete said contract with said Company — I hereby fully authorise, empowes, and require him to go on and complete said contract with said De Laine Company according to my said contract, and hereby empower him to complete all sub contracts and to do all acts and things requisite for the completing of my contract with said De Laine Company, and to appropriate therefor out of the assigned property, so much only as may be necessary to complete what now remains to be done or completed of said contracts, and no more, hereby excluding any appropriation of any of said Property under this clause for purposes of paying only balances on debts now due from me on said contracts, and restricting such appropriations to paying for work hereafter to be done and for machinery and materials hereafter to be delivered for the above purpose;

And whereas I am also under contract with the Reading Cotton Manufacturing Company, in Reading Pennsylvania; the Harrisburg Steam Cotton Manufacturing Company, in Harrisburg Pennsylvania, the Conestoga Steam Mill Company, in Lancaster Pennsylvania, the Cannelton Cotton Manufacturing Company in Cannelton Indiana for building Mills for said Companies — reference being had to said contracts with them for terms thereof, a very small amount of work only now being required to complete the same and entitle me to receive the amount stipulated to be paid to me by said companies therefor, and believing it best for all interested I hereby authorize, empower and require my said assignee to go on and complete said last named contracts, and to appropriate the amount necessary therefor, out of the property hereby assigned

And as soon as may be practicable, considering the nature of the property, and the circumstances, and at such time and times as my said Assignee shall think most for the benefit of all parties interested in the proceeds thereof, he shall sell at public or private sale, for cash or on reasonable credit, so much of the estate and property hereby assigned and conveyed, as shall be found necessary to carry out the objects of this assignment as herein provided, and shall, as soon as may be practicable collect all the debts and claims hereby assigned, and out of the proceeds thereof first pay in full, the amounts necessary to complete all the aforesaid Contracts, and all the expenses of the making this assignment, and also all costs, charges and expenses of every kind, attending the carrying into effect and final execution of all trusts hereby created, besides a reasonable compensation to said Assignee for his services.

And after the payment in full of all the preceding, he the said Assignee, shall appropriate and apply the residue of the proceeds of all such sales and collections in the order and manner and for the purposes following, namely;

First, To the payment in full of all sums of money due from me the said Charles T. James, to all persons for work and labor by them for me actually done and performed within this State of Rhode Island; and also to the payment in full, of all sums of money due from me the said Charles T James, to all persons for work and labor by them for me actually done and performed in the State of Pennsylvania;

Also to the payment in full of a certain note in favor of said Lyman B Frieze, for five thousand dollars, for payment of help, dated August 29 1851 at four months; Also a certain other note in favor of said Lyman B. Frieze for three thousand two hundred & seventy five Dollars and fifty six cents borrowed money; Also a certain other Note in favor of said Lyman B Frieze, for three thousand two hundred and fifty seven Dollars & ninety six cents, for borrowed money; one of the two notes last above named, bearing date August 1, 1851 at three months, and the other bearing date August 1, 1851 at four months

Second, To the payment in full of all debts due from me to the persons hereinafter named to wit, to

Thurston, Green & Co
Providence Machine Co
James C. Bucklin
Narragansett Brick Co.
Albert Daily
Lewin & Fish
Martin A. Snow
Seth Padelford & Co
George H. Whitney
William Arnold & Sons
Phenix Iron Foundry
O. Mason & Co
Edward Williams
Nath[l] G. Thom
Lyman B. Frieze
Alfred R. Fish
David Longnecker
Coggshall & Barstow
Providence Tool Co
Henry A. Denny & Sons
Bank of America
Thomas Seekell

Sweet & Carpenter, Providence Steam Gas Pipe Company,
John Kendrick, Bailey & Mason,
James Boyd, Sheldon & Davis,
Bancroft & Sellers, Henry A Denny
Barker & Whitaker Samuel A Durfee
Farmers Bank Lancaster Penn. Robert T. Ross
Lancaster Bank Lancaster Penn. Cashier. Harrisburg Pa.
Allen Shaw Peirce & Leethen
C & D P Dyer, John Herring, Peter Grinnele & Sons
Calder & Phillips, Beals Bush & Co, & Cyrus B. Manchester, &
Blackstone Canal Bank.

Third, After paying all the preceding in full out of the said proceeds, then to pay in full the sums of money due from me & secured by a certain Mortgage Deed made & executed by me said Charles T James to George M Chapin of the City of Providence in trust for the persons therein named said Mortgage Deed bearing date the day of A.D. 1851. reference being had to said Mortgage Deed & the Record in the City of Providence or elsewhere for the terms thereof, to ascertain the debts thereby secured, in order to release the same.

Fourth, After paying all the preceding in full, then to pay in full all sums of money due from me & secured by a certain Mortgage Deed made & executed by me the said Charles T James to Mr W Blackstone Canal Bank in the City of Providence, said Mortgage Deed bearing date the day of A.D. 1851. Reference being had to said Mortgage Deed & the Record thereof, for the terms thereof, & to ascertain said debts secured thereby, in order to release the same, a large portion of said debt secured by said Mortgage Deed having already been paid.

Fifth, After the payment in full of all the preceding, to pay in full all sums of Money due from me to William Mason & Co. of Taunton, County of Bristol & State of Massachusetts, & Willis & Co. Boston.

Sixth, After the payment in full of all the preceding, in the manner & order herein specified, then to apply & appropriate the residue of all said sales & collections, to the payment in full, if sufficient, and ratably & proportionally in case such residue should be insufficient, to pay in full all debts due from me to all persons whatever.

Seventh, If any surplus should remain after full payment as aforesaid, to pay the same to me the said Charles T James, my Heirs, Executors, Administrators or Assigns.

And I, the said Charles T James hereby authorize & empower my said Assignee to dispose of any of said assigned property to the persons to whom I am indebted, in liquidation & settlement of my debts due from me, taking care however in all cases, that said property be applied to the payment of my said debts in the order & manner hereinbefore specified & provided; and said Assignee is hereby fully authorized & empowered to submit to reference or arbitration, himself to compromise & adjust all disputed matters arising out of the Assignment & to make such arrangements & settlements as he shall deem most advantageous for all parties interested in said assigned property.

And I also authorize & empower my said Assignee to appoint from time to time, Attorneys under him, hereby giving my said Assignee full power & authority to sign, seal, & fully execute all papers, transfers & conveyances & to do all acts, matters & things requisite for the carrying the trusts herein & hereby created, into full execution,

Always however, hereby expressly excepting, saving and reserving from the effect of this Instrument, the certain patent Right, originally

granted to Frederick E Pickells, one bearing date the twentieth day of May A.D. 1842 & the other bearing date the Nineteenth day of September A.D. 1845. which said patent rights are not my own property both which I retain.

Interlined ("with said," at Page 4th)

In testimony whereof, I have hereunto set my hand & seal, this Second day of September in the year of our Lord One Thousand Eight Hundred & fifty One.

In presence of
Jacob Frieze
Henry Martin

Chas T. James. (L.S.)

And I, Lyman B Frieze, named as Assignee in the above Instrument, hereby accept of said Assignment & covenant & agree to fulfill & perform the Trusts therein created.

Witness my hand & seal this Second day of September, in the year of our Lord, One Thousand, Eight hundred & fifty one.

In presence of
Jacob Frieze
Henry Martin

Lyman B Frieze. (L.S.)

The State of Rhode Island & Providence Plantations, Providence County ss. In Providence this Second day of September A.D. 1851. Then Charles T James & Lyman B Frieze personally appeared before me & severally acknowledged the preceding Instrument by them signed to be their free act & deed for the uses & purposes therein named.

Henry Martin
Justice of the Peace.

The State of Rhode Island & Providence Plantations. Providence County ss.
In Providence this Second day of September A.D. 1851. before me the Subscriber, a Commissioner & resident in said State, appointed by the Governor of the State of Massachusetts to take the acknowledgment of Deeds & other Writings under seal, to be used or recorded in said State of Massachusetts, personally appeared Charles T James & Lyman B Frieze, and severally acknowledged the preceding Instrument by them signed, to be their free act & deed, for the uses & purposes therein named.

Given under my hand and Official Seal as such Commissioner.

Henry Martin (L.S.)
A Commissioner of the State of Massachusetts

The State of Rhode Island & Providence Plantations, Providence County ss.
I, Henry Martin, a Commissioner for the State of New York, residing in Providence, in the County of Providence & State of Rhode Island do certify, That on the Second day of September in the year One Thousand Eight hundred & fifty One, in the City of Providence, in the County of Providence aforesaid, personally appeared before me, Charles T James & Lyman B Frieze, who are personally known to me to be the Individuals described in & who ~~executed~~ have executed the foregoing Instrument, & they then & there acknowledged to me that they executed the said Instrument for the uses & purposes therein named. In Witness whereof I have hereunto set my hand & official seal, at Providence in the County & State aforesaid this Second day of September One Thousand Eight hundred & fifty one

Henry Martin
A Commissioner for the State of New York

(L.S.)

The State of Rhode Island & Providence Plantations, Providence County S.

Be it Remembered that on this Second day of September in the year of our Lord, One Thousand Eight hundred & fifty one, before me, Henry Martin, a Commissioner for the State of Pennsylvania, Resident in the State of Rhode Island, to take the Acknowledgment & Proof of Deeds & other Writings under Seal, to be used or recorded in said State of Pennsylvania, personally appeared Charles T James & Lyman B Frieze, both personally known to me, & severally acknowledged the preceding Instrument by them signed & sealed, to be their free Act & Deed for the uses & purposes therein named, & desired that the same as such might be recorded according to Law.

Witness my hand and Official Seal, as such Commissioner, the day & year above written.

Henry Martin

A Commissioner for the State of Pennsylvania

The State of Rhode Island & Providence Plantations, Providence County S.

On this Second day of September in the year of our Lord, One Thousand Eight hundred & fifty one, before me the Undersigned, a Commissioner, Residing in said State, appointed by the Governor of the State of Indiana, to take the acknowledgment of Deeds & other Writings under Seal, to be used or recorded in said State of Indiana, personally came Charles T James & Lyman B Frieze both personally known to me, & severally acknowledged the within Instrument, by them signed & sealed, to be their voluntary Act and Deed for the uses & purposes therein expressed.

Given under my hand & Official Seal as such Commissioner.

Henry Martin

A Commissioner for the State of Indiana

Recorded Sept 6, 1851 at 9.10 o'clk A.M.

Witness (word "executed" & "made" erased) Albert Pabodie City Clk

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This Agreement made and entered ~~into~~ this Fifth day of November A.D. 1850. by and between Henry H Dexter of Jamaica, in the State of ~~Rhode~~ Massachusetts of the first part, and Edward Anthony, of the City & County of Providence of the second part.

Witnesseth, that the said Henry, for the consideration of the Rents and Covenants hereinafter contained, to be paid & performed by the said Edward, his Heirs, Executors & Administrators, hereby agrees that the said Edward Anthony may use occupy & possess the Barn, Stable & Mowing Pen, situate in said City, on Edgar Lane, & extending to Union Street, being a part of the Mumford Estate, together with the privilege of using the passage way on said Estate, to take the Manure from said Pen, and bring also the Premises lately occupied by Henry Mc Neal.

To Have and to Hold the same with all appurtenances thereto, to him the said Edward Anthony, his Heirs, Executors & Administrators, for & during the term of Five years from after the 19th day of November 1850, or during the Life time of Edward Dexter of said Jamaica, at which time or times this Agreement is to cease; he the said Edward yielding & paying therefor the yearly Rent of Five hundred and eighty Dollars for each & every year during said term, or after that rate for & during the Life time of the said Edward Dexter, in case of his decease before the expiration of Five years from the date hereof, payable at the ends of each every quarter during said term, the first payment thereof to be made on the 19th of February A.D. 1851. And the said Edward in consideration of having bought out the said Mc Neal, having taken possession of said Premises without the consent of the said Henry or Edward Dexter, agrees to pay or cause to be paid on or before the 19th instant, the sum of One hundred & forty five Dollars, being One quarters Rent then due from the said Henry Mc Neal, for said Premises.

And the said Edward Anthony, for himself, his Heirs, Executors and Administrators, covenants & agrees to & with the said Henry H Dexter, his Heirs & Assigns, to pay said Rent & said Quarters Rent due from said Mc Neal as aforesaid, at the time or times & the manner herein before specified & agreed, and also not to suffer or permit any injury to be done to any part of said premises during said term, or so long as the said Edward Dexter survives, & at the expiration of this Agreement in manner aforesaid, to quietly & peaceably surrender up said premises to the said Henry or his legal Representatives in the like good order & condition as when received, natural wear & tear & damage by fire excepted.

And it is further agreed by & between the parties hereto their Heirs, Executors, Administrators & Assigns, that in case the yearly Rent, or any part thereof shall remain unpaid after either of the times wherein the same is appointed to be paid, or in case the said Edward shall fail to perform the covenants & agreements aforesaid, that then in that case the said Henry H Dexter his Heirs, Executors, Administrators or Assigns shall immediately reenter in & upon & take possession of said Premises, & this Agreement shall cease & be determined, unless otherwise agreed by the said Henry H Dexter or his legal Representatives.

And I, William H Greene, of the City & County of Providence, for myself, my Heirs, Executors & Administrators, as Surety for the faithful payment of said Rent & the performance of the preceding Covenants & Agreements by the said Edward Anthony, am & are jointly bounden & holden to the said Henry H Dexter, his Heirs & Assigns.

In testimony whereof, the Parties aforesaid have hereunto set our hands & seals, the day & year first above written.

Signed, sealed and delivered in presence of the words "paid, not & care" interlined before signing. Dexter Rhodes Randall Witness to the signature of H. H. Dexter. M. H. H. Holbrook, Witness to signature of Wm H. Greene and Edward Anthony

Edward Anthony (L.S.)

Wm H. Greene. (L.S.)

Henry Harris Dexter. (L.S.)

Province of Lower Canada ss. 9. 1852. Personally appeared before me the subscriber Notary Public duly commissioned by the Province aforesaid Albert Pabodie City Clk

Recorded June 9. 1852. Witness

Recorded Sept 13. 1851 at 9¼ o'clk A.M.

Witness (word "into" & "Rhode" erased) Albert Pabodie City Clk

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This Indenture of two parts made and entered into this First day of July A.D. 1851 by and between Samuel Boyd Tobey of the City and County of Providence, State of Rhode Island, Executor of the last Will and Testament of Anna A. Jenkins, late of said City of Providence, deceased – and Guardian of the persons and estates of Anna A. Jenkins and Moses B. Jenkins, minors, both of said City of Providence of the first part, and Charles Gardner of said City of Providence of the second part:

Witnesseth, That the said Samuel Boyd Tobey, in his capacity, as aforesaid, in consideration of the rents and covenants hereinafter mentioned, by the said Charles Gardner his heirs, executors, administrators and assigns, to be paid, kept and performed, doth demise and to farm let unto him the said Charles

Gardner, his heirs, executors, administrators and assigns - A certain Lot of Land on Federal Hill, in said City of Providence and is laid out and describes as Lot N° (14) fourteen, on a Plat of House Lots on Federal Hill, belonging to the heirs of Moses Brown & William Almy, surveyed and platted March 20. 1847 by Alwaten & Schubath & Recorded in the Land Records of said City of Providence, in Book of Plats N° 3 page 58 - Reference to said plat being had

To have and to hold the same, with the privileges and the appurtenances thereof, to him the said Charles Gardner, his heirs, executors, administrators and assigns for and during the Term of five years, commencing on the day of the date hereof, and to terminate on the first day of July A. D. 1856.

That said Charles Gardner for himself, his heirs, executors, administrators and assigns, doth hereby covenant and agree, to and with the said Samuel Boyd Tobey, in his said capacity, and his Successors in the same, and with said Anna A Jenkins and Moses B Jenkins, that he will pay as Rent for said Premises the sum of Twelve Dollars at the end of each and every year; and a proportional sum for any part of a year. And in default of payment of any instalment of Rent, due and payable as aforesaid for more than Thirty days, the Lessor may reenter in and upon said leased premises, and resume possession thereof, and terminate this Lease. And it is further agreed by the parties to this Lease, that at the expiration of said term, the said Charles Gardner his heirs, executors, administrators and assigns, may have the privilege of renewing said Lease for a further Term of Five Years, that is to say from the first day of July A D 1856 to the first day of July A D 1861

Provided, the said Anna A Jenkins and Moses B Jenkins, after they have arrived at full age, shall assent to the same. The rent to be agreed upon by the parties, and in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party, and the two Chosen, to choose a third, and their decision, or that of any two of them agreeing shall be final and binding

And at the experation of said last mentioned term of years, the said Charles Gardner, his heirs, executors, administrators and assigns, may have the privilege of renewing said Lease, for a further term of Five years, the Rent to be fixed in the same manner as is herein before provided for; Provided, the same be assented to by the said Anna A Jenkins and Moses B Jenkins after they arrive at full age.

And it is further agreed by the parties, that all the buildings and improvements that are now erected, or that may hereafter be erected or placed upon said premises shall be and remain liable for the payment of the Rent of said premises, and are not to be removed from said premises until all the rent shall have been paid -

And on payment of all rents, and keeping and performing all the conditions in this Lease, contained on the part of the said Charles Gardner, his executors, administrators and assigns, to be kept and performed, he or they at any time previous to the termination of this Lease, or at any time within ninety days after the termination of this Lease, may remove off and from said Lot all the Buildings by him or them owned, but

the Foundations and Underpinnings of all such Buildings, and all other Improvements on said Lot shall be deemed and considered as a part of said Lot and shall not be removed therefrom

And it is further agreed by and between the parties to this Lease, that in case of the decease of the said Anna A Jenkins and Moses B Jenkins before they arrive at full age, this lease shall cease and be terminated.

And the said Charles Gardner for himself, his heirs, executors, administrators and assigns hereby covenants, that at the termination of this Lease either by the death of said Anna A Jenkins and Moses B Jenkins during their minority, or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet and peaceable possession of said leased premises

In testimony whereof the said parties have hereunto set their hands and seals the day and year first before written Executed in presence of Nathaniel Searle

Charles his X mark Gardner [L.S.]

Samuel Boyd Tobey [L.S.]

County of Providence ss In the City of Providence on this 15th day of September A D 1851, then personally appeared the within named Charles Gardner & Samuel B. Tobey & severally acknowledged the within instrument by them signed, to be their free act and deed

Before me Nathaniel Searle Justice of the Peace.

Recorded Sept 16. 1851 at 12 40 o'clk p m

Witness Albert Pabodie City Clk

The Lease referred to and transferred below is recorded in Book N° 105 page 52 of Record of Deeds

I hereby transfer, sell & quit claim all my right, title and interest in the within Lease to Patrick Murphy subject to all the conditions and liabilities of the same

Thomas Garnett by his Attorney

Providence August 1. 1848 Wm R Watson

Providence Sept 28. 1848

I hereby sell, transfer, & quit claim all my right, title and interest in the within lease to Hugh Greene, subject to all the conditions & liabilities of the same

Witness to the signature of Patrick Murphy Wm R Watson

Patrick his X mark Murphy

Recorded Sept 18. 1851 at 9.35 a.m.

Witness Albert Pabodie City Clk

I hereby sell, transfer and Quitclaim all my right title and interest in the within Lease to Mary Rorke subject to all the conditions and liabilities of the same

Witness my hand & seal on this 24th day of April A D 1849

Signed & Sealed in presence of Abraham Payne

Hugh Green [L.S.]

I hereby transfer, assign, sell and quitclaim all my right, title and interest in and to the within lease, subject to all the conditions and liabilities of the same unto Ganat Kinsella Witness my hand and seal this 17th day of September A D 1851

Signed & sealed in presence of A Payne

My O Rorke [L.S.]

The Lease assigned above is recorded in Book No 105 page 52

Recorded Transfers Sept 18. 1851 at 9.35 oclk a m

Witness Albert Pabodie City Clk

Know all men by these Presents

That I Mary Rorke of Providence in the County of Providence in consideration of the sum of Fifty Dollars to me in hand well and truly paid by Ganat Kinsella of said Providence the receipt whereof I do hereby acknowledge & am therewith fully satisfied contented and paid, do by these Presents give, grant, bargain, sell, set over & convey unto him the said Ganat Kinsella his Heirs Executors Administrators & Assigns the following described property, to wit; A certain Dwelling House or Building situated in the City of Providence on a Lot of Land Twenty five feet square bounded as follows Viz; Westerly by a public Street Easterly by a Lot of Land to Martin Dyer Northerly & Southerly by Land of William R Watson said Lot being the same Land leased by said Watson to one Thomas Ganat by a Lease hereinafter described and transferred. Also all my right title and interest in & to the unexpired term of a certain Lease of the Lot upon which said House & Stands made & executed by said William R Watson to Thomas Ganet on the 30th day of July 1846 by said Ganet transferred to Patrick Murphy on the 1st day of August A D 1848 & by said Murphy transferred to Hugh Greene on the 28th day of September A D 1848 by said Greene transferred to me on the 24th day of April A D 1849 To Have and to Hold the same unto him the said Ganat Kinsella his Heirs Executors Administrators & Assigns forever And I the said Mary Rorke do covenant & agree for myself my Heirs Executors Administrators and Assigns to with the said Ganat Kinsella his Heirs Executors Administrators and Assigns that I am the true lawful owner of said House & Building & have good right to convey the same free from all Incumbrance except the Lease of said Watson for Rent and that I am the lawful owner of said Lease & have good right to convey the same & I will warrant and defend the title to said House & said Lease unto him the said Ganat Kinsella against the lawful claims of all persons whatsoever

In Witness whereof I have hereunto set my hand & affixed my seal this 17th day of September A.D. 1851

Signed sealed & delivered in presence of the words seventy & August on 1st page being first erased & the words sixty & September being interlined. A. Payne

Mary O Rorke [L.S.]

Recorded Sept 18. 1851 at 9.35 oclk A.M.

Witness words or building interlined "Seal" erased Albert Pabodie City Clk

Know all men by these Presents

That I John E Nichols of the City and County of Providence in the State of Rhode Island for & in consideration of the sum of Twenty Thousand Dollars to me paid by Amasa Sprague of Cranston in the County & State aforesaid the receipt of which said sum is hereby acknowledged have given, granted, bargained sold & conveyed & do by these Presents give, grant, bargain, sell & convey unto him the said Amasa Sprague his Heirs & Assigns forever All my Right, Title and Interest in & to all & singular the Real and Personal Estate & Property situate in said City of Providence in said Town of Cranston, in the Town of Johnston in said County, in the Towns of Warwick, Coventry & West Greenwich in the County of Kent in the Towns of Richmond & Exeter in the County of Washington & elsewhere in said State of Rhode Island owned or held by or in which my Wife Mary Anna Nichols has an Interest in her own Right And also all my Right, Title & Interest in & to the proportional Interest owned & held by my said Wife Mary Anna Nichols in & to all the Real & Personal Estate & Property of every Name or Description & wherever or however the same may be situate of the Firm of A & W Sprague of which Firm William Sprague is the Surviving Partner. To Have & to Hold the same with all the rights privileges & appurtenances thereof or thereunto appertaining to him the said Amasa Sprague his Heirs & Assigns forever. In Testimony whereof I have hereunto set my hand and seal this Tenth day of September A.D. One Thousand Eight hundred & fifty one

Signed sealed & delivered in presence of Franklin H Richmond, Henry Mearin

John E. Nichols. [L.S.]

Providence County S. In Providence this Seventeenth day of September A.D. 1851. Then John E Nichols personally appeared before me & acknowledged the within Instrument by him signed to be his free Act and Deed

Henry Mearin Justice of the Peace

Recorded Sept 19. 1851 at 12 1/2 oclk P.M.

Witness Albert Pabodie City Clerk

This Indenture

made and executed on the First day of January 1851. between Marshall Woods & Anne B. F. Woods, his Wife, of the One part & Patrick Wallace of the other part, Witnesseth:

That the said M & A.B.F. Woods, for & in consideration of the Rents and Covenants herein contained, on the part of the said Patrick Wallace, his Executors, Administrators & Assigns to be paid performed, doth hereby demise & to farm let unto said Wallace,

Three certain Lots of Land, situated in Providence, being Lots Numbered Twenty nine (29) Thirty (30) & Thirty one (31) on a Plat of said M & A.B.F. Woods Land, made by Atwater & Schubarth, dated.

Said Lots being situated on Smith Street, together with all the appurtenances thereof.

To Have and to Hold said Premises, with their appurtenances unto said Patrick Wallace, his Executors, Administrators & Assigns, for the term of Ten years from the date hereof, which will be until the first day of January, in the year of our Lord One Thousand Eight Hundred & Sixty One, he yielding & paying therefor, yearly & every year during said term unto said Marshall Woods & Anne B.F. Woods his Wife, their Heirs and Assigns, the yearly Rent of One hundred & twenty Dollars at & upon the first day of January & July by even equal portions, the first payment thereof, to be made on the first day of July next.

And the said Patrick Wallace for himself, his Heirs, Executors & Administrators, doth covenant & agree to with the said M & A.B.F. Woods, their Heirs & Assigns, that the said ~~M & A.B. Woods~~ P. Wallace, his Executors, Administrators & Assigns, shall yearly & every year during said term, pay unto said M & A.B.F. Woods, the yearly Rent aforesaid, at the times & in the manner hereinbefore appointed for payment thereof.

And it is furthermore agreed that in addition to the above annual Rent of One hundred & twenty Dollars, the aforesaid Patrick Wallace will pay all the Taxes assessed upon said premises during the continuance of this Lease, together with Interest on both Rent & Taxes, provided the same shall remain unpaid after they become due. It is also agreed between Marshall & A.B.F. Woods of one part & Patrick Wallace of the second part that all the Buildings & Improvements made or to be made on said Three Lots shall stand pledged & liable for the payment of said Rent, Interest & Taxes; that in case of nonpayment of said Rent for space of ten days after the same is due, the above Marshall Woods & his Wife, Anne B.F. Woods, or their Assigns, Administrators & Executors, may re enter the premises from that time avoid this Lease:

It is also agreed that at the end of the Ten years above specified, the said Patrick Wallace is to yield quiet & peaceable possession of the above Lots & Premises. Further it is mutually understood, that the said Wallace, on the expiration of the term of the Lease, may (after having fulfilled all the above conditions, payment of Rent, Taxes & Interest) remove all the Buildings he may have upon the Lots, at such expiration of Lease.

In Testimony whereof, We have hereunto interchangeably set our hands and seals, the day and year aforewritten, at the City of Providence in State of Rhode Island.

Signed Sealed and delivered
in presence of
A Woods.

Marshall Woods. (L.S.)
Anne Brom Francis Woods. (L.S.)
Patrick Wallace. (L.S.)

County of Providence ss. In the City of Providence on this 9th day of September A.D. 1851. Then personally appeared the within named Marshall Woods and Patrick Wallace before me & severally acknowledged the within Lease by them signed, to be their free Act & Deed, and at the same time & place personally appeared the within named Anne B.F. Woods, before me & was examined by me privily & apart from her said husband & after having had the within Lease shewn explained unto her by me, she acknowledged unto me that she understood the same, that it was her free Act & Deed & she declared unto me that she signed the same voluntarily & that she did not wish to retract the same.

Nathaniel Searle
Justice of the Peace.

Recorded Sept 19. 1851 at 4 o'clk P. M.

Witness "Woods" & "M & A.B. Woods" erased

Albert Pabodie
City Clk

Articles of Agreement indented, made and executed this first day of May A.D. 1851 by and between Lawrence McGough of the City and County of Providence, State of Rhode Island, of the one part, and James Keenan of said City and County of the other part Witness

That said Lawrence McGough the said party of the first part, in consideration of the promise hereinafter made by James Keenan, the said party of the second part, doth hereby covenant and agree to and with James Keenan, the said party of the second part, that, if at any time hereafter, said party of the second part shall desire to sell and convey to any third person for a valuable consideration a certain estate jointly purchased by the said Parties to this agreement from and of one Henry H Gardner on the fourteenth day of March A.D. 1851, as is shown by the Record thereof in the Office for the records of land evidence in said City of Providence and to which reference is hereby made for a description of the Metes and bounds thereof; then and in such case the said Lawrence McGough, the said party of the first part will assent to such sale and will unite with James Keenan the said party of the second part to convey to such third person a perfect title to such estate so jointly purchased as aforesaid, or in default thereof, will purchase of said party of the second part all his right title and interest in and to said Estate at a fair consideration

And said James Keenan the said party of the second part, on his part, in consideration of the promise herein before made by Lawrence McGough, the party of the first part, doth hereby covenant and agree to and with said Lawrence McGough the said party of the first part, that if at any time hereafter the said party of the first part shall desire to sell and convey to any third person for a valuable consideration, the said Estate above mentioned, so purchased as aforesaid; then and in such case the said James Keenan the said party of the second part will assent to such sale and will unite with said Lawrence McGough the said party of the first part to convey to such third person a perfect title to such estate, so jointly purchased as aforesaid,

or in default thereof, will purchase of said party of the first part all his right, title and interest in and to said estate at a fair consideration ——— To the performance of which covenants and agreements the said Lawrence McGough and James Kenan do hereby respectively bind themselves, their heirs, executors and administrators, each to the other ——— In witness whereof the parties have hereunto interchangeably set their hands and seals at Providence on the day and year aforewritten ———

Signed, Sealed and delivered in presence of P W Gardiner Jr

Lawrence McGough (LS)

James Kenan (LS)

Recorded September 20 1851 at 3.20 oclk p m ———

Witness Albert Pabodie City Clk

The State of Rhode Island and Providence Plantations

Providence ss

R. I. Supreme Court L. S.

At the Supreme Court of said State begun and holden at Providence, within and for the County of Providence on the 4th Monday of September A.D. 1851

Whereas Louis Lewisson of Providence in the County of Providence, prefered his petition to this Court, praying to be admitted to become a citizen of the United States of America in conformity to an act entitled an act to establish a uniform rule of Naturalization, and to repeal the acts heretofore passed on that subject, and of the several acts in addition and amendment thereto; and whereas the said Louis Lewisson has personally appeared in Court, taken the Oath and otherwise complied with the requisitions of said acts: ——— It was therefore considered by the Court, that the said Louis Lewisson be admitted to become a citizen of the United States of America, and he was admitted accordingly ———

In testimony whereof, I have hereunto set my hand and affixed the seal of said Supreme Court this Twenty third day of September A.D. 1851 ———

Edwin Metcalf Clerk

Recorded September 24 1851 at 9 o'clock a.m. ———

Witness ——— Albert Pabodie City Clk

——— Know all men by these presents ———

That I George F. Campbell of the City and County of Providence, in the State of Rhode Island, for and in consideration of Two hundred and fifty Dollars to me paid by Colvill D Boyd of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over and deliver unto said Colvill D Boyd my Tools in the Bake House and the things in the bread Shop and all the Stock now on hand in said Shops, situated on Broad Street, in said Providence, numbers 170 and 180 on said Street together with the good will of said Bakery ——— To have and to hold the same to him said Colvill D Boyd, his executors, administrators and assigns, to his and their use forever. and I the said George F Campbell for my heirs, executors and administrators, against all persons lawfully claiming the same, will warrant and defend said Colvill D Boyd, his executors administrators and assigns forever ——— In witness whereof I have hereunto set my hand and seal at said Providence, this Twenty fourth day of September A.D. Eighteen Hundred and fifty one ———

Signed Sealed and delivered in presence of Amasa C Robinson Edward Snow

George F Campbell (LS)

Recorded September 25, 1851 at 11.35 oclk a m ———

Witness Albert Pabodie City Clk

——— Know all men by these presents ———

That I Palmer S Bowen of Providence in the County of Providence in the State of Rhode Island, in consideration of Three Hundred Dollars to me paid by Thomas Place of Providence the receipt of which is acknowledged, do hereby grant, sell and deliver, to said Thomas Place ———

1 Horse $100, one Harness $10, Chaise $35.	145. 00
One Carpet containing 30 yds. $25., one Smale carpet $8.	33. 00
four Cane Seat Chairs $2., two Rocking Chairs $2.50	4.50
four Office Chairs $3.00, one Sofa $6, one Medicine Case $8.	17. 00
and all the money due me on my account Books from March 1. 1851 up to this date Sept 1. 1851	100.
	$ 299.50

To have and to hold the said Goods unto the said Thomas Place, his executors, administrators and assigns forever ——— In witness whereof, I have hereunto set my hand and Seal this first day of May, A.D. One thousand eight hundred and fifty one ———

Executed in presence of D.T. Capron

P. S. Bowen (LS)

Recorded Sept 25 1851 at 3.40 oclk p m ———

Witness Albert Pabodie City Clk

Know all men that I Thomas Place grantee within named in consideration of the Sum of One Dollar to me duly paid by Palmer S Bowen grantor within named, do hereby remise release & quitclaim to the said Palmer S Bowen his heirs and assigns all my right title & interest in the property named in this Bill of Sale In presence of Albert Pabodie Witness Thomas Place

This Indenture, of two parts, made and executed on this first day of September in the year of our Lord One thousand eight hundred and fifty one by and between James T Rhodes and Peleg A Rhodes both of the City and County of Providence, State of Rhode Island, parties of the First part and William P Williams of the City, County and State of New York and Benjamin Buffum of Worcester, in the County of Worcester, and Commonwealth of Massachusetts, parties of the second part

Witnesseth

That the said James T and Peleg A. for and in consideration of the rents and covenants herein contained, on the part of said Williams and Buffum, their executors and administrators and assigns to be paid and performed do hereby demise and to farm let, the following described premises, to wit; One certain Lot of Land with the improvements and buildings thereon standing situated in the Southerly part of said Providence bounded and described as follows, Southerly by the Channel of the River, East by a Gangway, North by a Stone Store owned by said James T and Peleg A. and Westerly by Fox Point Street, and is part of Lots No. One hundred fifty and one hundred fifty one on a plat of Lots of Fox Point Corporation and is part of the Lots which was conveyed by Robert Hooper Jr to said James T. and Peleg A. by deed dated September twenty seventh A D 1841

To have and to hold said premises, with their appurtenances unto them the said Williams and Buffum their executors and administrators and assigns for during the term of Three (3) years from and after the date hereof. Yielding and paying therefor yearly and every year during said term unto the said James T and Peleg A. their heirs and assigns the yearly rent of Eight hundred Dollars, payable Quarterly, the first payment of Two hundred Dollars to be made on the first day of December A. D. 1851 and similar payments of Two hundred dollars each to be made Quarterly thereafter during the whole of said term of Three years

And the said Williams and Buffum for themselves their heirs, executors and administrators, do covenant and agree to and with the said James T. and Peleg A. their heirs and assigns that they the said Williams and Buffum their executors, administrators and assigns, shall yearly and every year during said term of Three years, pay unto the said James T. and Peleg A. the rent aforesaid at the times and in the manner hereinbefore appointed for the payment thereof

And the parties aforesaid for themselves respectively and for their respective heirs, executors and administrators each with the other, and their respective heirs, administrators and assigns do further covenant and agree as follows to wit

That the said Williams and Buffum hereby and herein reserve to themselves, their executors, administrators and assigns the right to cancel and determine this Indenture of Lease at any time before the expiration of said term of three years, first giving to the said James T and Peleg A, their heirs and assigns six months previous notice in writing of their intention to cancel and determine the same and paying therefor the Rent for the Term during which they shall occupy the said premises ratably and according to the terms of this Lease

That the said Williams and Buffum are to have the right and privilege of erecting and maintaining a Fence through the middle of Fox Point or South Main Street opposite to said premises and as far north as may be requisite to continue and connect with the fence to be erected on the land leased to said Williams and Buffum by Edward and Harriet Peirce, so far as they the said James T and Peleg A. have legal power and authority to grant such right and privilege, and the said James T. and Peleg A. stipulate, covenant and agree that Edward and Harriet Peirce, owners of the lot opposite to said premises will and shall not, hinder or prevent, or in any way object to the erecting and maintaining said fence, by the said Williams and Buffum

That the said James T. and Peleg A. (Lessors) are to keep the Premises in ordinary and tenantable repair during said term, or the continuance of this Lease, provided however that all injuries to said premises caused by or arising from the fault or negligence of the said Buffum and Williams are to be and shall be repaired by and at the expense of said Buffum and Williams (Lessees)

And in case of damage to said Premises by Fire, Storm or other act of God during said Term, the said James T. and Peleg A. may at their option repair the same or make a rateable deduction from the rent for the remainder of the Term, and in case the parties cannot agree upon the amount of such deduction, the same to be appraised by disinterested men

That if said yearly rent or any part thereof shall be behind and unpaid, according to the terms and conditions herein stipulated for the payment thereof the said James T. and Peleg A may cancel and determine this Lease, first giving to said Williams and Buffum ninety (90) days notice in writing of their intention to cancel and determine the same, Provided that the payment of the rent due within the ninety days shall destroy the effect of such notice and leave this lease binding and valid

That upon the expiration of said term of three years or other determination of this Lease, the said Williams & Buffum will deliver up to said James T. and Peleg A the said Premises in the same good order and condition as the same now are ordinary wear and tear and casualities excepted

In testimony whereof, we have hereunto interchangably set our hands and seals the day and year aforewritten at Providence aforesaid

It is further agreed that the said Williams & Buffum may erect and maintain a fence from the lower corner of Peirce's Stone Store in a direct line to the Stone Store owned by said James T. and Peleg A.

The interlinings on last page made before signing

Signed, sealed and delivered in presence of us. Geo. L Andrews to signatures of James T & P A Rhodes & Benjamin Buffum Witness to Wm P. Williams signature Daniel Wright

James T Rhodes (L.S.)
Peleg A Rhodes (L.S.)
Wm P Williams (L.S.)
Benj Buffum (L.S.)

Providence County ss In Providence this Eighth day of September A. D. 1851. Then James T. Rhodes and Peleg A Rhodes and Benjamin Buffum personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and deed Henry Martin
Justice of the Peace

Recorded September 26 th 1851 at 2.10 oclock p m
Witness Albert Pabodie
City Clk

This Indenture, of two parts, made and executed on this Sixteenth day of August in the year of our Lord One thousand eight hundred and fifty one, by and between Edward Pearce of Providence in the County of Providence, and Harriet Pearce wife of said Edward, (the Premises hereinafter demised being of the said Edward and Harriet in right of said Harriet) _____ Parties of the first part and William P Williams of the City, County and State of New York and Benjamin Buffum of Worcester, in the County of Worcester and Commonwealth of Massachusetts Parties of the Second Part

Witnesseth, That the said Edward and Harriet, for and in consideration of the rents and covenants herein contained, on the part of said Williams and Buffum, their executors and administrators and assigns to be paid and performed, do hereby demise and to farm let, the following described premises to wit; One certain Lot of Land with the improvements and buildings thereon standing, situated in the Southerly part of said Providence, bounded and described as follows, South by the Channel of the River, East by Fox Point Street, North by India Street on which it measures Fifty feet, and West by land now or formerly of Sarah S and Elizabeth W. Carlile and is Lot No one hundred fifty two (152) on a plat of Lots of Fox Point Corporation and is the same lot which was conveyed by Robert Hooper to the late Richmond Bullock by deed dated September 10th A. D. 1841 (Saving the reservation hereinafter contained)

To have and to hold said Premises, with their appurtenances unto them the said Williams & Buffum their executors and administrators and assigns for during the term of Three (3) years from and after the date hereof; Yielding and paying therefor yearly and every year during said Term unto the said Edward and Harriet, their heirs and assigns the yearly rent of Six Hundred Dollars payable Quarterly, the first payment of One Hundred and fifty Dollars to be made on the Sixteenth day of November A D 1851 and similar payments of One hundred and fifty dollars each to be made Quarterly thereafter, during the whole of said Term of Three Years

And the said Williams and Buffum for themselves, their heirs, executors and administrators, do covenant and agree to and with the said Edward and Harriet their heirs and assigns that they the said Williams and Buffum, their executors, administrators and assigns, shall yearly and every year during said Term of Three Years, pay unto the said Edward and Harriet the rent aforesaid at the times and

in the manner hereinbefore appointed for the payment thereof.

And the parties aforesaid for themselves respectively and for their respective heirs, executors and administrators, each with the other and their respective heirs, administrators and assigns do further covenant and agree as follows; to wit;

That the Stone Store embraced in the description of the above described premises and the land on which it stands, are to be excepted from and not embraced in this Indenture, and no right, title or interest in and to the same or to the use thereof is hereby intended or understood by the parties hereto to be conveyed or demised by the Lessors to the Lessees.

That the said Williams and Buffum hereby and herein reserve to themselves, their executors, administrators and assigns the right to cancel and determine this Indenture of Lease at any time before the expiration of said term of Three years, first giving to the said Edward and Harriet their heirs and assigns six months previous notice in writing of their intention to cancel and determine the same and paying therefor the Rent for the time during which they shall occupy the said premises rateably and according to the terms of this Lease

That the said Williams and Buffum are to have the right and privilege of erecting and maintaining a Fence through the middle of Fox Point or South Main Street, opposite to said Premises and as far North as the Stone Store, so far as they the said Edward and Harriet have legal Power and authority to grant such right and privilege and the said Edward and Harriet, stipulate, covenant and agree that James T and Peleg A Rhodes, owners of the lot opposite to said premises, will and shall not hinder or prevent, or in any way object to, the erecting and maintaining said fence by the said Williams and Buffum.

That the said Edward and Harriet (Lessors) are to keep the premises in ordinary and tenantable repair during said Term, or the continuance of this Lease, provided however that all injuries to said premises caused by or arising from the fault or negligence of the said Buffum and Williams are to be and shall be repaired by and at the expense of said Buffum and Williams (Lessees)

And in case of damage to said premises by Fire, Storm or other act of God during said Term, the said Edward and Harriet may at their option repair the same or make a rateable deduction from the rent for the remainder of the Term, and in case the parties cannot agree upon the amount of such deduction the same to be appraised by disinterested men

That if said yearly rent or any part thereof shall be behind and unpaid according to the terms and conditions herein stipulated for the payment thereof, the said Edward and Harriet may cancel and determine this Lease first giving to said Williams and Buffum ninety (90) days notice in writing of their intention to cancel and determine the same. Provided that the payment of the rent due within the ninety days shall destroy

the effect of such notice and leave the lease binding and valid

That upon the expiration of said Term of Three Years, or other determination of this Lease, the said Williams and Buffum will deliver up to said Edward and Harriet the said Premises in the same good order and condition as the same now are, ordinary wear and tear and casualties excepted

In testimony whereof we have hereunto interchangably set our hands and seals the day and year aforewritten at Providence aforesaid

Signed, Sealed and delivered in presence of us. the clause about repairs in case of Fire and sundry interlineations in my hand writing previously made A. Payne to signatures of Mr & Mrs Pearce & Mr Buffum S. S. Williams witness to the signature of W. P. Williams

Edward Pearce (L.S.)
Harriet Pearce (L.S.)
Wm P. Williams (L.S.)
Benj.n Buffum (L.S.)

Providence ss. In the City of Providence on this Sixteenth day of August A.D. 1851 personally came Edward Pearce and acknowledged the within written Instrument by him signed to be his free and voluntary act and deed and at the same place on the same day personally came Harriet Pearce and having had the within written Instrument by her signed explained to her by me and having been by me examined privily and apart from her husband, acknowledged that the same was her free and voluntary act and deed and that she did not wish to alter or retract the same Before me A. Payne Jus. Peace

Recorded September 26. 1851. at 2 10 o'clock p m
Witness Albert Pabodie
City Clk

Recorded Sept 26 1851 at 4.20 o'clock p m
Witness Albert Pabodie
City Clk

Know all men by these presents, That I Richard H. Morgan of the City of Providence and County of Providence and State of Rhode Island, for and in consideration of the Sum of One hundred to me in hand paid by William Barnes of the aforesaid City of Providence (the receipt whereof is hereby acknowledged) have bargained sold and delivered and by these presents do bargain sell and deliver unto said William Barnes. One White Stud horse, One Butcher Waggon and harness.

To have and to hold the said horse, waggon and harness unto the said William Barnes, his executors, administrators and assigns to his and their own proper use forever

In witness whereof I have hereunto set my hand this twenty fifth day of September, Eighteen hundred and fifty one

Witness Abel B Potter Richard H. Morgan

This Indenture of Lease made and entered into this Twenty seventh day of September in the year of our Lord One thousand eight hundred and fifty one, by and between Stephen Waterman and Caleb Waterman both of Coventry in the County of Kent and State of Rhode Island of the One part and William A Howard of the City and County of Providence in the State aforesaid of the other part

Witnesseth That the said Stephen Waterman and Caleb Waterman for and in consideration of the Rents and Covenants hereinafter named and contained on the part of the said William A. Howard, his Executors, Administrators or Assigns to be paid, kept and performed. Do hereby demise, lease and to farm let unto him the said William A Howard, his Executors, Administrators and Assigns for and during the full and entire term of Fifty Years from the first day of November next

One Lot of Land situate on the Northerly side of Westminster Street, in said City of Providence and measuring on said Street Fifty one feet and extends back Northerly therefrom Two hundred feet to Fulton Street and is Lot Number 2 (two) on a Plat of Land belonging to the heirs of the late Nathan Waterman deceased and which said Plat is on Record in the City Clerks Office in said Providence in Book of Plats page 5

To have and to hold the same with all the rights and privileges thereof, to him the said William A Howard, his executors, administrators and assigns for and during the term aforesaid, he or they paying as an Annual Rent therefor the sum of Six Hundred Dollars —— Yearly, for and during the first period of Five years of said term to wit, until the first day of November in the year One thousand eight hundred and fifty six (1856) and all rents accruing under this Lease shall be payable on the first day of November in each year of said term, the first payment to be made on the first day of November in the year 1852. (One thousand eight hundred and fifty two) and in case of delay of payment of any Rent accruing under this Lease, interest shall be charged and allowed upon the same until paid

And it is Agreed by and between the parties hereto in manner following

That at the end and termination of the aforenamed period of Five Years and of every subsequent period of Five Years during the continuance of this Lease, the said Stephen Waterman and Caleb Waterman their heirs or assigns, shall have the right and liberty, if they think fit to purchase the Buildings and Improvements that may at the end and termination of such period be standing upon said Lot at such price as shall be fixed and determined by three judicious Men, one to be chosen by each party and the third by the two so chosen and thereupon the said William A Howard, his heirs or assigns shall execute and deliver the requisite Conveyances thereof and this Lease end.

But in case the said Stephen Waterman and Caleb Waterman their heirs or assigns shall not at the expiration of any such period, choose to purchase said buildings and Improvements then

and in that case (in case the parties hereto cannot agree) the price or rate of Rent for the then next ensuing period of Five years shall be fixed and determined by three judicious and disinterested men, to be chosen in manner as aforesaid

That the said William A Howard, his executors, administrators or assigns shall have the right and liberty at the end and termination of any such period of Five Years to remove off and from said Lot (in case the same shall not have been purchased as aforesaid by the said Stephen Waterman and Caleb Waterman, their heirs or assigns) the Buildings and Improvements then on said Lot and thereupon terminate this Lease - Provided, That all Rents up to said time accruing under this Lease and all Taxes assessed upon said Lots and upon the Water Rights connected therewith (as are herein after specified to be paid by the said Howard) shall be fully paid before such removal

That on the expiration of said term of Fifty Years in case this Lease shall then be in force the said Stephen Waterman and Caleb Waterman their heirs or assigns shall purchase the buildings and improvements then upon said Lot at such price and upon such terms as shall be fixed and determined by three judicious and disinterested men, to be chosen as aforesaid

That as connected with said Lot, the said William A Howard his executors, administrators or assigns, shall at all times during the continuance of this Lease have the free use and right of using as and for passage ways the two Gangways, the one on the East and the other on the West line of said Lot Number 2 (two) also the privilege of using two rights in the Rawson Fountain Society, he or they being at the expense of taking Water from the Main Pipes

That during the continuance of this Lease the said William A Howard his executors, administrators or assigns shall pay or cause to be paid all Taxes and Assessments of every name, that may during said Term be assessed upon said Lot and upon said Water Rights.

That all Buildings and Improvements now upon said Lot and all such other Buildings and Improvements as shall be erected or placed upon said Lot during the continuance of this Lease are and shall be pledged for the payment of the Rents accruing under this Lease and the payment of all Taxes and Assessments as aforesaid

And that in case of a Sale of said Lot during the continuance of this Lease by the said Stephen Waterman and Caleb Waterman their heirs or assigns, the said William A Howard, his executors, administrators or assigns shall have the preference in purchasing over others at like price and terms

And the said William A Howard for himself, and for his heirs, executors, administrators and assigns, promises, covenants and agrees to and with the said Stephen Waterman and Caleb Waterman their heirs and assigns, that he or they will pay or cause to be paid all Rents accruing under this Lease, and all Taxes and

assessments that may be during the continuance of this Lease assessed upon said Lot and upon said Water Rights, promptly when due

And it is further agreed by and between the parties hereto, that in case any rents, taxes or assessments as provided for in this Lease shall be behind and unpaid, for the term of One Year after the same shall be due and payable the said Stephen Waterman and Caleb Waterman their heirs or assigns may if they think fit enter upon said Lot and terminate this Lease

In testimony whereof the parties hereto have hereunto set their hands and seals, this twenty seventh day of September in the year of our Lord, One thousand eight hundred and fifty one (1851)

Signed sealed and delivered in presence of
Henry Martin

Stephen Waterman (LS)
Caleb Waterman (LS)
William A Howard (LS)

Providence County ss In Providence this twenty seventh day of September A.D. 1851 Then Stephen Waterman, Caleb Waterman and William A Howard personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and deed

Henry Martin
Justice of the Peace

Recorded September 27 1851 at 4-45 o'clk P M
Witness
Albert Pabodie
City Clk

Know all men by these presents

That We Marshall Woods of Providence in the State of Rhode Island and Anne Brown Francis Woods wife of the said Marshall Woods have made, constituted and appointed, and do hereby make constitute and appoint, Alva Woods of said Providence, our and each of our true and lawful Attorney for us jointly and each of us severally to do, transact and manage all business matters and things of every kind in relation to any of our or either of our Estates Real, personal or mixed however or wherever the same be situated hereby giving to our said Attorney the entire care, management, control and disposition (except the power to sell Real Estate) of all or any of the Estate Real, personal or mixed belonging to us or either of us, as fully and effectually as the or either of us might have and exercise if personally present

In witness whereof we have hereto set our hands & seals this first day of October in the year of our Lord One thousand eight hundred and fifty one

In presence of
Charles H Mason

Marshall Woods (LS)
Anne Brown Francis Woods (LS)

State of Rhode Island and Providence Plantations

County of Providence ss In Providence this First day of October A. D. Eighteen hundred and fifty one, then personally appeared before me Marshall Woods and acknowledged the within instrument by him signed to be his free act and deed And at the same place and time also appeared Ann Brown Francis Woods, wife of the said Marshall Woods, and being by me examined privily and apart from her said husband, and having the within instrument shown and explained to her by me She acknowledged the same to be her free act and deed, and at the same time declared to me, that she did not wish to retract the same

Charles H Mason
Justice of the Peace
and Public Notary

L. S.

Recorded October 1st 1851 at 11.20 o'clk A.M.
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Marshall Woods of Providence in the State of Rhode Island, have made, constituted and appointed and do hereby make, constitute and appoint my father, Alva Woods of said Providence, my true and lawful attorney for me and in my name and to my use to do, transact and manage all business matters and things of every kind in relation to any of my Estate Real, Personal or mixed, wherever and however the same be situated, hereby giving to him the entire care management and control and disposition of all or any of my said Estate, excepting only the power to sell and convey Real Estate, as fully and effectually as I myself have or might have and exercise if personally present.

And also hereby giving to my said Attorney power to substitute one or more Attornies under him and the same to revoke at pleasure

Hereby ratifying and confirming whatever my said Attorney or his substitute or substitutes shall lawfully do by virtue hereof

And I the said Marshall Woods for myself, my heirs, executors and administrators hereby covenant promise and agree that all and every act or matter done in virtue of the power and authority hereby given shall be binding and valid in law or in Equity upon me, my heirs, executors and administrators notwithstanding my decease, provided such act, matter or thing be done previous to written notice of such death being received by the person to be affected thereby

In witness whereof I have hereto set my hand and seal this first day of October in the year of our Lord One thousand eight hundred and fifty one

In presence of
Charles H Mason

Marshall Woods

State of Rhode Island & Providence Plantations
County of Providence ss

In Providence this first day of October A. D. Eighteen Hundred and fifty one, then personally appeared before me Marshall Woods and acknowledged the preceding Instrument by him signed to be his free act and deed

Charles H. Mason
Justice of the Peace
and Notary Public

L. S.

Recorded October 1. 1851 at 11-20 o'clk a m
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Darius Sessions of the Town of Cranston in the County of Providence and State of Rhode Island, for and in consideration of the sum of One dollar to me in hand paid by Sylvester Hartshorn and John Jenckes of the City of Providence in the County and State aforesaid (the receipt whereof is hereby acknowledged) and of the Trusts hereinafter created for the benefit of my Creditors, have given, granted, bargained, sold, transferred, assigned and conveyed and by these presents do give, grant, bargain, sell, transfer, assign and convey unto them the said Sylvester Hartshorn & John Jenckes

All my property of every name, nature and description, whether, Real, personal or mixed and wheresoever and however Situated and described, a more particular description whereof is hereunto annexed and marked A (reference thereunto being had) and also all rights, credits, Choses in action, Effects, debts and demands due and owing to me whether by Note Book Account or otherwise, together with my Books of account and all evidences of debt (except what is exempt from attachment by Law)

To Have and to hold all and singular the property aforesaid unto him the said Sylvester Hartshorn and John Jenckes, his executors, administrators and assigns, upon Special Trust however

That they the said Sylvester Hartshorn & John Jenckes shall forthwith take possession of the aforesaid property and effects and shall at such time or times as they shall judge most for the interest of all concerned sell or dispose of at public or private Sale said assigned property for the best price they can obtain

and shall use their best endeavors to collect all debts due and owing to me the said Darius Sessions and the proceeds of said Sales and collections, they shall apply and appropriate in the order and manner following, that is to say:

First To pay the expenses of drawing this Assignment, including a reasonable compensation to said Trustees for their services in the execution of the Trusts herein set forth

Second. To pay in full, if the residue of said proceeds are sufficient, otherwise in a rateable proportion all the debts due and owing by me to the persons named in Schedule B hereunto annexed.

Third. To pay in full if the residue of said proceeds are sufficient otherwise in a relative proportion, the sums due and owing by me for borrowed money to the persons named in Schedule C hereunto annexed

Fourth. To pay in full if the residue of said proceeds are sufficient, otherwise in a rateable proportion all debts due and owing by me amounting severally to the sum of Twenty Dollars and under

Fifth. To pay in full, if sufficient of said proceeds remains, otherwise in a rateable proportion, all other debts due and owing by me at the date hereof

And I the said Darius Sessions do hereby constitute and appoint the said Sylvester Hartshorn & John Jenekes, their executors, administrators or assigns my true and lawful Attorney or Attornies irrevocable for me and in my name to take possession of the property hereby assigned, to sell the same at public or private Sale, to make execute, seal, acknowledge and deliver the necessary conveyances, transfers, receipts and releases: to compromise and adjust the whole or any part of the claims hereby assigned, at his discretion; for the purposes of this Assignment to appoint an Attorney or Attornies under them and the same to revoke at pleasure, and generally to do all matters and things in the premises that may be requisite and necessary to carry into effect the purposes hereof

Hereby ratifying approving and confirming all that may be done or caused to be done in the premises by virtue hereof

In testimony whereof I have hereunto set my hand and seal this twenty second day of March (A.D. 1851) in the year of our Lord One thousand eight hundred and fifty one

Signed Sealed & delivered
in presence of
Augs Hoppin

Darius Sessions L.S.

And We Sylvester Hartshorn and John Jenekes do hereby accept the Trusts hereinbefore created and do covenant and agree to discharge the same faithfully

In presence of Albert Pabodie
to sig. of SH

Sylvester Hartshorn

Providence ss. In the City of Providence this 28th day of May A D 1851 Then personally appeared the within named Darius Sessions and acknowledged the within & foregoing instrument to be his free act & deed before me

Augs Hoppin
Justice of the Peace

I hereby decline serving as Assignee for Darius Sessions as herein named

John Jenekes

Schedule of Property marked A. and referred to in the preceding Assignment

1 My Interest in one quarter of Farm in Newport mortgaged for about $950.—
2 My Interest in Estate on Washington Street in the City of Providence mortgaged for about $500.— being my life estate only
3 My Interest in the Farm estate in Cranston which I now live subject to mortgage for about $4500.—
4 Note against Congdon & Gardner for about 300.—
5 Claim against Harvey Perry for about 225.—
6 Pew No 32 in Westminster Church
7 One Old Chaise & Harness
8 Farming Tools & family Stores in Cellar

Schedule B

Amount due	John G. Hopkins & Son	about	$26.50
Do	" Gardner T. Swarts	do	3.00
Do	" Philip W. Martin	do	8.00
Do	" Mrs Sally Sheldon	do	33.46

Schedule C.

Amount due	Bailey W. Evans	about	$10.00
Do	" Henry Hastings	do	10.—
Do	" H. & R. Lippitt	do	14.00
Do	" Jelotes W. Holden	do	8.00
Do	" S Crary	do	6.00
Do	" Stafford & Lathrop	do	3.—

Recorded October 4th 1851 at 9.53 o clock am
Witness
Albert Pabodie City Clk

Know all men

That I Jonas Baxter of Providence in the County of Providence and State of Rhode Island and Providence Plantations in consideration of the Trusts hereinafter named, and of the sum of One Dollar to me paid by George Dupee of said Providence, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell alien convey and deliver unto said George Dupee all my estate real and personal except what is exempt from attachment by law.

To have and to hold the same to him the said George Durfee his heirs and assigns in Trust for the benefit in the fust place of said George Durfee to whom out of said property there is to be paid the Debt of One Hundred dollars due from me to said Durfee and

Secondly, for the benefit of all my creditors who are to be paid out of the surplus in proportion to their demands

In Witness whereof I have hereunto set my hand and seal this fourth day of October A.D. Eighteen hundred and fifty one (1851) Signed. Sealed and delivered, the words "in pursuance of the provisions" of being erased before the execution hereof

Charles Holden Jr.

Jonas Baxter [L.S.]

Providence ss Providence October 4th 1851 Then Jonas Baxter within named acknowledged the within Instrument by him signed to be his free and voluntary act & deed before me

Charles Holden Jr.
Justice of Peace

Recorded Oct 4th 1851 at 10-10 o'clock A M
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Amasa Yeaw of Providence in the County of Providence and State of Rhode Island &c for and in consideration of the trusts and conditions hereinafter contained to be performed by Caleb Harrington of Providence in the County and State aforesaid and for the further consideration of One Dollar by him to me already paid, have and by these Presents do bargain, sell, assign convey and set over and deliver unto him the said Caleb Harrington his heirs, executors, administrators and assigns, the Estate and Property following, that is to say, One certain tract or parcel of land, situate, lying and being in the Town of Scituate in the County and State aforesaid, containing by estimation Sixty Acres of Land be the same more or less, with a dwelling house, a barn and other buildings thereon standing, being the same Estate I hold by deed from Asa & Mathewson, bearing date the 25th day of December A D 1850 and duly Recorded in Scituate Town Record for Deeds &c and for a particular description thereof and the boundaries reference being had to said Deed or the Record thereof the same will fully appear

Also One lot of land situate in the Town of Johnston in the County & State aforesaid with a dwelling house thereon, containing half an Acre of land be the same more or less, being the same I hold by Deed from Joseph S Lockwood, being the same whereon the said Lockwood now resides and for a particular description and the boundaries thereof reference being had to said Deed or the Record thereof in Johnston Town Records the same will fully appear.

Also all my Stock Goods of every kind and description now in the Store Number 229 & 231 High Street in the City of Providence, not including the Bar room which belongs to Asa & Mathewson, together with all my household furniture, goods, Chattels, wares, Merchandise and personal property of every kind and description wherever the same may be situated or located (excepting however all such property and Estate as is by law exempt from attachment

Also all my accounts, debts claims, actions, rights of action, Books of account, Notes, dues, demands and balances and indebtment and all evidences thereof

To have and to hold the afore granted Estate all all and every thereof to him the said Caleb Harrington his heirs, executors, administrators and assigns.

Upon trust nevertheless and to and for the following uses and purposes, that is to say, He the said Caleb Harrington shall take and hold said Estate and the same to reduce to possession and manage and dispose of the same to the best advantage for all pasons interested therein named hereunder, and to sell the personal Estate (excepting notes & accounts) at public Auction within thirty days from the date hereof first giving two weeks notice thereof by publishing the same in the Republican Herald printed in the City of Providence, and reduce the same to money, and said accounts dues notes and other indebtment before named, action and rights of action, settle, collect compromise, adjust, discharge and arrange, so that the same be realized or brought into money with as little loss as possible, he the said Harrington using his best judgment and discretion in all said matters, and acting for the best interest of all parties and also to sell and convey said Real Estate in some reasonable time at Public Auction, first giving thirty days notice of said Sale by publishing the same in the said Republican Herald and to make and execute good and sufficient Deeds of the same so as to vest in the purchasers thereof good and absolute Estates in fee simple and upon the reduction of said Estates and all the Property hereby assigned to money. He the said Harrington shall hold and pay out the same in manner following that is to say

First paying the expenses hereof with all his own proper charges, allowances and expenses as well for remuneration as for the care, custody and management of said Estate and Property

Secondly To pay in full a Note by me owing to Mount Vernon Bank for Three Hundred Dollars and endorsed by Joseph Wells

Thirdly To pay in full a note by me owing to W.B. Darlington & Co and endorsed by said Caleb Harrington for about One hundred and fifty Dollars

Fourthly, to pay Caleb Harrington, Christopher R. Nichols, Brayton Gardner, Asahel D Steere & Theophilus B Yeaw, all that they shall pay on account of their having become sureties for me in certain Bonds — And to pay all the amount due

to the help for the repairs of the house in the Town of Johnston and for finishing the same and for materials now needed to finish the same

Fifthly, to pay William Nichols in full of two notes by me to him now owing amounting to about Eleven Hundred Dollars.

Sixthly, to pay William B Nichols in full, one note by me to him now owing for about thirty Dollars

Seventhly, and after making all the aforesaid payments, then to pay the balance remaining and distribute and appropriate the same to the payment of all my other debts or dues to whomsoever the same are due or owing, if the trust be sufficient, but in Case of a deficiency to pay the whole in full then to pay to each creditor a dividend in proportion to the amount of his claim Provided they shall within Ninety days from the date hereof exhibit their Claims to the said Caleb Harrington, in writing and release their claims, the whole to be paid in the order before named as fast as collected

And I hereby constitute and appoint him the said Caleb Harrington my true and lawful Attorney hereby authorizing and empowering him to ask for, gather, sue for, recover and receive all and whatsoever debts, dues and demands of every kind and nature whatsoever to me now due and owing, and in my name to answer and be answered unto in all suits or actions, which shall be by him commenced for the recovery of the debts and dues aforesaid & to defend all actions and suits already commenced by or against me, and finally to do and transact all things necessary to be done in the premises, for a final settlement and adjustment of all my affairs in conformity to the aforewritten Assignment hereby ratifying and confirming all things which he shall lawfully do in the premises He the said Harrington accounting to me for the balance (if any) over after settlement of the premises aforesaid

In Witness whereof I have hereunto set my hand and seal the 9th day of October A D 1851

Signed, Sealed & delivered
in presence of
William A Jenks
Daniel Howard

Amasa Yeaw [L.S.]

Providence ss In Foster, October 9th A D 1851, personally appeared Amasa Yeaw signer and sealer to the aforewritten Instrument and acknowledged the same to be his free act and deed, hand and seal Before me Daniel Howard
Town Clerk

Recorded October 11th 1851 at 7-35 o'clock A.M.
Witness
Albert Pabodie
City Clerk

Know all men by these Presents

That I Robert Almy of the City of Providence, County of Providence & State of Rhode Island & Providence Plantations, in the United States of America, do hereby make, constitute & appoint Walter W Updike, my true & lawful Attorney, irrevocable, for me & in my Name, to sell, transfer & assign all my right, title & interest in & to the English or European Letters patent, granted in England, to Cullen Whipples Rope Machine, said Patent having been obtained by J P Pixton of New York City, or by his Agent in England, to Stephen H Sherman of Providence, Yeoman & Jane C Cushing of said Providence, Executrix of the Estate of Josiah Cushing, late of said Providence, deceased, to make, seal, execute, acknowledge & deliver all the necessary Deeds & papers for the full & perfect transfer of said Patent and the invention thereby secured & to do all lawful Acts requisite for effecting the premises, hereby ratifying & confirming all that my said Attorney or his Substitute or Substitutes shall do therein by virtue of these Presents.

In Witness whereof, I have hereunto set my Hand and Seal this Sixth day of October A D 1851.

In our presence
Albert Wm H Gardiner
David A Brown

Robert Almy [L.S.]

United States of America, State of Rhode Island & Providence Plantations, Providence County ss. October 6th A D 1851. Then personally appeared Robert Almy & acknowledged the aforewritten Instrument by him signed in my presence to be his free and voluntary Act and Deed hand and seal affixed.

Witness my hand & seal, day and year above written

Caesar A Updike.
Justice of the Peace.

Recorded Oct 11. 1851 at 10. 40 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That Whereas, by a certain Letter of Attorney made executed in Providence, Rhode Island, by Robert Almy on the Sixth day of October 1851. I am made & appointed the lawful Attorney of the said Almy for the purpose of selling the Interest of the said Almy, in the English Letters Patent for Whipples Rope Machine to Stephen H Sherman & Jane C Cushing.

Now Therefore by virtue of said power of Attorney & in consideration of Four Thousand Dollars to me paid by Stephen H Sherman, of the City & County of Providence, State of Rhode Island & Providence Plantations, in the United States of America, & Jane C Cushing of said Providence, Executrix on the Estate of Josiah Cushing, late of said Providence, deceased, the receipt whereof is hereby acknowledged.

I Walter W Updike, Attorney of Robert Almy as aforesaid, of said Providence, hereby sell, transfer & assign unto the said Stephen H Sherman & Jane C Cushing, their Heirs & Assigns forever.

All the right, title, interest, claim and demand the said Robert Almy has, or of right ought to have in & to the Invention and Letters Patent (English) on Cullen Whipples Rope Machine, patented in England, in the Name of Richard Archibald Brooman of the City of London, under the title of Letters Patent, "for improvement in Machinery for the manufacture of Rope & Cordage" with all the rights, privileges & appurtenances thereto belonging.

To Have and to Hold said Letters Patent

and the rights thereby accruing in as full and ample a manner as the said Almy might do by virtue of said Letters Patent or otherwise, to them the Stephen G Sherman & Jane C Bickham, Executrix as aforesaid, their Heirs and Successors or Assigns forever.

In testimony whereof, I the said Walter W Updike, Attorney of the said Robert Almy as aforesaid, have hereunto set my hand & seal at said Providence, on this Eleventh day of October A.D. 1851.

Executed in presence of
Caesar A Updike

Walter W Updike. (L.S.)
Attorney for Robert Almy.

Recorded Oct 11. 1851 at 10.45 o'clk A.M.

Witness

Albert Pabodie
City Clk

To all whom it may concern.

Whereas Zachariah Allen and Eliza Harriet Allen, Wife of the said Zachariah Allen, both of the City & County of Providence, in the State of Rhode Island, in her Right, are the Owners of an Estate, situate on the Northerly side of Westminster Street in said City of Providence, & extending back therefrom to Exchange Place, & which Estate measures as by the Original Deeds, Forty feet in width & was formerly known as part of the Jacob Whitman Estate.

And Whereas Samuel B Wheaton & Henry Anthony, both also of said Providence are the owners of Two Estates next Easterly of the above named Estate & extending from said Westminster Street to said Exchange Place, & which two Estates together, as by the original Deeds, measure Eighty feet in width & are known, the one as the John Dorrance Estate & the other as the Ebenezer Johnson Estate)

And whereas it is believed, That said Estates together, exceed the width of One hundred & twenty feet.

Now Therefore it is agreed by and between the aforenamed Zachariah Allen & E Harriet Allen, Wife of the said Zachariah Allen, as Parties of the One part & the aforenamed Samuel B Wheaton & Henry Anthony as Parties of the other part, That upon the actual measurment of said Estates on the North and South lines, if it appears that there is an excess of Land over & above the One hundred and twenty feet, such excess shall enure to & be divided between the parties hereto in the relative proportions, that the are now the Owners to wit; the One third thereof to the said Zachariah Allen & E Harriet Allen in her Right, & the other two thirds part thereof, to the said Samuel B Wheaton & Henry Anthony, the same to be held by said Parties as aforesaid & their Heirs & Assigns forever. And it is further agreed, That if upon an examination of the Divisional line between the Whitman Estate & the Ebenezer Johnson Estate, & upon actual measurement it shall appear that either party has encroached upon the Land of the other party, such encroachment shall not operate as any claim upon the Land so encroached upon, but the interest of the parties to their respective Lands shall be & remain the same as though no such encroachment had been made.

In testimony whereof, the said parties have hereunto set their hands & seals, this Thirteenth day of October, in the year of our Lord, One thousand Eight hundred and fifty one. (1851)

Signed sealed and delivered
in presence of
the name "Eliza" being first
interlined
Henry Martin.

Z. Allen. (L.S.)
E. H. Allen. (L.S.)
Samuel B. Wheaton. (L.S.)
Henry Anthony. (L.S.)

Providence County ss. In Providence this Thirteenth day of October A.D. 1851.

Then Zachariah Allen, Samuel B Wheaton & Henry Anthony personally appeared before me & severally acknowledged the preceding Instrument by them signed to be their free Act & Deed. And at the same place & time Eliza Harriet Allen, Wife of the aforenamed Zachariah Allen also appeared before me, & being by me examined privately and apart from her said husband, & having the preceding Instrument shown & explained to her by me, she acknowledged the same to be her free Act & Deed, and at the same time declared to me that she did not wish to retract the same.

Henry Martin
Justice of the Peace.

Recorded Oct 14. 1851. at 9.40 o'clk A.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents,

That I, Samuel J Taber, of the City and County of Providence in the State of Rhode Island, for & in consideration of the sum of Three hundred fifty Dollars to me paid by Eleanor W Taber, of Pawtucket, in the County of Bristol in the State of Massachusetts, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver unto the said Eleanor W Taber & to her Heirs and Assigns forever.

The following Articles of property now in my possession Viz: One Bay Horse, coming Five years old, One Chaise, One Jop Buggy Wagon, One Lumber Wagon, One Sleigh.

Also, all the Stalls, Fixtures & Tools in and about the Cogswell Barn (so called) & occupied by me the said Samuel J Taber, & the Carriage Shed, belonging to me & attached to the aforesaid Barn.

To Have and to Hold the same, to her the said Eleanor W Taber and to her Heirs & Assigns, to her and their sole use and benefit forever.

In Witness whereof, I have hereunto set my hand & seal, on this Fourteenth day of October A.D. One thousand Eight hundred fifty one. (1851)

Signed sealed & delivered in presence of
Nathaniel Searle

Samuel J. Taber. (L.S.)

Recorded Oct 14. 1851. at 10.50 o'clk A.M.

Witness

Albert Pabodie
City Clk

Providence Sept 22d. 1851.

Mr N Mason

R. L. Gardner, Agt

40,000 feet pine 1 3/4 Bot of Boards @ $10. $400.00
3 Bot
1 Bot on Spring Wharf.
1 " " Pock "

R. L. Gardner.

Recorded Oct 14. 1851 at 7 1/2 o'clk P.M.

Witness

Albert Pabodie
City Clk

To all whom it may concern

Whereas the South Wall of the Brick Building belonging to the Estate of Samuel Slater, deceased erected on the South corner of Leonard and South Main Streets in the City of Providence and extending back from South Main Street Westerly about thirty six feet, was built the one half part of its width on the South or adjoining lot now belonging to Henry A Rogers Trustee of Eliza B Rogers, and whereas a Contract was made and signed in the year Eighteen hundred & forty two, respecting the future use, payment for, and ownership of said South Wall; it is now further agreed that whenever the said H A Rogers Trustee his heirs or assigns shall use the said wall as provided in the contract, with a brick or stone building, he shall have the privilege of securing the floor joist or beams to said Wall in a proper manner; and furthermore should the building to be erected be a few feet higher, than the building belonging to said Slaters Estate the said Rogers or his successor is hereby authorized at his own expense to build a few feet higher the South or partition wall.

And whereas the South wall of the two small Stores on Leonard Street being about forty one feet long, the roof of which pitches both north and south is wholly on the land of the devisees of Mrs Peddy Bowen deceased, and the said Rogers designing to extend Westerly the Store he will build to the depth of the three stores above mentioned, Now therefore if the said H A Rogers Trustee should erect his wall upon his own land, it would leave a narrow strip or vacancy of a few inches between the Stores of the two parties to the great injury of both Stores and the Goods they contain by the water pouring therein; it is hereby agreed as far as concerns ourselves as proprietors of the buildings, the said Rogers intending to contract with the devisees of Mrs Bowen or in default thereof, holding himself responsible to them for damages should he occupy their land; that the said Rogers may for the preservation of both buildings build as high as needful the South wall of the two Leonard Street Stores, also to build as high as needful such portion of the Walls running North and South, also as high as needful the rear part of the South wall of the Water Street Store.

He is also authorized to remove that portion of the roof of the two small Stores which pitches South and replace it by a roof pitching North turning the Water into Leonard Street, also to carry the roof to pitch north as far over the back part of the roof of the building on South Water Street as is needful -

And the two parties hereby agree that if the said H A Rogers Trustee should instead of building his North Wall on his own land conclude to use the South wall of said Slaters Leonard Street Stores, that the value of the South wall as now situated of said Slaters Stores shall be estimated at the expense or value of building when used, and an accurate account shall be kept of the cost of raising the different walls and changing, building or rebuilding the roof in the manner before mentioned; and if the estimated value of the present South wall of said Slaters Leonard Street Stores should exceed the cost of raising the different walls and of altering and building as described the roofs of

said Slaters Stores, then the said H. A. Rogers, Trustee, agrees to pay to the said Slaters Estate one half of the amount of said excess; and if the raising the different walls named with the changing and building the different roofs named should exceed the value of the present South wall of the two Leonard Street Stores, the said Slaters Estate shall not be chargable for any part of said excess or expense, but it shall all be paid by said Rogers, his heirs or assigns -

And the said Rogers, his heirs or assigns should he use the wall agrees to pay for the use of the land under one half its thickness and the few inches if any, now unoccupied such nominal annual rent to said Slaters Estate during the continuance of the lease to them as shall be determined by agreement or arbitration to be paid by said Rogers (after the expiration of the lease) to the devisees of Mrs Peddy Bowen deceased, they being the present owners of the land under the Stores of said Slaters Estate.

The roof to be built over the Stores of said Slaters estate, to be and remain a part of the Stores and consequently the property of the owners of the Stores. Should the South wall of the Leonard Street Stores during the continuance of the lease of the lot to said Slaters estate hereafter become damaged by fire or otherwise, so as to require it to be taken down, the materials shall belong one half to the said H. A. Rogers Trustee his heirs and assignees, and one half to whoever may then be the owner or owners of the Stores now belonging to the estate of Samuel Slater deceased; and when the wall is rebuilt it shall be at the equal expense of each party and be placed one half on the land of each party as the walls already are of the Main Street and South Water Street Stores

Signed & sealed in presence of
Walter E Gardner
witness to signature of
H A Rogers
E. W. Fletcher, witness to
the signature of H A Slater

Providence October 13th 1851

H A Rogers Trustee
of Eliza B Rogers

Horatio N Slater surviving
Executor of the late Samuel
Slater deceased

Recorded October 15, 1851 at 11-20 o'clock a m
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Edward P Knowles of the City and County of Providence State of Rhode Island for and in consideration of the sum of fifteen dollars per year to be paid by Nicholas Ghirardini for each and every year for the term of ten years - I do hereby remise, release and Quitclaim and by these presents do remise, release and Quitclaim unto him the said Nicholas, for the term of ten years his heirs and assigns, all the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to a certain lot of land, situate in the North east part of the City, and is lot No 74 on a plat of Lots

belonging to Stephen Martin, Joshua Bacon and Edward P Knowles, said Plat is on record in the City Clerks Office in said City. Upon the express condition that the said Nicholas Ghirardini or his heirs or assigns shall pay unto me or my heirs or assigns the sum of fifteen Dollars in semi annual payments, viz on the first of April and the first of October of each and every year during the term of ten years and shall also pay the Taxes that may be assessed upon the said lot during the said term of ten years.

To have and to hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Nicholas Ghirardini, his heirs and assigns

And I the aforenamed Edward P. Knowles, for myself and for my heirs, executors and administrators, do covenant with the said Nicholas, his heirs and assigns that I will warrant and defend the aforedescribed premises to him the said Nicholas, heirs and assigns against the lawful claims and demands of all persons claiming by, through or under me - Providing the conditions above are complied with, Otherwise this deed is to be null and void and of no effect.

In testimony whereof have hereunto set hand & seal this first (1) day of October (1851) in the year of our Lord One thousand eight hundred and fifty one

Signed, sealed and delivered in presence of James Mumford — Edward P Knowles [L.S.]

Recorded October 17th 1851 at 4-20 o'clk p.m.
Witness Albert Pabodie
City Clk

Know all men that I James B Mason of the City and County Providence and State of Rhode Island, for and in consideration of the sum of two hundred and Seventy nine Dollars, to me in hand, well and truly paid by William Clarke and Asa K Lilly, both of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over and convey unto said Clark and Lilly a certain Wooden Building thirty six feet long and twenty feet wide, formerly used by me as a Carpenters Shop, and situated on a lot of land lying in the South Westerly part of said City of Providence, said lot being the same now owned by Benjamin Jackson, and the same laid out and described as lot N° 149 on a Plat of land, called Plat of Mr Timothy Wiggins Land in the South Westerly part of the City of Providence by Mr M B Lockwood, being the same lot of land that was annexed to the quarterly deed from Seth Padelford and Arba B Dike dated May 18 A.D. 1848 and recorded in the Land records of said City of Providence Book 112 Page 7.

To have and to hold unto the said William Clarke and Asa K Lilly, their executors, administrators and assigns to them and their use forever.

And I said James B. Mason for myself, my heirs, executors and administrators against all persons lawfully claiming the same will warrant and defend said William Clarke and Asa K Lilly their heirs and assigns forever

In Witness whereof I have hereunto set my hand and seal this fourteenth day of October A.D. 1851

Signed, sealed and delivered in presence of Sam'l A Bowler, Henry Howard — James B Mason [L.S.]

Recorded Oct 20 1851 at 1 o'clk p m
Witness Albert Pabodie
City Clerk

Know all men by these presents

That I Nepthali Newhall of Providence in the County of Providence and State of Rhode Island, in consideration of One dollar to me in hand paid by William J Tilley of said Providence, the receipt whereof I hereby acknowledge, and of the uses, purposes and trusts hereafter mentioned, do grant, bargain, sell and convey unto the said William J Tilley his heirs and assigns all my Lands, tenements and hereditaments, goods, chattels, merchandize, debts and every and all sums of money due, owing and belonging to me the said Nepthali, Situate, lying or being in the City of Providence or elsewhere, and securities taken and obtained for the same excepting only household furniture and Stores

To have and to hold the same with the appurtenances to the said William J Tilley, his heirs, executors, administrators and assigns; upon the special trust nevertheless; that the said William J Tilley shall forthwith take possession of the premises and within such reasonable time, as to him may seem meet, by Public or Private sale, shall convert all and singular the premises into money and as soon as possible collect all and singular the debts, and sums of money aforesaid, and after, deducting the costs and charges of the trusts before mentioned, shall pay and apply the monies arising therefrom in manner following, that is to say,

First, After paying the costs and charges of the trust as aforesaid, the said Nepthali Newhall, shall pay the said William J Tilley in consideration of his services to be rendered in the settlement of his affairs, all regular costs and charges

Secondly The said William J Tilley out of

the residue shall pay and discharge in full, one note signed by me and made payable to Philip Allen, the amount of which note being one hundred Dollars

Thirdly, After the payment of the aforesaid Note, the said Tilley shall pay and discharge in full all debts and liabilities due from me to Philip Allen and Son of Providence aforesaid, which debts are as follows, to wit; An Amount due to said Allen & Son on Book account of about Ninety four dollars; and the amount of One hundred and fifty dollars which the said Allen & Son are liable to pay for me to Messrs Richmond & Brother of said Providence.

Fourthly, After the full satisfaction and discharge of the debts and obligations above named, out of the residue the said Tilley shall pay all other creditors of the said Newhall in proportion to their respective demands

And I the said Nepthali Newhall in furtherance of the Premises do hereby make constitute and appoint said William J Tilley my true and lawful Attorney irrevocable, in his name or otherwise, and upon and for the trusts aforesaid to ask, demand, recover, and receive, of and from all and every person and persons, all and singular, goods and Chattels, Wares and merchandise, sum and sums of money and demands, due owing and belonging unto me, and upon all receipts and deliverances in the premises, due acquittances and discharges in his name or otherwise, to make, execute and acknowledge, and in default of delivery or payment, in the premises, to sue, prosecute and implead for the same, and to compound and agree for all and every part thereof as he may seem meet; and upon such composition or other agreement to make due acquittance and releases.

And also for all or any of the purposes aforesaid to constitute one or more Attorney or Attorneys under him the said Tilley; hereby giving and granting unto my said Attorney and his substitutes full power and authority in the premises to do all things necessary and proper for the full and complete execution of the trusts aforesaid

In Witness whereof I have hereunto set my hand and seal this Seventeenth day of October A D 1851

Signed, Sealed and delivered in presence of
Nathan Porter,

Nephtali Newhall

Recorded October 20. 1851 at 3 o clk p m
Witness
Albert Pabodie City Clk

Know all men by these presents

That I Elliott M Loomis of the City and County of Providence and State of Rhode Island, in consideration of One hundred and fifty Dollars, to me paid by Doctor Amos Judson Jacques of said Providence, the receipt of which is acknowledged, do hereby grant, sell and deliver, to said Doctor Amos Judson Jacques

Two Box windows and four Jar Supporters, Two Glass Doors

One set of Gas Fixtures, One Stove, 26 ft of Pipe and boiler, five Show bottles, One case of 108 draws, One Counter, Two room partitions, One Cigar case, One Book Case, One pair Counter Scales, Four Wood Seat Chairs, One Armed & Rocking Chair One Table, Two Water Pails, One Water pot, One Syrup pan, One Spittoon, Three Tin Funnels & Three Tin measures, One doz gallon Tinct. Jars, 20 gt Tinct Jars, 2 doz pint Tinct Jars, 1/2 doz gt Specie Jars, 22 pint Specie Jars, 5 - 1/2 gal Jars, One Glass Funnel, One Graduate Glass, 1/2 doz gt Tin Jars, 1 doz pint Tin Jars and Sundries Drug Store fixtures and such other fixtures and Medecines as shall be added by said Elliott M Loomis thereto

To have and to hold said Goods to him the said A Judson Jacques his executors, administrators and assigns forever

Witness my hand and seal the 17 day of October A D 1851
In presence of
Thomas M Round
Francis F Potter

E. M. Loomis

Recorded October 20 1851 at 4-35 o clock p m
Witness
Albert Pabodie
City Clk

Know all men by these Presents

That I Niles B Schubarth, Lessee within named, in consideration of the purchase of the Buildings & Improvements on said Lot by Thomas A Sanches of said Providence, do hereby transfer & assign to the said Thomas A Sanches, all my right, title & interest, in the within Lease, & in the Lot of Land therein described

To Have and to Hold the same to him the said Thomas A Sanches his heirs, Executors, Administrators & Assigns for & during the full term within set forth, upon the same covenants conditions & with all the rights & privileges in said Lease contained & described.

In testimony whereof I have hereunto set my hand & seal this 1 day of November A D 1851

Executed in presence of
N Scarle

N. B. Schubarth.

Providence Sc. In Providence this First day of Nov 1851. Then Niles B Schubarth personally acknowledged the foregoing to be his free Act and Deed
Before me, Nath Scarle, Justice of the Peace.

N B. The Lease transferred above is recorded in Book No 105 page 358.

Recorded Nov 1. 1851 at 4 1/4 o clk P M.

Witness
Albert Pabodie
City Clerk

This Indenture of two parts made and concluded this fourth day of November A.D. Eighteen hundred fifty one by & between James F. Eddy of the first part & William Monroe, of the second part, both of the City & County of Providence, in the State of Rhode Island. Witnesseth,

That Whereas the said parties have heretofore been in copartnership in the business of manufacturing Jewelry & selling the same, and whereas said copartnership is this day dissolved & determined by mutual consent, and whereas many debts due & owing to the said parties on account of their said copartnership are still outstanding, & debts due & liabilities incurred by said firm are yet unpaid; and whereas it is agreed that the said Eddy shall assign & release to the said Monroe, all his interest in the Stock in trade, goods & effects belonging to said firm, & in the debts now owing to said firm, & that the said Monroe shall assume all the debts & liabilities of said firm, & shall discharge & indemnify the said Eddy from all harm, liabilities, Costs & expenses arising from the said partnership.

Now Therefore in pursuance of said Agreement & in consideration of the sum of Ten Thousand Dollars, paid & secured to the said James F. Eddy, he the said Eddy doth hereby absolutely & fully sell, assign, release & make over to the said William Monroe, all his right, title, interest & share in & to all the Stock in trade, goods, merchandize, machinery, fixtures, tools, leasehold premises & effects belonging to said partnership, of whatever kind or nature & wheresoever situated, also all his right, title & interest in & to all the debts & sums of money now due & owing to said firm, whether the same be by bond, bill, note, account or otherwise; and the said Eddy doth hereby make & appoint the said Monroe, his Executors, Administrators & Assigns, to be his Attorney & Attornies to receive all & several the debts & sums of money above mentioned, to his & their sole use & benefit; & doth hereby authorize the said Monroe, his Executors, Administrators & Assigns, to demand, collect & sue for the said debts & sums of money & to use his the said Eddy's name in any way or manner that the collection, recovery or realisation of the said debts & demands may render necessary, as well in Court or out of Court, but at his the said Monroe's own proper costs & charges, & without costs or charge to the said Eddy.

And the said Eddy doth hereby further authorize the said Monroe to convey and transfer to his own name for his own use & benefit, any & all sums of Money & effects, Real & personal Estate which may be taken or received in the name of the said firm, & to hold the same free from all claims by the said Eddy, his Executors, Administrators & Assigns.

And these Presents further witness, that in pursuance of the said agreement, the said William Monroe, for himself his Executors & Administrators, doth hereby covenant to & with the said James F. Eddy his Executors & Administrators, that he the said Monroe his Executors & Administrators shall pay & discharge at all times hereafter save harmless & indemnify the said Eddy his Executors & Administrators from & against all & every the debts, duties & liabilities which at the dissolution & determination of said partnership were due & owing or incurred by said firm to any person or persons for any matter or thing touching said partnership, & of & from all actions, suits, costs, expenses & damages, for or concerning the said debts, duties and liabilities, unless the said Eddy shall have contracted any debts or incurred any liabilities in the name & on account of said firm, which are unknown to the said Monroe, & do not appear in the Books of said firm, for which, if any such exist, the said Monroe does not intend to make himself alone responsible.

Signed sealed & delivered in presence of
Benj^a N. Lapham
& Ephraim Ide

James F. Eddy. (L.S.)
Wm Monroe. (L.S.)

Recorded Nov 6. 1851. at 1.48 o'clk P.M.

Witness

Albert Paboodie
City Clk

Know all men by these Presents

That We, Cornelius Rowe and Hunting Rowe, both of the City & County of Providence, State of Rhode Island &c. Copartners, under the ~~name~~ firm of H. & C. Rowe & Company, in consideration of the sum of One Dollar, received to our full satisfaction of Thomas A. Jenckes of said Providence, and of the uses, purposes & trusts hereinafter mentioned & created, do hereby transfer, assign & convey unto the said Thomas A. Jenckes, his Heirs & Assigns,

All our Real Estate, consisting of the Observatory Estate, so called, situated on Fox Point Hill in said Providence, & also all our stock of Books, Papers & Periodicals, the printing presses, types, paper & materials & the fixtures in our store & printing offices, & all our other Copartnership property, both Real and personal, in possession or action, reversion or remainder.

To Have and to Hold the same to him the said Thomas A. Jenckes, his Heirs, Executors, Administrators & Assigns forever.

Upon the special trusts nevertheless, that the said Thomas A. Jenckes shall forthwith take possession & seizure of the premises, & within such convenient time as to him shall seem meet, at public or private sale, for the best price that can be procured, shall convert all & singular the property hereby conveyed into money, & shall collect all & singular the debts due us, & shall apply & appropriate the net proceeds of such sales & collections, in manner following to wit,

The said Thomas A. Jenckes shall first pay all necessary expenses of making & executing this Deed of Assignment & of executing the trusts by this Deed created, & shall retain to himself a reasonable compensation for executing said trusts.

Second, the said Thomas A. Jenckes shall next pay & satisfy in full the several & respective debts which are due & owing from us to our Sisters, Helen Rowe & Elizabeth Story, and also to Andrew Story & to John W. Balch & to Nathaniel Smith, all which debts are due for borrowed money; if the net proceeds of such sale & collections remaining in his hands be sufficient, & if not sufficient then ratably & in proportion to the respective demands.

Third, the said Thomas A. Jenckes shall next divide the surplus if any remaining in his hands after having done & performed the several things hereinbefore required, among all our remaining Creditors in proportion to their several & respective demands.

And for the better execution of these Presents & the several trusts hereby created We do hereby constitute & appoint the said Thomas A. Jenckes, our true and lawful Attorney, irrevocable, with full power of substitution & revocation, to claim, demand, sue for & recover any & all of the demands due us & to compromise any of the same, in his discretion; to appoint one or more Attorneys or Agents under him & the same to remove at pleasure, & generally to do & cause to be done any & all acts whatever which may be necessary to carry this Deed into effect & execute the trusts herein created.

And I, the said Thomas A. Jenckes, in consideration of the premises, do hereby accept of this Deed & of the trusts herein created & do hereby covenant with the said Cornelius Rowe & Hunting Rowe, that I will faithfully execute the same.

In testimony whereof, We have hereunto set our hands and seals this Sixth day of November A.D. 1851.

Executed in presence of
Phillip A. Marks.

Cornelius C. Rowe.
Hunting Rowe.
Thomas A. Jenckes.

Providence &c. In Providence this 7th day of November A.D. 1851. Then personally appeared

Cornelius O'Rorke, and acknowledged the above Instrument by him signed to be his free act & Deed, & at the same time appeared Hunting Rorke & acknowledged said Instrument to be his free Act and Deede.

Before me Charles W Greene
Justice of the Peace.

Recorded Nov 7. 1851, at 9.10 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men,

That We, the Corporation of Grace Church, in Providence, a body corporate, legally established in the City of Providence, in the State of Rhode Island, &c. in consideration of Seventy five Dollars to us already paid by James Souther, do hereby grant, bargain, sell & convey to the said Souther, his Heirs & Assigns,

One Lot of Land in the Cemetery of said Corporation, situated on Seventh Avenue & numbered Six hundred sixteen (№616) on the Plat of said Cemetery, made by Cushing & Walling, & recorded in the Grand Registry of said City, page 76. Vol 3. Book of Plats.

To Have and to Hold the same unto the said Souther, his Heirs & Assigns forever; subject to the conditions & restrictions and with the privileges following, to wit:

1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the vestry of said corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the deade; & no trees within the Lot or border around the same shall be destroyed or mutilated, without the consent of said vestry.

3d. The proprietor may erect stones, monuments, and sepulchral structures, and cultivate trees, shrubs & plants on said Lot; & shall keep in repair, at his or her expense, the land-marks put thereon by the corporation.

4th. If any tree, shrub or plant on said Lot, shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right & duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry, it shall be their right & duty to cause the same to be removede.

6th. The Cemetery & its appurtenances shall be under the custody & superintendence of the Vestry of said Corporation, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein, as said vestry shall from time to time, deem expedient.

Witness the common seal of said Corporation hereto affixed, this Eleventh day of October, in the year of our Lorde 1850, by Charles H Mason, our Treasurer for that purpose duly authorized.

C H Mason
In presence of Treasurer of Grace Church
Henry T Barton Providence

Providence Sc. In the City of Providence this 11th day of October 1850.

Personally came Charles H Mason, Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding, to be his voluntary Deed, in said capacity, with the common seal of said corporation thereto affixed.

Before me Francis E Hopkins
Justice of the Peace.

Recorded Nov 7. 1851, at 9.40 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease,

Made and entered into this First day of November, in the year of our Lorde One Thousand Eight hundred and fifty one, by and between Christopher Dexter of Seekonk, in the County of Bristol & Commonwealth of Massachusetts, of the first part & Daniel E Carpenter of the City & County of Providence, in the State of Rhode Island of the second part. Witnesseth,

That the said Christopher Dexter, for & in consideration of the annual Rent of Forty Dollars, to be paid in equal semi annual payments of Twenty Dollars each (the first payment thereof to be made on the first day of May next) during the first period of Ten years of this Lease, hath demised, leased to farm let, & doth by these Presents demise, lease & to farm let unto him the said Daniel E Carpenter, his Executors, Administrators & Assigns, for & during the full & entire term of Thirty years from the date hereof, to wit: until the first day of November in the year 1881. (One Thousand Eight hundred & eighty one.)

A certain Lot of Land, situate on the Easterly side of Richmond Street, in said City of Providence, & bounded as follows, to wit;

Beginning at the Southwest corner of said Lot adjoining Land of the late Benjamin A Bailey, deceased, thence extending Easterly Eighty Feet to a Gangway, thence North on said gangway, Thirty nine Feet & three Fifths of a Foot, thence turning at Right Angles & running Westerly, Eighty Feet to said Richmond Street, & thence on said Richmond Street, Thirty nine Feet & three Fifths of a Foot to the first corner or place of beginning.

But no Building shall be erected on said Lot within five feet of the Easterly line of said Richmond Street.

To Have and to Hold the same with all the rights and privileges thereof, to him the said Daniel E Carpenter, his Executors, Administrators & Assigns, for & during the term aforesaid.

And it is agreed by & between the parties hereto in manner following, That at the end & expiration of the second period of Ten years of said term of Thirty years, if the parties hereto cannot agree as to the amount of the Annual Rent of the then next ensuing period of Ten years, the same shall be fixed & determined by three judicious & disinterested men, or by either two of them agreeing, one to be chosen by each party, & the third by the Two so chosen. said first period of Ten years and also at the end of the

That all Buildings & Improvements placed upon said Lot during the continuance of this Lease, shall be pledged for the payment of the Rent of said Lot.

That the said Daniel E Carpenter, his Executors, Administrators or Assigns may at any time terminate this Lease on giving Six Months notice in writing of such his or their intention to him the said Christopher Dexter, his Heirs or Assigns and also paying all Rents that may have accrued, including the proportional part of the half years Rent up to the time of terminating this Lease.

That in case default shall be made in the payment of any Rent accruing under this Lease, & such default shall continue for the term of Six Months after the same shall have been demanded, the

said Christopher Dexter, his Heirs or Asignes may, if he or they think proper, enter upon said demised Lott & terminate this Lease.

Provided Always that notwithstanding any thing herein contained, in case of the decease of the said Christopher Dexter, within said term of thirty years, this Lease shall thereupon terminate

In testimony whereof, the parties hereto, have hereunto set their hands and seals, the day & year first aforewritten.

Signed sealed and delivered in presence of Henry Martin

Christopher Dexter (L.S.)

Daniel C. Carpenter. (L.S.)

Providence County ss. In Providence this Eighth day of November A.D. 1851. Then Christopher Dexter & Daniel C. Carpenter personally appeared, before me & severally acknowledged the preceding Instrument by them signed, to be their free Act and Deed.

Henry Martin
Justice of the Peace.

Recorded Nov 8. 1851. at 3 o'clk P.M.

Witness (the words "in writing" interlined and the line in the Margin by)

Albert Pabodie
City Clerk

Know all men by these Presents.

That We, Oliver C. Greene & John B. Cooke, both of the City & County of Providence, in the State of Rhode Island, Copartners in Company, under the Name & Firm of Greene & Cooke, for & in consideration of the Trusts hereinafter named and contained, & also of the sum of One Dollar to us paid by James B. Faulkner, of said City of Providence, the receipt of which said sum is hereby acknowledged, have granted, sold, assigned, transferred & set over, & do, by these Presents, grant, sell, assign, transfer & set over to him, the said James B. Faulkner, his Executors, Administrators & Assigns forever.

All and singular the entire Stock of Goods & Shop furniture, in the Store now occupied by us, situate on the Southerly side of Cranston Street, in said City of Providence, now Numbered 115 (One hundred fifteen) on said Street, & consisting of an Assortment of Crockery Ware, Tin Ware, Iron & Earthen Ware, Dry Goods, Groceries, Fancy Articles, & other Goods, Show case, Bread case, Candy case, Scales, Weights, Stove Pipe & other Articles of Shop furniture. Also One Bread Horse, the same purchased by us of Solomon Gage, One Butchers Wagon, One slide top Buggy, One Lumber Wagon, One Wagon Harness, One Sleigh & one Hay Cutter.

To Have and to Hold the same to him, the said James B. Faulkner, his Executors, Administrators & Assigns, but in Trust Nevertheless. That he shall sell said property at as early a period as may be practicable, at Public or private Sale, for Cash or upon a reasonable credit, with good security, & assign & appropriate the net proceeds ratably, in proportion to the respective amounts due from us, to the payment of the Claims against us in favor of Mess^rs Richmond and Brother & of Jones & Brother, & towards the payment of a Note given by the said John B. Cooke to Seth Padelford & Co. for goods purchased of them by said Firm of Greene & Co. he first deducting from said proceeds, a reasonable compensation for his Services.

In testimony whereof. We have hereunto set our Hands and Seals, this Twentieth day of October, in the year of our Lord. One Thousand Eight hundred fifty one. (1851)

Signed sealed and delivered in presence of Charles Wood

Oliver C. Greene. (L.S.)

John B. Cooke. (L.S.)

I James B. Faulkner aforenamed, hereby accept of the foregoing Conveyance and covenant with them the said Greene & Cooke, that I will faithfully execute the foregoing Trusts, according to the best of my ability.

Witness my Hand and Seal. this Twentieth day of October A.D. 1851.

In presence of Patience Cooke

James B. Faulkner. (L.S.)

Recorded Nov 13. 1851. at 3 1/4 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

We, the aforenamed John R. Burrows and Gardner W. Burgess, for and in consideration of the sum of One Dollar to us paid by William B. Dean, of the City and County of Providence & State of Rhode Island, the receipt whereof We do hereby acknowledge, do hereby assign, transfer, set over & deliver to said William B. Dean, his Heirs and Assigns forever.

The within Lease sale our right, title interest in & to the premises therein described. To Have & to Hold the same to him the said William B. Dean, his Heirs & Assigns, for & during the remainder of the term therein named, he paying & performing all the Rents & Covenants therein required of us.

In Witness whereof. We have hereunto set our hands and seals, this Twenty sixth day of May, in the Year of our Lord, Eighteen hundred and fifty one.

Signed sealed & delivered in presence of Robert Knight

John R. Burrows. (L.S.)

Gardner W. Burgess. (L.S.)

Providence Sc. In the City of Providence May 26th A.D. 1851. Then personally appeared John R. Burrows & Gardner W. Burgess, and acknowledged the above Transfer to be their free Act and Deed. Before me Robert Knight
Justice of the Peace.

N.B. The Lease transferred above is recorded in Book No 98 page 178.

Recorded Nov 17. 1851. at 12 o'clk M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents.

That We, Jefferson L. Kimball, David M. Johnson & Norton I. Chace, Copartners, transacting business in Providence & in New York, under the Name & Style of Kimball, Johnson & Company, in consideration of the sum of Five Dollars received to our full satisfaction of Thomas A. Jenckes, & Henry Howard, both of the City & County of Providence, State of Rhode Island, &c. & of the uses, purposes and trusts hereinafter mentioned & created, do hereby assign, transfer & convey unto the said Thomas A. Jenckes & Henry Howard, their Heirs & Assigns all our Copartnership property, both Real & personal & wherever & however situated, whether in possession or action, reversion or remainder, & also the proceeds of our separate Estates, according to the provisions of our separate Assignments, this day made, Reference to which is had for a more particular description of the same.

To Have and to Hold the same, to them, the said Thomas A. Jenckes & Henry Howard, their Heirs, Executors, Administrators & Assigns forever:

Upon the special Trusts Nevertheless, that the said Thomas A. Jenckes and Henry Howard shall forthwith take possession and seizure of all said property hereby assigned, & at such convenient time as to them shall seem meet, either at public or private sale, for the best price that can be procured, shall convert all & singular the premises hereby conveyed into money, & shall collect all and singular the sums due said firm & shall apply & appropriate the nett proceeds of such sales & collections in manner following, to wit:

They shall first pay all necessary expenses of making & executing this Deed of Assignment & of executing the trusts hereby created and shall retain to themselves a reasonable compensation for the execution of said trusts.

Secondly, the said Thomas A. Jenckes & Henry Howard shall next apply & appropriate the nett proceeds of such sales & collections to the payment of the debts due the following named persons, to wit: Catherine Gardner about $1180. Pawtuxet Bank, about $200. " James H. Cogeshall about $230. " Hough Stove Furnace Company about $50. " Jackson & Clarke about $130. " Elizabeth Gardner about $243. " William A. Knight about $328. " Charles Greene about $1350. " B. J. Lauton about $260. " A. G. Southwick & Co. Newcombs Note, about $273. " Enoch Goff about $00. " Pawtucket Wadding Company about $140. E. J. Foster & Co. Hathaway, Agent, about $100. " Albert Martin about $500. " Also all sums due to help, & clerks for Rent; and all sums for which said Charles Green is liable for us or jointly with us; and also One Note dated Nov 10th, 1851, for $200. payable to S. L. Armstrong & Son, in Sixty days, & one Note dated Nov 25th, 1851 for Five hundred forty five Dollars, payable on demand to James H. Cogeshall, in full, if said proceeds be sufficient, and if not sufficient, then ratably and in proportion to the respective demands.

Thirdly, the said Thomas A. Jenckes & Henry Howard shall next pay & satisfy, out of the surplus, if any remaining in their hands, after having done & performed the several things hereinbefore required, all the remaining debts which We, the said Kimball, Johnson & Company, owe, in full, if the proceeds remaining in their hands be sufficient, & if not sufficient, then ratably and in proportion to their respective demands.

Provided however, that such of the creditors of us, the said Kimball, Johnson & Company, named in said second & third clauses, as shall not within Six Months from the date of this Assignment, make & execute a release of all their claims & demands upon us, shall not be entitled to or receive any dividend or benefit under this Deed of Assignment, but the dividends on the claims & demands of such Creditors shall be paid over to said Assignees or to such person or persons as

they shall appoint. And We do severally and jointly constitute and appoint the said Thomas A. Jenckes & Henry Howard, our Attorneys, with full power & authority for us and in our Names, to do & perform all acts proper and necessary in the execution of the trusts hereby created.

And We, Thomas A. Jenckes and Henry Howard, do hereby accept of this Deed & of the trusts hereby created and do covenant with the said Kimball, Johnson & Chace, that We will faithfully execute the same.

In testimony whereof, We have hereunto set our hands & seals, this Twenty second day of November A. D. 1851.

Executed and delivered in presence of
Joseph I. Pitman

Jefferson L. Kimball. (L.S.)
David M. Johnson. (L.S.)
Norton I. Chace By Enoch Goff. (L.S.)
Thomas A. Jenckes. (L.S.)
Henry Howard. (L.S.)

Providence Sc. In the City of Providence this 22d day of November 1851.
Then personally appeared Jefferson L. Kimball and acknowledged the foregoing Instrument by him signed, to be his free Act and Deed.

And at the same time & place came Enoch Goff, & in his capacity as Attorney for Norton I. Chace, acknowledged the within Deed by him executed as such Attorney, to be the free Act & Deed of said Chace.

Before me, Joseph I. Pitman.
Justice of the Peace.

Providence Sc. City of Providence this 24th day of November 1851.
Personally appeared David M. Johnson, & acknowledged the foregoing Instrument by him signed, to be his free Act and Deed. Hand and Seal
Before me, Joseph I. Pitman.
Justice of the Peace.

Recorded Nov 24. 1851. at 11. 10 o'clk A. M.

Witness Albert Pabodie City Clk

Know all men

That I, Thomas Holmes of Bristol, in the County of Bristol, in the State of Rhode Island &c. in consideration of the sum of One Dollar to me paid by Christopher Carpenter of Rehoboth in the Commonwealth of Massachusetts, the receipt whereof I do hereby acknowledge, do hereby sell, set over transfer and convey unto him the said Carpenter, his Heirs, Executors, Administrators & Assigns, all my right, title and interest, in the within Lease, derived from Allen & Gladding, one of the Lessees.

To Have and to Hold the same to him, his Heirs & Assigns forever.

In Witness whereof, I

have hereunto set my hand and seal this 25th day of November A.D. 1851.

Signed sealed and delivered in presence of
Helen J. Gladding

Thomas Holmes.

Providence Sc. In the City of Providence on this 25th day of November A.D. 1851.

Personally came Thomas Holmes the signer of the above transfer & acknowledged the same to be his free & voluntary act and Deed.

Before me. Philip C. Scott.
Justice of the Peace.

N.B. The Lease transferred above, is recorded in Book No 91. page 180 of Records of Deeds, in this Office.

Recorded Nov 26. 1851 at 9.45 o'clk A.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents.

That I Charles Holden 2d. of Providence, Trader, in consideration of the Trusts hereinafter mentioned, to be performed by Samuel Clark of Smithfield, & in consideration of One Dollar to me paid by said Clark, the receipt whereof is hereby acknowledged, I hereby give, grant, bargain, sell & convey, assign, set over & deliver unto him the said Clark, his Heirs & Assigns forever, the following described Real & personal Estate, to wit:

A Lot of Land in Cranston in the County of Providence, containing about Four Acres, being the same Lot I purchased of Amos Sewhes.

A Lot of Land in the Town of Smithfield, containing about Seven Acres being the same I purchased of A.B. Dike.

A certain Lot of Land situated in the City of Providence, (in Horse Burying Ground so called) about One hundred feet square, with a story & a half House on the same, being the Lot I purchased of William Mc Laughlin Wife.

Also Lots No Twenty Five (25) thirty one (31) thirty two (32) thirty three (33) thirty four (34) twenty (20) forty two (42) forty three (43) sixty eight (68) sixty nine (69) eighty three (83) One hundred & twenty (120) One hundred & sixteen (116) and One hundred fourteen (114) on the Plat of Thomas R Holden Estate, in the City of Providence, on Smiths Hill, so called, and also all my right, title & interest in & to the balance of said Thomas R Holden Estate, not yet divided.

Also all my right, title & interest in & to the estate of the late, Charles Holden of said Providence, deceased, it being the Holden Estate on Benefit Street, in Providence, where I now live.

Also a certain Lot of Land, situated in Salem, Massachusetts, containing about Fifteen (15) Acres, with a Dwelling House thereon standing, it being the Estate of Patrick Tapp & purchased by me at a Sheriff Sale, in the year 1809

Also all my right, title & leasehold interest in & to a certain Lot of Land, situated on Canal Street, in said Providence, which I leased of Sullivan Dorr Esq. of Providence, with the Buildings thereon standing.

Also all other Real Estate (if any) to me belonging, wherever the same may be situated.

Also Two sorrel Horses, one topped Buggy, three open Wagons & one Cart,

with the Harnesses belonging to the same. Also all other personal property of every kind & description to me belonging (excepting household furniture, wearing apparel & family stores) whatever & wherever the same may be. Also all Notes & Books of Account & other evidences of debt & all sums of Money due me from any & all persons.

To Have & to Hold said Real Estate & personal property to him, the said Samuel Clark, his Heirs & Assigns, in Trust, for the purposes following, to wit:

The said Clark shall as soon as he shall deem it for the interest of my Creditors, sell & dispose of said Real Estate & personal property & collect the debts aforesaid & applply the proceeds to the payment of my debts, in the manner following, to wit:

First, After praying for this Deed of Assignment & reserving to himself a reasonable compensation for his services & the expenses of the above sales and collections, the said Clark shall pay to Thomas R Holden Jr of Providence, whatever debt is due to him from me & also all promissory Notes signed by me & endorsed by the said Thomas R Holden for my accommodation, whether the same are due or to become due.

Secondly, After paying the above sums in full, he shall pay to Samuel Clark, Henrietta Holden, Wandrill H Greene & John Oldfield, the debts due from me to them respectively, & certain Notes signed by me & endorsed by Samuel Clark for my accommodation, all of the second class in full if sufficient, otherwise in proportion to their respective demands.

Thirdly, After paying the above mentioned debts in full, the said Clark shall pay, out of the balance of said proceeds, the debts of such of my Creditors as shall within Four Months from the date hereof, discharge me in full, from their respective demands, to be paid in full, if sufficient & otherwise ratably according to their respective demands.

Fourthly, After paying the above in full, the said Clark shall apply the balance of the proceeds, to the payment in full if sufficient & otherwise proportionably, all the debts due from me to any other person or persons.

And I hereby grant and give full power to the said Clark to enter & take possession of said Real & personal property, & sell the same at public or private sale as to him may seem most advantageous.

In testimony whereof, I have hereunto set my hand & seal at Providence this Eighteenth day of November A.D. 1851.

Executed in presence of W.W. Updike.
the words "signed by me" interlined by me before signing. W.W.U.

Charles Holden 2d.

Providence Co Sc. City of Providence Nov 18th 1851.

Then came Charles Holden 2d & acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

W.W. Updike.
Justice Peace.

Recorded Nov 26. 1851. at 2.20 o'clk P.M.

Witness

Albert Pabodie
City Clerk

This Agreement of two parts made and entered into this First day of October in the year of our Lorde, One Thousande Eight hundred Forty nine by Gardner T Straits of the City & County of Providence in the State of Rhode Island, Party of the One part and Charles G Parker of the second part.

Witnesseth, That the said party of the first part, for & in consideration of the annual Rent of One hundred and twenty Dollars to be paid in equal quarter yearly payments of One hundred & twenty Dollars each, on the last day of December next, March, June, December, in each & every year during the term hereinafter mentioned. The first payment thereof to be made on the last day of December next & hath demised, leased & to farm let, & by these Presents doth demise, lease & to farm let, unto him the said Charles G Parker, his Executors, Administrators and Assigns, for & during the Term of Five years from the date hereof, to wit, until the first day of October One Thousande Eight Hundred Fifty four.

One Lott of Leand, situated on the Easterly side of Dorrance St. being (near the corner of Pine & Dorrance Streets) between Charles H Childs Stone Wall, running Southerly Forty seven feet on Dorrance St.

To Have and to Hold the same with all the rights and privileges thereof, or thereunto appertaining, to him the said Charles G Parker, his Executors, Administrators & Assigns, for and during the said term of Five years.

And it is agreed by & between the parties hereto, in the manner following. That all Buildings & Improvements that may at any time during said term, or of the extension thereof as is hereinafter provided for, be erected & placed or be on said Lott, shall be pledged for the payment of all rents accruing under this Lease.

That said premises nor any part thereof, shall be used as or for a Coffin Establishment, & in case said premises or any part thereof shall be used for said purpose, this Lease shall thereupon terminate.

That in case any or either of said quarter yearly payments of Rents, shall at any time be behind & unpaid, for the term of thirty days after the same shall have become due & payable, the said party of the first part, his Heirs or Assigns shall have the right & liberty, if he or they think fit, of entering upon said demised premises or any part thereof, & of the said party of the second part, his Executors, Administrators or Assigns thereupon & terminate this Lease.

And the said Charles G Parker, on his part, for himself & his Heirs & Assigns, Executors or Administrators, promises, covenants & agrees to & with the said Gardner T Straits, his Heirs and Assigns, that he will pay or cause to be paid said Annual Rent quarter yearly & promptly when due, & on the termination of this Lease, will surrender & yield up to the ~~party~~ said party of the first part, his Heirs or Assigns, the full and quiet possession of said demised premises.

In testimony whereof, the said parties have hereunto set their hands and seals.

Witness this
Benjamin P Straits
William R Bowers

G. T. Straits. (L.S.)
Chas G. Parker. (L.S.)

Recorded Nov 28. 1851. at 9 1/2 o'clk A.M.

Witness word "party" erased

Albert Pabodie
City Clk

Know all men by these Presents.

That I, Charles G Parker of Providence, in the County of Providence and State of Rhode Island, for & in consideration of the trusts hereinafter named & of One Dollar to me paid by Nathaniel A Eddy of said Providence, do hereby assign, set over and deliver, give, grant, bargain & sell unto said Eddy,

All my Estate, Real & Personal all my Books of Account, Notes and Property of every description, not exempt from attachment by Law.

To Have and to Hold the same to him the said Eddy, his Heirs, Executors, Administrators & Assigns forever, in trust, after paying the expenses of executing the duties of this Assignment and a due compensation to himself for his services therein, then

First, to pay John T Benton of Providence, in the County & State aforesaid, the amount which I owe him, being One hundred seventy five Dollars, and

Secondly, to pay all my other Creditors. (if there be sufficient) who within Sixty days shall present and prove their ~~Loans~~ demands to my Assignee, & sign a discharge. If there should be any surplus after paying those Creditors who sign a discharge within Sixty days from this date, then the balance to be paid to my other Creditors, equitably.

I hereby authorize my Assignee to compromise with any person indebted to me, by receiving from such debtor, in settlement, a less sum than is actually due me. And I further authorize my said Assignee to dispose of the Lease of a certain Lott of Real Estate on Dorrance Street, which I now hold as he may think expedient & in all things to manage, sell & dispose of all property hereby conveyed, in such manner as he thinks best for the parties interested.

In testimony whereof, I have hereunto set my hand & seal, this Twenty ninth day of November A.D. Eighteen hundred Fifty one.

Signed sealed & delivered
in presence of
Henry Armington

Chas G. Parker. (L.S.)

I accept the within & aforegoing Assignment and agree to discharge the duties thereof. In Witness whereof, I have hereunto set my hand & seal, this Twenty ninth day of November 1851.

Signed & sealed in presence of
Henry Armington

Nath'l A. Eddy. (L.S.)

Providence Ss. Providence Nov 29. 1851.

Then personally came the above named Charles G Parker, signer to the foregoing Instrument & acknowledged the same to be his free act & deed

Before me,

Benj'n A. Gapham,
P Notary.

Recorded Nov 29. 1851. at 8.50 o'clk A.M.

Witness word "claim" erased

Albert Pabodie
City Clerk

This Indenture of two parts made and entered into this First day of January A.D. 1857. by & between Samuel French & Nancy G French, his Wife, in right of the Wife, of the City & County of Providence, of the First part & James Peckham of said City & County, of the second part.

Witnesseth. That the said Samuel French & Nancy G French, in right of the said Nancy, in consideration of the Rents & Covenants hereinafter mentioned, by the said James Peckham, his Heirs, Executors, Administrators & Assigns, to be paid, kept & performed, do demise & to farm let unto him the said James Peckham, his Heirs, Executors, Administrators & Assigns A certain Lot of Land, situate on Federal Hill in the City of Providence aforesaid, it being thirty three & one half feet in width & One hundred feet in length, & is the Westerly part of Lot No (4) Four on a Plat of House Lots belonging to the Heirs of Moses Brown and William Almy, surveyed and platted by Almater & Schubarth, & recorded in the City Clerks Office in said Providence in Book No 3. page 58. Reference to said Plat being made.

To Have & to Hold the same, with the privileges & appurtenances thereof, to him the said James Peckham, his Heirs, Executors, Administrators & Assigns for and during the term of Six years, commencing on the day of the date hereof & terminating on the first day of January A.D. 1857.

He said James Peckham for himself, his Heirs, Executors, Administrators & Assigns, doth hereby covenant & agree to & with the said Nancy G French, her Heirs, Executors, Administrators & Assigns, that he will pay as Rent for said premises, the sum of Thirty Dollars, at the end of each & every year; and a proportional sum for any part of a year, and in default of any instalment of Rent due & payable as aforesaid, for more than thirty days, the Lessor Nancy G French & her legal Representatives may reenter in & upon said Leased premises & resume possession thereof & terminate this Lease, And it is further agreed by the parties that all the Buildings & Improvements that are now erected or that may hereafter be erected or placed upon said premises shall be and remain liable for the payment of the Rent of said premises & are not to be removed from said premises until all the Rent shall have been paid.

And on payment of all Rents and keeping and performing all conditions of this Lease, on the part of the said Peckham to be paid, kept and performed, as provided herein, he, his Heirs, Executors, Administrators and Assigns, may at any time previous to the termination of this Lease or within Ninety days after the termination thereof, remove off & from said Lot, all the Buildings by him or them erected.

And it is further agreed by & between the parties to this Lease, that the said James Peckham, his Heirs, Executors, Administrators & Assigns shall hold the premises herein named, subject to all the conditions imposed upon the said Nancy G French, in & by a certain Lease of said premises to her from Samuel Boyd Jobey, dated Jan 1. 1850 & recorded in the City Clerks Office in Book No 120. page 65. of the Records of Deeds, and that on the decease of Anna A Jenkins and Moses Jenkins, as named in said Lease, this Lease shall cease and terminate.

And the said James Peckham for himself & for his Heirs, Executors, Administrators & Assigns, hereby covenants that at the termination of this Lease, he will surrender up quiet & peaceable possession of said Leased premises.

In testimony whereof, the parties have hereunto set their hands & seals, this First day of January A.D. 1857.

Signed, sealed & delivered in presence of
Benj N Lapham

Nancy G French
Samuel French.
James Peckham.

Providence Ss. Providence Aug 26. 1857.

Then personally appeared the within named Samuel French and James Peckham and severally acknowledged the within Instrument by them signed, to be their free Act and Deed.

And at the same time and place personally appeared the within named Nancy G French, Wife of the said Samuel French before me, & was examined by me privily and apart from her said husband, and after having the within Instrument shown & explained to her by me, she acknowledged unto me that she understood the same, that it was her free Act & Deed, that she signed the same voluntarily, and that she did not wish to retract the same.

Before me, Benjn N Lapham
Public Notary.

Recorded Nov 29. 1857. at 4. 10 o'clk P. M.

Witness

Albert Pabodie City Clk

This Indenture of Lease, of two parts, made, entered into and concluded this Twentieth day of November, in the Year One Thousand Eight hundred and fifty One, by and between Richard J Arnold, of the City & County of Providence, in the State of Rhode Island, and William M Bailey, of North Providence, in the County of Providence & State aforesaid, of the first part and Elbin C Baker and Julius Baker of the City, County & State aforesaid, of the second part.

Witnesseth, That the said Parties of the first part, being sole owners of the Marine Rail Way, situated at Fox Point, in the City of Providence, & of the Lot of Land whereon the said Railway is erected, said Lot being Number One hundred & fifty three on a Plat of Lots made by Daniel Anthony (Surveyor) for the Fox Point Association, dated April 26. 1816, which said Plat is recorded in the Records of said City, for & in consideration of the Rents herein reserved & the Covenants herein entered into by the aforesaid Parties of the second part, by them on their part to be kept and performed, have demised, leased & to farm let, & by these Presents do demise, lease & to farm let to the said parties of the second part their Heirs, Executors, Administrators & Assigns, so much of the aforesaid Lot of Land as lies Westerly of the Easterly Wall of said Rail Way & the Stone Store erected by Pearce & Bullock on India Street (reserving that portion of said Lot occupied by said Wall & lying Easterly therefrom, in consequence of a dispute now pending with Edward Pearce, relative to the East boundary of said Lot) together with the said Rail Way & the privileges & appurtenances thereto belonging, & the Worden Building now standing on said Lot, for & during the term of Five Years, commencing on the First day of December, in the Year One Thousand Eight hundred and fifty One, & ending on the First day of December One Thousand Eight hundred & fifty six.

And the said Parties of the first part, for themselves, their Heirs, Executors & Administrators, covenant with the said parties of the second part, their Heirs, Executors, Administrators & Assigns, that they are lawfully possessed of the premises, & warrant the same against the lawful claims of all persons claiming by & under them the said parties of the first part in the proportion of their respective Interests

Provided Nevertheless and all the Covenants and Demises aforesaid are on this express condition, that the said parties of the second part shall render & pay

unto the said parties of the first part as Rent for the said Leased & demised premises. Yearly & each & every year during said term, the sum of One Thousand Dollars, in quarterly payments, that is to say, Two hundred & fifty Dollars, at the end of each & every Three Months during said Term, & in case of delay in payment, Interest to be allowed on all payments so delayed, and that the said parties of the second part, shall, during said term, at their own cost & expense, keep said Rail Way, its Cradle, Machinery & Appurtenances in full repair (meaning hereby all the Machinery & operating parts of said Rail Way, & so much of said Rail Way as lies above the crop logs on which the Stringers rest, upon which said Stringers the crop track is secured, the Walls & Building appurtenant thereto,) & paying all Taxes which may be afsessed thereon during said term.

And it is mutually covenanted and agreed by & between said parties, that the Lessees aforesaid, their Heirs, Executors, Administrators & Assigns, may at their own cost & expense, ~~contract~~ construct & erect upon said Lot, a Brick or Stone Building, which shall cover the whole front of said Lot on India Street, & extend back from said Street, Forty or Fifty feet, provided the plans for the same shall first be submitted to & approved by the said parties of the first part, & the Foundations of said Building shall be constructed of such materials, of such depth & thickness as will be amply sufficient to sustain a Building of Brick or Stone of not less than Four Stories in height, each of eleven, Ten, Nine & Eight feet respectively in the clear, between the joists, & that the Front thereof on India Street shall be faced with good prefsed brick, with granite Underpinning on all sides thereof, excepting on the East which may be of Brick or Stone from the Foundation, said Underpinning to be not less than Eighteen inches, from the grade of India Street as it may then be established, and in case a Building of Brick or Stone of one or more stories should be erected upon said Lot by the parties of the second part as above described, then & in that case the said parties of the second part hereby covenant & agree for themselves, their Heirs, Executors, Administrators & Assigns to pay to the said parties of the first part the value of the Wooden Building now standing on the premises, to be determined (if the parties themselves cannot agree upon its value) by disinterested Men, mutually chosen by the parties hereto;

And in case the said parties of the second part should elect not to erect a Brick or Stone Building upon said Lot, during the term of this Lease, they shall nevertheless be at liberty to erect such temporary Wooden Building as they may deem necessary, paying for the present Building when taken down as hereinbefore agreed, and at the expiration of this Lease the said Parties of the second part may remove the same from said Lot at their own Cost & expense, the said Building so erected, whether temporary of Wood or otherwise, shall be the property of the said Lessees, subject to & at the disposal of the Lessors for the payment of the Rent, Taxes, Repairs & the Interest that may be due thereon, whenever the same shall be One Month in arrear, at all times during said term, and at the expiration thereof.

And the said parties of the second part for themselves, their Heirs, Executors, Administrators & Assigns, covenant to & with the said parties of the first part, their Heirs, Executors, Administrators & Assigns, that they will pay the Rent, Taxes & Interest, & make the Repairs aforesaid, in manner aforesaid, and that all Buildings or Improvements which they the may place upon said demised premises, shall be subject to the Claim for the yearly Rent, Taxes, Interest & Repairs aforesaid and in default thereof the said Building & Improvements may be disposed of by the said parties of the first part, as herein before stated.

And it is further mutually covenanted & agreed by & between said parties, that at the expiration of said term of Five years (provided said parties cannot agree upon the Rent for a further term of Five years) that the Rent shall be fixed & determined for

the next succeeding Five Years by three indifferent Men, One to be chosen by each of said parties & the third to be chosen by the two so chosen by said parties, and the said three indifferent Men shall value the Rent of the said demised premises for the second term of Five Years, from & after the expiration of the first term as aforesaid, & that the Rent so valued shall not be less than the sum hereinbefore named of One Thousand Dollars per year, together with the Taxes & Repairs, and it shall be obligatory on the parties hereto, to make & execute a new Lease of the before described Premises for the term of Five Years from & after the expiration of the first term, at the Rent, Taxes & Repairs so valued as not less than therein agreed for the first term as aforesaid.

And the said parties of the first part further Covenant and agree to and with the said Parties of the second part, that they will at their own cost and expense keep the Foundation of said Rail Way which lies beneath & upon which the superstructure hereinbefore described is erected in as good order and condition for use as it now is in during the term of this Lease, and that whenever it shall become necessary to stop the operation of said Rail Way for the purpose of making the repairs of said Foundation, then & only in that case, the said parties of the first part covenant & agree to remit the whole of the Rent of said demised Premises to the said parties of the second part, which may accrue from the Commencement of such interruption until said repairs shall have been completed by said parties of the first part & no longer.

And the said Parties of the second part further covenant and agree for themselves, their Heirs, Executors, Administrators & Assigns, to and with the said Parties of the first part their Heirs, Executors, Administrators & Assigns, that they will at all times during the term of this Lease & of all succeeding terms, keep said Rail Way in condition for the public use for which it was erected & has been used, and at all times provided with a competent Superintendant to operate the same, at the cost & expense of said parties of the second part.

And it is also further Covenanted and Agreed by and between the said parties for themselves, their respective Heirs, Executors, Administrators and Assigns, that at the expiration of said Ten Years, the said Lessors shall renew said Lease for a further term of Five Years at such Rent as may be appraised by three indifferent Men chosen by the parties hereto as herein before prefsed, or purchase the permanent Buildings & Improvements which may have been erected on said premises by the said parties of the second part at such price as may be determined by said Referees, at the option of said parties of the first part, their Heirs, Executors, Administrators & Assigns, which Agreement touching the new Lease, & renewing of the same after the expiration of the first Ten Years, as aforesaid, the parties aforesaid do hereby for themselves covenant to carry into ~~effect~~ full effect, and to make and execute all Deeds or Instruments in Writing necessary therefor, and so on for each and every succeeding Five years, until said parties of the first part shall elect to purchase of said parties of the second part, the Buildings and Improvements erected by them, at the appraisal of said Referees.

It is further covenanted, and agreed by and between the said parties, that in case the Rent or Taxes shall become due and remain unpaid for the space of fifteen days, or default on the part of said parties of the second part, in any of the Covenants, Conditions and Agreements of this Lease, the parties of the first part shall have the right to cancel this Lease & re enter & take peaceable prosefsion of the premises, and that at the expiration of this Lease or other former termination thereof, the said parties of the second part hereby covenant and agree to and with the said parties of the first part, to surrender the peaceable prosefsion of the said Leased & demised Premises

in as good order & condition as they now are in.

In testimony whereof the said Parties have hereunto set their hands and seals, at Providence the day & year before written.

Witness to the signature of R. J. Arnold. J. L. White.
Witness to the Signature of Bailey & Mrs Baker C. H. Mason R. W. Taylor

R. J. Arnold. (L.S.)
N. M. Bailey. (L.S.)
Colin C. Baker. (L.S.)
Julius T. Baker. (L.S.)

Recorded Dec 1. 1851, at 2.20 o'clk P. M. words "of Providence" "contract" "effect" erased words "want" "high" interlined

Witness: Albert Pabodie City Clk

This Indenture of three parts made and executed this Twenty fourth day of November, in the Year of our Lord. One Thousand Eight hundred & fifty one. by and between Anna Elizabeth Pratt of Providence, in the County of Providence, in the State of Rhode Island, single woman of the first part; Henry A Rogers of said Providence. Manufacturer of the second part & Horatio Rogers Nightingale of said Providence. Merchant of the third part;

Witnesseth. That Whereas a Marriage is intended to be had & solemnized between the said parties of the first & third parts, & the said Anna Elizabeth is seized & possessed of one undivided half part of the Real Estate which belonged to her honored Father Peter Pratt, at the time of his decease, and which came to her by his Will. or by descent from his Mother, situated in Foxboro' & in the adjoining Towns. & Also of One undivided fourth part of the Real Estate, situated in Norton & Attleborough, which was devised by the last Will & Testament of the late Mrs Peddy Bowen. to the late Mrs Deanna Richmond, & which fourth part was given by the said Deannas to the said Anna Elizabeth. subject to the life of her husband William B Richmond Esq. & Also of Three undivided thirteenth parts of Fifteen hundred & sixty two Acres of Land, lying in Allen County, in the State of Indiana, in which Leands John W Smith & others are interested. & Also of One Moiety or half part of a small Lot of Land situated in the Village of Central Falls in Smithfield, being Lot No 13 on the Jenks Plat. & which is now in the occupation of Richard Smith. & Also of One Moiety or half part of the following described Estates or Lots of Land, situated in Providence, & which came to the said Anna Elizabeth, by the Will of her said Father, to wit; The Graves Estate situated, on the Easterly side of South Water Street. Six Lots of Land situated on Ben & other Streets on Smiths Hill, on some of which a Meeting House is erected. one Lot situated on the East side of Pratt Street. & Two Lots situated at the corner of Jenckes Street & Pratt Street & composing a part of the Garden of the Homestead Estate. & The Tract or parcel of Land extending from Prospect Street to Hope Street & bounding thereon & Southerly bounded on Barnes Street & Northerly on the Healey Estate, with the Dwelling House and other Improvements thereon; the said Tract or parcel of Land having been heretofore platted & marked off into twenty Lots or more & All her share or interest in and to the Nathan H Miller Estate, situated partly on the Westerly side of Benefit Street, and partly on the Northerly side of Woonasquatucket River. & Also One undivided twenty fourth part of the Mansion House & Estate, situated at the corner of Benefit & Jenckes Streets, where her honored Mother now lives. & In all which Estates situated in Rhode Island & Massachusetts in Foxborough her said Mother is entitled to her dower

Also One undivided twelfth part of the Leonard or Bowen Estate, situated on South Main, South Water & Leonard Streets & extending to the Channel of the River. by which last interest came to her from her said Aunt Richmond and the income of which belongs to her said husband, during his life.

Elizabeth is also possessed in her own Right of Forty Shares in the Mechanics and Manufacturers Bank. Fifty Shares in the Blackstone Canal Bank. Twenty one Shares in the Manufacturers Bank. Twenty Five Shares in the American Insurance Company, and Eighteen Shares in the Boston & Providence Rail Road Corporation. And the said Anna

Also all the Household Furniture & plate recently purchased by her for housekeeping. All which Estates & property the said Anna Elizabeth, with the approbation & consent of the party of the third part is minded & disposed to transfer & convey unto the said Party of the second part in trust, for her own proper use & benefit & clear of the control & authority of the said party of the third part.

Now Therefore in consideration of the premises & of One Dollar paid to the said Anna Elizabeth by the said party of the second part before the ensealing hereof, the receipt whereof is hereby acknowledged the said Anna Elizabeth hath granted, bargained, sold & conveyed & by these Presents doth grant, bargain, sell, convey & confirm unto the said party of the second part and to his Heirs & Assigns forever. the herein before described Real and Personal Estate, & premises & every part & portion thereof, with all the privileges & appurtenances thereunto belonging. In special Trust.

To Have and to Hold the said granted premises with all the privileges & appurtenances thereunto belonging, or in any way appertaining to him the said party of the second part & to his Heirs & Assigns forever in Trust to & for the several uses intents & purposes, upon the several Trusts & with, under & subject to the powers, provisos & agreements hereinafter declared and expressed, of and concerning the same. that is to say,

First. To the use of the said Anna Elizabeth & her Heirs until the said intended Marriage shall be had & solemnized, then to the sole, private & independent use of the said Anna Elizabeth, for & during the term which she shall remain the Wife of the said party of the third part, & if the said Anna Elizabeth shall die before her said husband then to the use of the person or persons to whom by her last Will and Testament she shall designate & devise or bequeath the same; and if she should die without leaving any Will or disposing of the same, then to her Heirs at Law.

The Rents, Profits, Income & Dividends of the Estates, Real & Personal, hereby conveyed, to be during the coverture, received & collected by the said party of the second part as Trustee, when the same shall become due & payable & be by him paid over to the said Anna Elizabeth, or to her written order, and her receipt or written order shall at all times be a full & perfect discharge for the same and, such Rents, Profits & Income shall at all times during the coverture, be for the separate use & enjoyment of the said Anna Elizabeth. Provided however that it shall be the duty of the said party of the second part, on the written request of the said party of the first part, to authorize & empower her or any person or persons designated by her in said written Request, to collect the said dividends & Rents & give suitable receipts & discharges therefor & no responsibility or accountability shall attach to the said party of the second part for any dividends or Rents collected by any person or persons so appointed.

Second. The said party of the second part shall have full authority to Lease & rent out for One or more years, any & all of the Lots

and Real Estates hereinbefore described, on such terms & for such length of time as he with the written advice and approbation of the party of the first part may think it expedient.

Third. The said party of the second part as Trustee shall at all times be fully authorized to join in making partition & division of any & all the Estates hereby conveyed with any person or persons interested in the same. he shall pay all Taxes & keep the Estates in Repair. & apply such portions of the income to the improvement thereof as may be found necessary.

Fourth. The said party of the second part as Trustee shall, on receiving the written application & request of the said party of the first part be fully authorized & empowered to sell & convey any part or portion of the Bank & other Stocks hereinbefore described, or any part or portion of the Real Estate herein before conveyed to him, & to execute & deliver good & perfect Deeds therof, & to re-invest the proceeds of such sales ~~and~~ in other Real Estate or Stocks, for the use of the said party of the first part: or in repairs & permanent improvements on any other parts of the Trust Estates, but no such sale or transfer of Stocks or Real Estate shall be made without such written application & request.

Fifth. The said Anna Elizabeth, the party of the first part hereby expressly reserves to herself the power & right of making her Will at any time during the coverture, according to the provisions of the existing Laws of this State & thereby disposing of her Estates as she thinks proper.

Sixth. At the decease of the said party of the third part, the said Anna Elizabeth being then alive, all the Estate & property conveyed by this Indenture, which may then remain shall be conveyed to her by the said Trustee as her own Estate, & this Indenture thereupon shall cease and become void.

Seventh. And the said party of the third part hereby promises, & agrees that he will sign & execute any writing or deed which may be required on his part in relation to the property & Estate hereby conveyed in trust, in order that the said Indenture may be carried into full execution.

Eighth. The said party of the second part hereby on his part, accepts the Trusts before enumerated & promises and agrees to execute the same, reserving to himself the liberty of resigning the Trust, in case his health should fail him or he should find it impracticable from other causes to perform the duty.

Ninth. It is fully understood & agreed that the household furniture & plate shall remain in the possession of the party of the first part and no responsibility shall attach to the party of the second part therefor.

In Witness whereof, the Parties aforesaid have hereunto interchangably set their hands and seals the day & year before written.

Anna E. Pratt. (Ls)

Henry A. Rogers. (Ls)

Horatio R. Nightingale. (Ls)

In presence of
Thomas Burgess
Gamaliel Lyman Dwight

Providence &c. In Providence on this Twenty fifth day of November A.D. 1851. personally appeared Anna E Pratt & Horatio R Nightingale, & on the twenty sixth day of said Months personally appeared Henry A Rogers, subscribers to the aforegoing & severally acknowledged the same, to be their free & voluntary Act & Deed. Before me. Gamaliel Lyman Dwight, Justice of the Peace.

Recorded Dec 3. 1851. at 4. o'clk P.M. Witness

was "Massachusetts" "ts" "s" erased

Albert Pabodie
City Clk

This Indenture made this Eighteenth day of August A.D. 1851. by & between Elizabeth Waterman, of the City & County of Providence, in the State of Rhode Island &c of the first part: & Weston & Fisher & Susan C Fisher, his Wife, of said Providence, of the second part: Witnesseth

That the said Elizabeth Waterman hath demised & let & by these Presents does demise let to the said Susan C Fisher, a certain Lot of Land situated in the Easterly part of the City of Providence, on the South side of Waterman Street, being Lot Numbered One hundred & six (106) on a Plat of part of the Estate owned by the Heirs of Nathan & Reuben Waterman, resurveyed & platted March 16. 1847 & recorded in Book of Plats No 3 page 32. of the Records of the City of Providence for recording Plats: the said Lot measuring Forty feet on said Waterman Street, & extending back about One hundred & twenty nine feet, more or less.

Daniel A. Taylor
Richard Waterman

To Have and to Hold the same with the appurtenances thereto belonging, to her the said Susan C Fisher, her Executors, Administrators & Assigns, for the term of fifteen years from the first day of September A.D. 1851.

And the following are the terms, conditions & covenants of this Lease.

The Rent of said Lot during said term shall be Seventy five Dollars per annum, which the said Susan C Fisher shall pay to the said Elizabeth Waterman annually, on the first day of September, in each year.

And the said Lessee hereby covenants & agrees to pay said Rent in manner aforesaid, & also all Taxes that may be assessed upon said Lot during said term, & to yield peaceable possession of the same to said Lessor whenever this Lease shall be terminated; & the said Lessee further agrees to erect a Dwelling House upon said Lot within One year from the date hereof, & to set the same back from the Street, at least fifteen feet, & also that said Dwelling House & all other Buildings and improvements which may be erected upon said Lot shall be pledged & held liable to the said Lessor for the Rent of the same, with Interest.

The within described Lot having been duly surveyed & platted as Waterman Street, Providence, March 2, 1876. Nehemiah Sprague, Surveyor

(And it is further covenanted and agreed that within Six Months of the expiration of said term of fifteen years, three disinterested persons shall be selected, each party choosing one & the two so chosen to select a third, whose duty it shall be to appraise the Buildings & Improvements upon said Lot, and also the annual Rent of said Lot for a further term of ten years; and the said Lessor shall have the right to purchase said Buildings and improvements at said appraisal & terminate this Lease, or she shall continue this Lease at such appraised Rent for the further term of ten years, and like proceedings shall be had at the expiration of said term of ten years, & of such preceding terms of ten years as this Lease may be prolonged, until the expiration of the period of Ninety five years from said first day of September A.D. 1851. at which time this Lease shall terminate.

Provided Always and these Presents are upon this condition, that if said Rent or any instalment thereof, shall not be paid, with interest, within Sixty days from the time such instalment shall fall due, or the said Lessee shall neglect or fail to perform & observe any & either of the Covenants herein contained on the part of said Lessee to be performed, then and in either of said cases, the said Lessor or those having her Estate in the premises lawfully may, immediately or at any time thereafter & while such neglect or default continues, & without further notice or demand, enter into &

upon the said premises and repossess the same as of her former Estate, & expel the said Lessee or those claiming under said Lease, without being taken or deemed guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be had for arrears of Rent or preceding breach of covenant.

And provided also that if the Dwelling House to be erected on said Lot be destroyed by fire, at any time during said term, & the said Lessee shall not erect another within One year from the time of such destruction, that this Lease shall then terminate, at the option of the Lessor.

And the said Weston A Fisher does hereby covenant & agree with the said Elizabeth Waterman, that the said Susan C Fisher shall keep & perform all the Covenants, Conditions and Agreements herein, on her part to be kept & performed.

And all the grants, covenants & conditions herein contained shall extend to & be binding upon the legal Representatives of the parties as well as themselves.

In testimony whereof, the said parties have hereto set their hands & seals respectively, this Eighteenth day of August A.D. 1851.

Susan C. Fisher. (L.S.)
Weston A. Fisher. (L.S.)
Elizabeth Waterman. (L.S.)

Executed in presence of
Emily Mercereau
Anna Simmons
Charles W Greene. Witness to
signature of Weston A Fisher
& Elizabeth Waterman

Providence Sc. In Providence this 23d day of August A.D. 1851,
Then personally appeared said Elizabeth Waterman & acknowledged the foregoing Instrument by her signed, to be her free Act & Deed,
Before me. Charles W Greene
Justice of the Peace

Recorded Dec 4. 1851 at 9 1/2 o'clk A.M.
Witness "and" "then" erased
Albert Pabodie City Clk

Know all men

That I. Nathaniel A Eddy. Assignee of Charles G Parker. Lessee within named. for and in consideration of Fifty Dollars to me paid by Ira L Beckwith of Providence. the receipt whereof is hereby acknowledged I do hereby assign. transfer & set over to him the said Ira L Beckwith. the within Lease with all the privileges. appurtenances thereunto belonging.

To Have & to Hold the premises named in said Lease. during the unexpired term thereof. for himself. his Heirs & Assigns. he fulfilling all the conditions & paying the Rents therein named.

In Witness whereof, I have hereunto set my hand & seal. December fifth A.D. One Thousand Eight hundred and fifty one. "Nathaniel A Eddy. Assignee of" interlined before signing.

In presence of
Albert Pabodie

Nathaniel A. Eddy. (L.S.)

Prov Sc. In the City of Providence Dec 5. A.D. 1851.
Personally appeared Nath A Eddy. and acknowledged the above transfer to be his free Act and Deed
Before me. Albert Pabodie
(N.B. The Lease herein referred to is recorded on page 427 of this Book) City Clk

Recorded Dec 5. 1851. at 1 1/2 o'clk P.M.
Witness Albert Pabodie
City Clk

I. William Richards. of the City & County of Providence. in the State of Rhode Island. for & in consideration of the Sum of Five hundred Dollars to me paid by Erastus Edwards of said City of Providence. the receipt whereof is hereby acknowledged. do by these Presents, bargain. sell. assign. convey. set over & deliver to the said Erastus Edwards & to his Heirs & Assigns forever. All the Stock in trade, now in the Store occupied by me at the corner of Clifford & Eddy Streets, in said City of Providence Leased of David Burt.

Also all the furniture & other property now in said Store & belonging to me consisting of partitions, counters, shelves, stove looking glass, tables, chairs, crockery ware, marble top counter, iron ware, tin ware, knives & forks, spoons, cegars, tobacco &c & all other property that may hereafter be put into said Store.

To Have & to Hold the same to him the said Erastus Edwards, & to his Heirs & Assigns, to his & their sole use & benefit forever.

And I. the said William Richards do covenant to & with the said Erastus Edwards his Heirs and Assigns, that I am the true & lawful owner of the aforesaid property, that I have a good right to sell & convey the same as aforesaid, that the same are free & clear of all Incumbrances, & that I will forever Warrant & defend the same to him. the said Erastus Edwards, and to his Heirs and Assigns, against the lawful claims & demands of all persons whatsoever.

In Witness whereof. I have hereunto set my hand and seal, on this Fifth day of December A.D. One Thousand Eight hundred and fifty one. (1851)

Signed sealed and delivered
in presence of
Nathaniel Searle

William Richards. (L.S.)

I. the Undersigned do hereby certify that I was present and witnessed the delivery of all the Stock in Trade & other property belonging to William Richards in the Store occupied by said Richards on the corner of Clifford & Eddy Streets, to Erastus Edwards, on this fifth day of December A.D. 1851.

Geo W. Ladd.

Recorded Dec 6. 1851. at 3. 10 o'clk P.M.
Witness Albert Pabodie
City Clk

This Indenture of two parts, made and entered into this First day of July A.D 1851. by & between Samuel Boyd Tobey of the City & County of Providence, State of Rhode Island, Executor of the last Will & Testament of Anna A Jenkins, late of said City of Providence, deceased, & Guardian of the persons & estates of Anna A Jenkins & Moses B Jenkins, Minors, both of said City of Providence of the first part, and Charles Gardner of said City of Providence of the second part.

Witnesseth

That the said Samuel Boyd Tobey in his capacity as aforesaid, in consideration of the Rents & Covenants hereinafter mentioned, by the said Charles Gardner his Heirs, Executors, Administrators & Assigns, to be paid, kept & performed, doth demise & to farm let unto him the said Charles Gardner, his Heirs, Executors Administrators & Assigns

A certain Lot of Land on Federal Hill, in said City of Providence, & is laid out & described as Lot No (14) Fourteen on a Plat of House Lots on Federal Hill, belonging to the Heirs of Moses Brown & William Almy, surveyed & platted March 20. A.D 1811 by Atwater & Schubarth, & recorded in the Land Records of the City of Providence in Book of Plats No 3 page 58.

Reference to said Plat being had.

To Have & to Hold the same with the privileges & appurtenances thereof to him the said Charles Gardner, his Heirs, Executors, Administrators & Assigns, for & during the term of Five Years, commencing on the day of the date hereof, & to terminate on the First day of July A.D 1856.

The said Charles Gardner for himself, his Heirs, Executors, Administrators & Assigns doth hereby covenant & agree to & with the said Samuel Boyd Tobey, in his said Capacity, & his Successors in the same & with said Anna A Jenkins & Moses B Jenkins that he will pay as Rent for said premises the sum of Twelve Dollars, at the end of each & every year, & a proportional sum for any part of a year. And in default of payment of any Instalment of Rent, due & payable as aforesaid for more than thirty days, the Lessor may re-enter in & upon said Leased Premises, and resume possession thereof & terminate this Lease.

And it is further agreed by the parties to this Lease, that at the expiration of said term, the said Charles Gardner, his Heirs, Executors, Administrators & Assigns may have the privilege & renewing said Lease for a further term of Five years, that is to say from the first day of July A.D 1856. to the first day of July A.D. 1861. Provided the said Anna A Jenkins & Moses B Jenkins, after they have arrived at full age, shall assent to the same.

The Rent to be agreed upon by the Parties, & in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party & the two chosen, to choose a third, & their decision or that of any two of them agreeing shall be final & binding.

And at the expiration of said last mentioned term of years, the said Charles Gardner, his Heirs, Executors Administrators and Assigns may have the privilege of renewing said Lease for a further term of Five Years, the Rent to be fixed in the same manner as is hereinbefore provided for. Provided the same be assented to by the said Anna A Jenkins & Moses B Jenkins after they arrive at full age.

And it is further agreed by the parties, that all the Buildings & Improvements that are now erected, or that may hereafter be erected or placed upon said premises, shall be & remain liable for the Rent of said premises, & are not to be removed from said premises until all the Rent shall have been paid, And on payment of all Rents & keeping & performing all the conditions in this Lease contained on the part of the said Charles Gardner, his Executors, Administrators & Assigns, to be kept & performed, he or they at any time previous to the termination of this Lease, or any time within Ninety days after the termination of this Lease, may remove off from said Lot, all the Buildings by him or them erected, but the foundations & underpinnings of all such Buildings & all other Improvements on said Lot shall be deemed & considered as a part of said Lot, and shall not be removed therefrom.

And it is further agreed by & between the parties to this Lease that in case of the decease of the said Anna A Jenkins & Moses B Jenkins before they arrive at full age, this Lease shall cease & be determinated

And the said Charles Gardner for himself his Heirs, Executors, Administrators & Assigns hereby covenants, that at the termination of this Lease, either by the death of the said Anna A Jenkins & Moses B Jenkins during their minority, or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet & peaceable possession of said Leased premises.

In testimony whereof, the said parties have hereunto set their Hands and Seals, the day & year first before written

Executed in presence of
Nathl Searle

Samuel Boyd Tobey. (Seal)
Charles X Gardner. (Seal)
mark

County of Providence ss. In the City of Providence on this 15 day of September A.D 1851.

Then personally appeared the within named Samuel B Tobey and Charles Gardner before me, and severally acknowledged the within Instrument by them signed, to be their free Act & Deed.

Nathaniel Searle
Justice of the Peace

Recorded Dec 8. 1851. at 10.50 o'clk A.M.

Witness Albert Pabodie City Clk

Providence Oct 10. 1851.

Mr Nathan Mason

Bot of R. L. Gardner

98 000 feet Box Boards 16 feet long @ $13 pr M		$13.74
2000 feet 1¼ inch Tally plank		26
		$13.00

Rec payment by Note & Cash to balance.
Cite No 1.2 & 3

R. L. Gardner

and enough to make out the amount on other piles
R. L. G.

Received for Record Oct 14. 1851. at 7½ o'clk p m, withdrawn, returned and Recorded Dec 10. 1851

Witness Albert Pabodie
City Clerk

Whereas Charles Gifford and Horace A Wilcox Assignees of Martha Howell of the City of Providence, Widow. being desirous of effecting a compromise & settlement of the claims & demands which said Martha has upon the Estate of Charles F Howell late of the City of New York, dec'd. And Whereas Maria V Howell of said New York. Exec'x & sole devisee of said Charles has signified her consent to relinquish & release to the Heirs at Law of said Charles, all her right title & interest & any & to all Real Estate which belonged to said Charles, at the time of his death situated in said City of Providence, & all Rents profits, claims & demands accruing from the same, provided the said Assignees with the assent of said Martha Howell shall acquit and discharge the the said Maria from all debts, dues & demands which the said Martha has against the Estate of said Charles, or against the said Maria as Executrix or devisee as aforesaid.

Now We, the undersigned, devisees of Wait Smith, late of said Providence deceased, Heirs at Law of said Charles F Howell, do hereby agree that said proposed settlement and compromise may be carried into effect without let or hindrance from us or either of us, and that any portion or all of the Real Estate in said City of Providence which belonged to the said Charles F at the time of his death or devised to him by said Wait Smith in her last Will & Testament may be sold to pay & discharge all debts due from the Estate of Charles F, at the time of his death to said Smith Morrey. G.L. Dwight & Horace A Wilcox. & That We will join in a proper Conveyance of the same & We further agree to save harmless said Assignees and the said Martha Howell from all damages in carrying into effect said compromise and settlement agreeably to the proposition made.

Witness our hands this 20th January A.D. 1857

Signed by

Benj^a Cowell

Elizabeth H. Cowell.

John B. Howell.

Martha B. Gifford.

H. A. Wilcox.

L. B. Wilcox.

State of Rhode Island and Providence Plantations. Providence Sc.
In Providence on this Twenty first day of October A.D. 1850
Personally appeared before me John B Howell and made solemn Oath that the aforegoing is a true & correct copy of an original Agreement made by the parties whose names are subscribed thereto, and also true copy of the Names of the parties thereto, according to the best of his knowledge & belief.

Before me. Gamaliel Leyman Dwight
Justice of the Peace.

Recorded Dec 11. 1857. at 10.40 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease,

Of Two parts made and entered into this Tenth day of November A.D. 1857. by & between Samuel A Richmond, Chas D Pearce & William W Pearce, all of the City & County of Providence and State of Rhode Island & Parties of the first part, and William W Carpenter and Joseph W Carpenter, both of said City of Providence, in Copartnership under the Name of Carpenter & Brothers, Parties of the second part.

Witnesseth,

That the said Parties of the first part for & in consideration of the Rents, Covenants & Agreements hereinafter contained, to be paid, Kept & performed by the Parties of the second part, have & hereby do demise & Lease unto them the said Parties of the second part, the Store now occupied by them in the first Story of the new Building on the Hearn Estate (so called) on Westminster Street in said Providence, owned by the Parties of the first part, together with the Yard in the Rear, except so much as may be used for an out-house for other tenants in said Building.

To Have and to Hold said demised premises with all the privileges and appurtenances thereof, to them the said Parties of the second part, their Executors, Administrators and Assigns for and during the term of Four years from the Twentieth day of August A.D. 1857. to the Twentieth day of August A.D. 1855. to be fully completed, except as hereinafter provided.

The said Parties of the second part for themselves, their Executors, Administrators and Assigns do hereby covenant and agree to & with the said Parties of the first part, their Heirs and Assigns, that they will pay or cause to be paid unto them, their Heirs or Assigns, the sum of Five hundred Fifty Dollars as an annual Rent for said Premises in quarterly payments in manner following. Viz. the sum of One hundred and thirty seven 50/100 Dollars on the twentieth day of November, February, May & August respectively in each and every year during the continuance of this Lease.

It is further Covenanted and agreed by and between the Parties to this Indenture each for him or themselves, their Heirs, Executors and Administrators, with the other, his or their Heirs & Assigns respectively, That said Parties of the second part shall use & improve the Premises aforesaid in a proper manner, not committing any waste or injury thereon & shall not use any fuel or fire on said premises, except for warming the same, nor burn any other substance for lighting the same than Gas or fish or Lard oil, & shall not put up or maintain any Signs upon the front of said Building without the written approval of one of the Parties of the first part & shall not underlet the premises hereby leased to any person or persons without the written assent of said parties of the first part.

In case of failure on the part of the parties of the second part to pay any quarterly Rent within Ten days next subsequent to the day upon which the same shall become due, or to conform to all the conditions & agreements in this Lease contained, the said parties of the first part shall be at liberty to declare this Lease at an end & terminated & thereupon to take immediate profession of the premises, & the parties of the second part do hereby pledge all the Fixtures & furniture now belonging to them on said premises or which may hereafter be put thereon, for the purpose

of their busineſs, to the parties of the first part for the faithful payment & performance of the Rents & Covenants herein specified and in case the parties of the first part shall, before the expiration of said term of Four Years, terminate this Lease and take possession of said Premises as hereinbefore provided, they may also take possession of said Fixtures & furniture, and the parties of the second part do hereby appoint & authorize the parties of the first part or either of them as our Attornies, in such case to sell the same at Public Auction, first giving Ten days notice (at least) of such sale in some public Newspapers printed in said Providence, and deliver the same to the purchaser or purchasers thereof, and from the proceeds of such sale to deduct the amount due said parties of the first part under this Lease, including Rent to the day of sale, & the expenses of said sale, & the balance, if any of said proceeds to pay to said Parties of the second part, or their Assigns.

The Parties of the second part shall pay to the Parties of the first part whatever amount may be affixed against them by the Ranton Fountain Society, for Water by them used on said Premises, at the times the same shall be affixed.

The Parties of the second part shall at the expiration of this Lease, quietly & peaceably surrender up the possession of said Premises to the parties of the first part, or their Assigns, in as good order as the same now are, common and ordinary wear and inevitable casualties only excepted.

In case of damage by fire to said premises during ~~this~~ said Lease the parties of the first part shall not be bound or obliged to repair or rebuild the same, but unless the same shall in a reasonable time thereafter be repaired by them, or by the Company with whom they shall have effected insurance, then the said parties of the second part may surrender this Lease & possession of said premises & be discharged from liability to pay said Rent from & after the date of such surrender.

In testimony whereof, We have hereunto interchangeably set our hands & seals, the day & year first before written.

Signed sealed & delivered in presence of
Henry Martin

S. N. Richmond. (L.S.)
Edw^d D. Pearce. (L.S.)
Wm W. Pearce. (L.S.)
Wm M. Carpenter. (L.S.)
Joseph W. Carpenter (L.S.)

Providence County ss. In Providence this Twentieth day of November A.D. 1851. Then Samuel N Richmond, Edward D Pearce, William W Pearce, William M Carpenter & Joseph W Carpenter personally appeared before me, & severally acknowledged the within Instrument by them signed, to be their free Act & Deed.

Henry Martin Justice of the Peace.

Recorded Dec 11. 1851. at 1.25. o'clk P. M.

Witness "this" erased & "said" interlined

Albert Pabodie City Clk

This Indenture of Lease

of two parts made & entered into this Tenth day of November A.D. 1851. by and between Samuel N Richmond, Edw^d D Pearce & William W Pearce, all of the City and County of Providence, & State of Rhode Island, Parties of the first part, and David C Holman, of said Providence, Party of the second part

Witnesseth

That the said Parties of the first part for and in consideration of the Rents, Covenants and Agreements hereinafter contained, to be paid, kept & performed by the said Party of the second part, have & hereby do demise & Lease unto him the said Party of the second part.

The two Rooms now occupied by him in the second story of the New Building on the Hany Estate (so called) on Westminster Street, in said Providence, owned by the parties of the first part, together with the right of ingress & egress from & to said Street, through the front entry door, front stairs & entry leading to said Rooms.

To Have and to Hold said demised premises with all the privileges and appurtenances thereof, to him the said party of the second part, his Executors, Administrators and Assigns for & during the term of Four years from the Twentieth day of August A.D. 1851. to the Twentieth day of August A.D. 1855. to be fully complete, except as hereinafter provided.

The said party of the second part for himself his Executors, Administrators & Assigns, doth hereby covenant & agree to & with the said Parties of the first part, their Heirs and Assigns, that he will pay or cause to be paid unto them, their Heirs or Assigns, the sum of Two hundred & fifty Dollars, as an annual Rent for said premises in quarterly payments in manner following Viz: the sum of Sixty two 50/100 Dollars on the Twentieth day of November, Febru- ary, May & August respectively, in each & every year during the continuance of this Lease.

It is further Covenanted & agreed by & between the parties to this Indenture, each for him or themselves, their Executors and Administrators, with the other, his or their Heirs & Assigns respectively, that said party of the second part shall use & improve the premises aforesaid in a proper manner, not committing any waste or injury thereon & shall not use any fuel or fire on said premises, except for warming the same, nor burn any other substance for lighting the same than Gas or Oil, he shall not paint ufy or maintain any sign upon the front of said Building without the written approval of one of the Parties of the first part & shall not underlet the premises hereby leased to any person or persons without the written consent of said parties of the first part.

In case of failure on the part of the Party of the second part to pay any quarterly Rent within Ten days next subsequent to the day upon which the same shall become due, or to conform to all the conditions & agreements in this Lease contained, the said parties of the first part shall be at liberty to declare this Lease at an end & terminated & thereupon to take immediate profession of the premises.

And the party of the second part does hereby pledge all the Fixtures & furniture now belonging to him on said premises or which may hereafter be put thereon for the purposes of his busineſs, to the parties

of the first part for the faithful payment & performance of the Rents and Covenants herein specified, & in case the Parties of the first part shall before the expiration of said term of Four Years, terminate this Lease & take possession of said Premises, as hereinbefore provided they may also take possession of said Fixtures & Furniture & the party of the second part does hereby appoint & authorize the parties of the first part or either of them, as my Attorneys in such case, to sell the same at public Auction, first giving ten days notice (at least) of such sale in some public Newspaper printed in said Providence, & deliver the same to the purchaser or purchasers thereof, from the proceeds of such sale to deduct the amount due said Parties of the first part, under this Lease, including Rent to the day of sale & the expenses of said sale, & the balance if any of said proceeds, to pay to said Party of the second part or his Assigns.

The Party of the second part shall pay to the parties of the first part whatever amount that may be assessed against them by the Ranson Fountain Society for Water by him used on said premises, at the time the same may be assessed.

The Party of the second part shall at the expiration of this Lease, quietly and peaceably surrender up the possession of said premises to the said Parties of the first part, or their Assigns, in as good order as the same now are, common & ordinary wear & inevitable casualties only excepted.

In case of damage by fire to said premises during said Lease, the Parties of the first part shall not be bound or obliged to repair or rebuild the same, but unless the same shall in a reasonable time thereafter be repaired by them or by the Company with whom they shall have effected insurance, then the said Party of the second part may surrender this Lease & possession of said Premises and be discharged from liability to pay said Rent from and after the date of such surrender.

In testimony whereof We have hereunto interchangeably set our hands & seals, the day & year first before written.

Signed, sealed & delivered in presence of
Henry Martin

S. N. Richmond. (L.S.)
Edm^d D. Pearce. (L.S.)
Wm W. Pearce. (L.S.)
D. E. Holman. (L.S.)

Providence County, ss. In Providence this Twentieth day of November A.D. 1851. Then Samuel N Richmond, Edward D Pearce, William W Pearce and David E Holman, personally appeared before me & severally acknowledged the within Instrument by them signed to be their free Act and Deed.

Henry Martin
Justice of the Peace.

Recorded Dec 11. 1851. at 1.25 o'clk P.M.

Witness word "payment" interlined

Albert Pabodie
City Clerk

Know all men by these Presents,

That I, John W Lyman, of the City & County of Providence, & State of Rhode Island, for & in consideration of the sum of Four Thousand Dollars to me paid by Samuel H Arnold of South Kingstown, in the County of Washington & State aforesaid, the Trustee named in a certain Indenture made & executed on the thirteenth day of November A.D. 1832 by & between me the said John W Lyman of the first part, Eliza Wheaton, (now Eliza W Lyman, Wife of the said John W Lyman) of the second part, & the said Samuel H Arnold of the third part, the receipt whereof I do hereby acknowledge, said sum of Four Thousand Dollars being part of the proceeds of the Sale by the said Samuel H Arnold as Trustee as aforesaid, of the Lot of Land last mentioned in said Indenture, in accordance with the request in writing of me the said John W Lyman & the said Eliza W Lyman, as provided for in said Indenture, do hereby grant, bargain, sell convey & confirm unto him, the said Samuel H Arnold, as the Trustee named in said Indenture, & for the uses declared therein, & subject to all the provisions thereof,

All my right, title & interest in & to a Lot or Lots of Land situated on the South side of Angell Street in said City of Providence which was Leased to Henry Wescott by Richard Waterman, by Lease dated June 1. 1839, & recorded in Book T. page 125. of the Records of Deeds in said City of Providence. Also all my right, title & interest in & to the Dwelling House where I now reside & all the other Buildings & Improvements on said Lot, with all the privileges & appurtenances thereof. Also all the household furniture belonging to me in the Dwelling House aforesaid; Also all my Right, title & interest in & to one other Lot of Land situated on the South side of said Angell Street, which was Leased to me by the said Richard Waterman by Lease dated June 1 1846, & recorded in Book 98. page 362 of said Records, with all the Improvements, privileges & appurtenances thereon or thereto belonging.

To Have & to Hold the aforegranted premises to him the said Samuel H Arnold & whoever shall be his Successor or Successors, under & by the provisions of said Indenture or Deed of Trust, to & for the sole use & benefit & behoof of the said Eliza W Lyman her Heirs & Assigns forever, according to the uses, intents & purposes & subject to all the provisions contained in said Indenture or Deed of Trust.

In testimony whereof I have hereunto set my hand & seal this Twelfth day of December A.D. Eighteen hundred & fifty one.

Signed sealed & delivered in presence of the words "a Lots" in the 15th line from the top of this page being interlined before signing
Saml W Peckham

John W Lyman. (L.S.)

Providence Sc. In the City of Providence this 12th day of December A.D. 1851. Then personally appeared John W Lyman, & acknowledged the preceding Instrument by him signed to be his voluntary Act and Deed.

Before me, Saml W Peckham
Justice of the Peace.

Recorded Dec 12. 1851, at 12.55 o'clk P.M.

Witness

Albert Pabodie
City Clk

This Indenture of Lease

Made and entered into and executed this Seventeenth day of November, in the Year of our Lord One Thousand Eight hundred & fifty one, by & between Caleb Waterman of Coventry in the County of Kent & State of Rhode Island &c. of the one part and James R Budlong, of the City & County of Providence & State aforesaid, of the other part

Witnesseth

That S. the said Caleb Waterman for & in consideration of the Rents & Covenants hereinafter named and contained on the part of the said James R Budlong, his Heirs, Executors, Administrators & Assigns, to be paid, kept & performed, hath demised, leased & to farm let unto him the said James R Budlong his Heirs, Executors, Administrators & Assigns,

One certain Lot of Land situate on the Southerly side of Angell Street, in said City of Providence, & is the Lot No Forty three (43) on a Plat of the Land of the late Richard Waterman of Coventry aforesaid, situate in the said City of Providence, which Plat is on Record in the City Clerks Office in said City of Providence, in Book of Plats No 3. page 99. of the City Records. Which said Lot fronts on said Angell Street Forty feet & extends back Southerly to (& bounded on a twenty feet Gangway) One hundred and fifteen feet.

To Have & To Hold the same with all the Rights & Privileges thereof or thereunto appertaining to him the said James R Budlong, his Heirs, Executors, Administrators & Assigns, for & during the full & entire term of Ninety five years from the first day of November, in the Year One Thousand Eight hundred & fifty one. And it is agreed by & between the parties hereunto in manner following.

That the said James R Budlong, his Heirs, Executors, Administrators & Assigns shall pay or cause to be paid, as an annual Rent, the sum of Twenty Five Dollars yearly for & during the first period of Fifteen Years of said term, to wit until the first day of November in the year One Thousand Eight hundred & sixty six. the first payment thereof to be made on the first day of November, in the Year One Thousand Eight hundred & fifty two.

That at the expiration of the said fifteen years & on the expiration of every subsequent period of ten years during said term, the price or ratio of the yearly Rent for the then next ensuing period of ten Years, (in case the parties cannot agree) shall be fixed & determined by three judicious & disinterested Men, One to be Chosen by each of the parties & the third by the Two so Chosen, & their decision, or either two of them agreeing shall be binding & conclusive upon the parties hereunto.

That in case any Rent accruing under this Lease shall remain unpaid for the term of Twelve Months, the said Caleb Waterman, his Heirs & Assigns may, at his or their election, enter upon said premises & terminate this Lease.

And in case of any delay in the payment of any Rent as aforesaid, Interest shall be charged & allowed thereon up to the time of payment.

That the said James R Budlong his Heirs, Executors, Administrators & Assigns shall pay or cause to be paid at the time & times that the same shall respectively become due & payable, all Taxes that may at any time during said term be assessed upon said premises.

That the Buildings & Improvements which may at any time during said term be erected or placed upon said Lot, shall be pledged as Surety for the payment of all Rents and Taxes as aforesaid.

That the said James R Budlong, his Heirs, Executors, Administrators & Assigns shall have the right & liberty (provided all Rents & Taxes as aforesaid be first paid) at the expiration of any of the periods of the said term as aforesaid, to remove the dwelling House & other Buildings & Improvements that may at that time be standing upon said Lot & thereupon terminate this Lease.

That the said Caleb Waterman, his Heirs & Assigns shall at the expiration of the aforementioned term of Ninety Five Years purchase the Buildings & Improvements that may at that time be standing upon said Lot, at such price as shall be fixed & determined by three such judicious & disinterested Men as shall be chosen & agreed upon by the said parties as aforesaid.

And that the said James R Budlong on his part, for himself, his Heirs, Executors, Administrators & Assigns, promises, covenants, & agrees to & with the said Caleb Waterman, his Heirs & Assigns, that he or they will pay or cause to be paid at the time & times that they shall respectively become due and payable, all Rents accruing under this Lease & all Taxes that may at any time be assessed upon said demised premises.

And on the expiration of said term, will surrender & yield up to him the said Caleb Waterman, his Heirs & Assigns, the full and peaceable possession of the said demised premises.

In Witness whereof We have hereunto set our hand & seals, this Seventeenth day of November, in the Year of our Lord One Thousand Eight hundred, & fifty one.

Signed & sealed in the presence of us
Raymond G Place. George Fay.
Witnesses to the signature of
Caleb Waterman.
Albert Pabodie Witness to sig
of James R Budlong

Caleb Waterman. (L.S.)
James R Budlong. (L.S.)

Providence Sc. At Foster Nov 17. 1851.

Personally appeared Caleb Waterman, signer & sealer of the foregoing Instrument & acknowledged the same to be his free & voluntary Act & Deed. Before me. George Fay, Public Notary.

Providence Sc. In the City of Providence Dec 17. A.D. 1851. personally appeared before me James R Budlong & acknowledged the foregoing, to be his free Act & Deed
Albert Pabodie
City Clerk.

Recorded Dec 17. 1851. at 9. 20 oclk A.M.

Witness Albert Pabodie
City Clk

The State of Rhode Island and Providence Plantations

Providence Sc. Court of Common Pleas begun & holden at Providence, within & for the County of Providence on the 1st ~~day of~~ Monday of December in the year of our Lord, One Thousand Eight Hundred & fifty one

Whereas Michael Mullen of Providence, in said County an alien, preferred his petition to this Court, praying to be admitted to become a Citizen of the United States of America, in conformity with the provisions of the laws of the United States establishing an uniform Rule of naturalization: and whereas said Michael Mullen hath complied with the requisitions of said laws.

It was thereupon considered and decreed by the Court, that the said Michael Mullen be admitted a Citizen of the United States, and said Michael personally appeared in open Court & made solemn oath that he will support the Constitutions of the United States, that he doth absolutely & entirely renounce & abjure all allegiance & fidelity, to every foreign prince, potentate, state or sovereignity whatever, & particularly to Victoria Queen of the United Kingdom of Great Britain & Ireland, of whom he was a subject, and that he hath never borne any hereditary title, or been of any of the orders of nobility in the Kingdom whence he came.

In testimony whereof, I hereunto set my hand & affix the seal of said Court at Providence, this 2d day of December, in the year of our Lord, One Thousand Eight hundred & fifty one & of American Independence the seventy sixth.

{GG} Levi Salisbury Clerk.

Recorded Dec 19. 1851. at 2.20 o'clk P.M.

Witness words "day of" erased Albert Pabodie City Clk

Norwich April 8th 1840

To John L Bowers Esq
Providence R.I.

My Dear Uncle

By virtue of the power & authority reserved by & invested in me, in & by a certain Deed of Trust executed by & me before marriage, together with my present husband, Edward Whiting, & yourself, bearing date on the First day of February A.D. 1839. and in accordance with your wish & desire as heretofore expressed, I do now hereby nominate and appoint my cousin, Edward R Young of Providence, to be your Successor in the Office & duty of Trustee of my Estate & property now in your hands and hereby request you to execute a full and perfect Deed of Assignment & Transfer of all the Stocks and property belonging to me & now held as Trustee by you, in virtue of said Deed, to him the said Edward R Young, to be by him held in Trust upon the same terms and conditions and subject to all the provisions, duties and limitations as the same are now held by you, and the said Edward R Young, to fulfill & perform the same duties as are provided in said Deed to be performed by you; which said Deed of Transfer and Assignment you will deliver to the said Edward whenever and in form as you may find it impracticable or inconvenient, consistently with

your numerous other engagements, to perform & discharge the duties assigned to you by said original Deed of Trust. Which said Deed of Transfer & Assignment when so executed and delivered shall be a full discharge & exoneration of all further duty & liability on your part, created by or growing out of said original Trust Deed.

Very affectionately yours
Mary H.Y. Whiting.

Recorded Dec 19. 1851. at 4.40 o'clk P.M.

Witness Albert Pabodie City Clerk

To all whom these Presents shall come

I, John L Bowers of Providence, in the County of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations. Trustee of Mary H.Y. Whiting of Norwich, in the County of New London & State of Connecticut. Wife of Edward Whiting of said Norwich, but lately Mary H.Y. Mackie of said Norwich, Widow of the late Doct John Mackie of Providence, made & constituted her Trustee before her intermarriage with the said Edward, by Deed and virtue of a certain Deed of Trust, executed by her the said Edward while sole & unmarried, on the one part, & by myself on the other part, bearing date on the first day of February in the year Eighteen hundred & thirty nine, a copy of which said Deed of Trust is hereunto annexed. In compliance with my own wishes, & in conformity with the right & privilege reserved to myself in said Deed of Trust Deed, & also in accordance with the consent of the said Mary as expressed by her in her written communication directed to me bearing date on the Eighth day of April A.D. 1840, do, in the capacity of Trustee as aforesaid hereby, in consideration of the sum of One Dollar to me paid by Edward R Young of said Providence Merchant, named by the said Mary as my Successor in the Office of Trustee as aforesaid, sell, assign, transfer, convey & set over to him the said Edward, in special Trust for the said Mary & her said husband according to the provisions limitations contained in the Deed aforesaid, & for the purposes therein expressed, the following property & estate now held by me as Trustee as aforesaid, to wit:

Thirty Shares in the Capital Stock of the Mechanics Bank, Eighty Shares in the Capital Stock of the Blackstone Canal Bank, Twenty Shares in the Capital Stock of the Exchange Bank, Six Shares in the Capital Stock of the Arcade Bank, Two Shares in the Capital Stock of the Manufacturers Bank, Twenty Shares in the Capital Stock of the Merchants Bank, Twenty Shares in the Capital Stock of the Union Bank & Twenty Shares ~~of~~ in the Capital Stock of the Arcade Corporation, all in said Providence; and also a Note of hand, executed by the said Edward Whiting & payable to me for the sum of Seven hundred & fifty Dollars. To have and to hold the said Stocks & Note, to him & his Assigns, for the several uses, intents and purposes, and upon the several Trusts and with & under & subject to the several provisions, limitations & agreements enumerated & expressed of & concerning the same in the original Deed of Trust of which a Copy is hereto annexed as aforesaid, & in no other manner, nor for any other uses and purposes whatsoever. To him

the said Edward R Young to hold the said trust property on the same terms and conditions as I hold the same by virtue of said Deed of Trust, and to do perform the same Acts & Duties as are required of me. & to receive the like compensation as I should by said Deed be justly entitled to, & in all respects to take my place & stand as the Trustee of the said Mary & Edward of the said Fund both as to the principal or capital, & the income or interest accruing from the same.

In Witness whereof, I have hereunto set my hand & seal, this Seventh day of May, in the year Eighteen hundred & forty. The words "Twenty Shares in the Capital Stock of the Union Bank"; were interlined before signing and sealing

Signed sealed & delivered in presence of
Thomas Burgess
Asa W Arrington

John L. Bowers. (L.S.)

Recorded Dec 19. 1851. at 4.41 oclk P.M.

Witness word "of" erased Albert Pabodie City Clk

This Indenture of Lease

Made and entered into this Eighteenth day of December, in the Year of our Lord, One Thousand Eight hundred and fifty one, by & between Horatio N Slater, of the City & County of Providence, in the State of Rhode Island, as Surviving Executor of the Last Will & Testament of the Late Samuel Slater, deceased, of the One part, and John A Littlefield, also of said City of Providence, of the other part

Witnesseth

That the said Horatio N Slater as surviving Executor as aforesaid, hath demised, leased & to farm let, & doth by these Presents demise, lease & to farm let unto him the said John A Littlefield, his Executors, Administrators & Asigns for & during the full & entire term of Five years & Nine Months from the first day of January next, to wit; until the first day of October, in the Year One Thousand Eight hundred and fifty Seven (1857)

The entire Store with the Cellar under the same, situate on the Southerly corner of South Main & Leonard Streets, in said City of Providence, & which Store extends back Westerly from said South Main Street, about Thirty six feet more or less, to the first principal Divisional Wall.

To Have and to Hold said Store & Cellar, with all the Rights & privileges thereof, to him the said John A Littlefield, his Executors, Administrators and Asigns, for & during the term aforesaid, he or they yielding & paying as an annual Rent therefor, the sum of Seven hundred & fifty Dollars, in equal quarter yearly payments of One hundred & eighty seven Dollars fifty cents each, and to be made on the first day of April, July, October & January in each & every Year during said term, the first payment thereof to be made on the first day of April next.

And it is agreed by & between the parties hereto in manner following, that in case said Store shall at any time during the continuance of this Lease be destroyed or rendered untenantable by fire or other casualty, the said John A Littlefield, his Executors, Administrators or Asigns, may if he or they think proper, terminate this Lease, provided all Rents that may

have accrued under this Lease, together with a proportional part of a quarters Rent, from the last Quarter Day up to the time that he or they shall have given notice in Writing to him the said Horatio N Slater, his Heirs & or Asigns of such his or their intention, shall have been fully paid. But in case of a partial or trivial injury to said Store during said term by fire or other Casualty, the same shall be forthwith repaired at the proper costs & charges of the said Horatio N Slater, his Heirs or Asigns

That in case default shall be made in any or either of the quarter yearly payments of Rent as aforesaid, & such default shall continue for the term of ten days after the same shall have been demanded, the said Horatio N Slater, his Heirs or Asigns, may if he or they think proper enter upon said demised premises, and terminate this Lease.

And the said John A Littlefield on his part for himself and for his Heirs, Executors, Administrators & Asigns further Covenants, promises & agrees to & with the said Horatio N Slater his Heirs & Asigns, that he or they will pay or cause to be paid said Rent promptly when due and on the expiration of said term or other sooner termination of this Lease will surrender & yield up to him the said Horatio N Slater, his Heirs or Asigns, the full & quiet possession of said demised premises, in as good order as they now are, ordinary Wear & tear & Casualties by the Elements excepted

In testimony whereof, the Parties hereto have hereunto set their Hands & Seals, the day & year first aforewritten.

Signed, Sealed & delivered in presence of
Henry Martin

Horatio N Slater (L.S.)
Surviving Executor

John A Littlefield. (L.S.)

Providence County Ss. In Providence this Twentieth day of December A.D. 1851.

Then Horatio N Slater personally appeared before me & in his capacity as Surviving Executor, acknowledged the preceding Instrument by him signed to be his free Act & Deed. And at the same place & time, John A Littlefield, also appeared before me & acknowledged the preceding Instrument by him signed to be his free Act & Deed

Henry Martin
Justice of the Peace

Recorded Dec 22. 1851. at 4.20 oclk P M

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. Charles F Tillinghast of the City & County of Providence, in the State of Rhode Island, in consideration of the trusts hereinafter mentioned & of One Dollar paid me by James Y Smith of said Providence, hereby grant, bargain, sell, assign & convey to him the said James Y Smith, his Heirs & Assigns,

all the Estate Real & Personal of which I am the owner or to which I am entitled in my own right, excepting my Lots in Swan Point Cemetery, and such personal Estate as is by Law exempted from attachment, & not including any Estate Real & Personal which I have or may be entitled to as Executor, Administrator, Guardian, Trustee or otherwise, in a fiduciary Character.

To Have and to Hold the same with all the privileges & appurtenances thereof to him the said James Y Smith, his Heirs & Assigns, In Trust for the uses and purposes following, that is to say:

In trust that he shall sell and dispose of the same at public or private Sale, for Cash or on Credit at his discretion at such time or times as to him may appear most for the interest of all interested in the proceeds thereof & shall collect the debts hereby assigned, and after the payment of all the expenses attending the care & sale of said Estates, the collection of said debts & the execution of the trusts herein mentioned, he shall in the first place apply so much of the proceeds of said Sales & collections as may be necessary to the payment of the amounts due upon a Note by me given to the Providence Institution for Savings, and upon a Note by me given to Marshall Woods, and to the payment in full of all sums of Money due from me for or upon any account or consideration other than and except such debts as are due from me as Endorser, Guarantor or Surety in any form of Notes, Bills of Exchange or Checks made or drawn by John T Pitman, Pitman Brothers, William H Cooke Jarrant P Merriam or by any or either of them.

Secondly, after the payment in full of all the debts & expenses hereinbefore directed to be paid, he shall apply the residue of such proceeds or so much thereof as may be necessary to the payment in full should said residue be sufficient, otherwise proportionally in proportion to the original Amount thereof, of all debts due from me as Endorser, Guarantor or Surety, of any Note, Bill of Exchange, or Check made or drawn by John T Pitman, Pitman Brothers, William H Cooke, or Jarrant P Merriam or by any or either of them, on condition that the holder or holders of such Note, Bill of Exchange or Check, shall on or before the thirty first day of January next agree to accept such proportional part, in full satisfaction of their said debts, and shall execute a release of all claims & demands upon me on account of such debts. The payment of such debts to be made in proportion to the original amount for which such Notes, Bills of Exchange or Checks were given, without reference to any payments made thereon by any of the other parties thereto, provided that in no case shall any larger sum be paid upon any such Note, Bill of Exchange or Check than may remain due thereon, & the holders of any such Notes, Bills of Exchange or Checks shall be entitled to such proportional payment notwithstanding any discharge or agreement to discharge, heretofore given by them to the said John T Pitman, Pitman Brothers, William H Cooke & Jarrant P Merriam, upon my agreement that I should not be released or discharged by such discharge or agreement.

Thirdly, After making all the payments hereinbefore provided for, the residue of said proceeds shall be appropriated to the proportional payment of all the debts remaining due from me.

In testimony whereof, I have hereunto set my hand & seal, this twentieth day of December, in the year of our Lord eighteen hundred & fifty one. (A.D. 1851)

Signed, sealed & delivered
in presence of
Levi Salisbury

Charles F. Tillinghast. (L.S.)

Providence Sc. Court of Common Pleas, December term A.D. 1851.

On the 22d day of December A.D. 1851. being the 19. day of said term, personally appeared Charles F Tillinghast, Subscriber of the foregoing Deed & in open Court, acknowledged said Deed to be his free Act and Deed.

In Witness whereof, I have hereto set my hand & affixed the seal of said Court this 22 day of December A.D. 1851.

(C.C.)

Levi Salisbury Clerk.

Providence Sc. In Providence this 22 day of December A.D. 1851

Personally appeared, Charles F Tillinghast & acknowledged the foregoing Instrument to be his free Act & Deed.

Before me, Levi Salisbury
Justice of the Peace

Recorded Dec 23. 1851. at 10.25 o'clk A.M.

Witness "or Jarrant P. Merriam" interlined

Albert Pabodie City Clk

Know all men by these Presents

That I. Rebecca W Blodget of the City & County of Providence, in the State of Rhode Island, single woman for and in consideration of the sum of Six hundred Dollars, to me in hand paid by Francis Read of Providence aforesaid, the receipt whereof is hereby acknowledged, have bargained, sold & delivered, & by these Presents do bargain, sell and deliver unto the said Francis Read,

All One story wooden Building, standing upon Land belonging to Elizabeth Waterman of Providence aforesaid, being that piece of Land bounded on the North by Westminster Street & Easterly by the Estate of Thos J Carpenter, said Building measures about twenty two feet four inches on Westminster Street by about Ninety Five feet in depth and is the same Building which was erected by my deceased Father

To Have and to Hold the said Building unto the said Francis Read, his Executors, Administrators & Assigns to his, and their own proper use & ~~behoof~~ benefit forever.

And I, the said Rebecca W Blodget for myself

my Heirs. Executors and Administrators will warrant & defend the said bargained premises unto the said Francis Read, his Executors Administrators & Assigns from & against all persons whomsoever.

In Witness whereof. I have hereunto set my hand & seal. this fourth (4th) day of December A.D. 1850.

N.B. It is expressly understood that the ground Rent of the Lot upon which said Building stands shall be paid by me to this date, & afterwards by the said Francis Read or his Assigns.

Signed Sealed & delivered in presence of
Robert A Ives. Rebecca W. Blodget. (L.S.)

Recorded Dec 23. 1851. at 3. 10 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I. Alice B Snow. of the City & County of Providence and State of Rhode Island. as Principal and We. George A Snow and Warren W Snow of said Providence as Sureties. are Holden & firmly bound to Augustus Woods, of said Providence, in the sum of Two hundred Dollars, to be paid to the said Augustus, his Executors, Administrators or Assigns. to which payment well & truly to be made. We severally and jointly bind ourselves, our several and respective Heirs. Executors & Administrators, by these Presents.

Sealed with our Seals. and dated at said Providence. this Twenty fourth day of December A.D. One Thousand Eight hundred & fifty one.

The aforewritten obligation is however. subject to the following Condition. to wit:

Whereas. the said Augustus Woods. has purchased a certain Estate to wit. A certain House & Lot. situated in Pine Street in said Providence. in and to which one Luther Henry Snow, a Minor. son of said Alice Snow. has a certain title & interest, and has paid over to said Alice for the use of said Minor. the sum of Fifty Dollars. as and for the just and fair value of said Minors said interest in said Estate. (Reference being here made to the Conveyance to the said Woods by the other Owners of said Estate. on Record in the City Clerks Office. for a particular description thereof.)

Now if the said Luther Henry Snow. after attaining the age of twenty one Years. or his Heirs or Assigns shall on request. make. execute & deliver to the said Augustus. his Heirs or Assigns. a good and sufficient Conveyance of the said Minors aforesaid interest in said Estate; And the the said Alice shall at all times hereafter fully indemnify and save harmless the said Augustus Woods. his Heirs. Executors, Administrators & Assigns from & against any & all claims & demands on the part of said Luther Henry or any Guardian or other person or persons. claiming by. through or under. or on behalf of said Luther Henry. in. upon or on account of the Estate aforesaid. or the Rents. profits and issues thereof. then the aforewritten obligation shall be void. otherwise shall remain in full force & virtue.

Signed. Sealed & delivered in presence of
Sarah J Snow
Jas G Carlson

Alice B. Snow. (L.S.)
George A. Snow. (L.S.)
Warren W. Snow. (L.S.)

Recorded Dec 26. 1851. at 10. 10. o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents

That We. Walter Pugsley of Ithaca, in Tompkins County & State of New York. and Elizabeth Cornelia Pugsley. Wife of said Walter, Trustee for Margaret Jane Mills. of Providence, in the County of Providence & State of Rhode Island. do hereby make. constitute and appoint Phineas T Mills of said Providence. our true and lawful Attorney. for us and in our Name and stead. or for & in the Name & stead of the said Elizabeth, Trustee as aforesaid. to effect insurance on the Dwelling House and other Buildings or any of the same. situate in said Providence on Lot Numbered 216. on a Plat of Land recorded in the City Clerks Office in said Providence, in Book of Deeds No 50 pp 145. 146. on such terms as to our said Attorney shall seem meet and proper: And We hereby empower our said Attorney to sign any application. agreement. premium or premium Note and all other papers that may be necessary for that purpose. hereby granting unto him full power to do all things requisite in and about the premises as fully and effectually as We or either of us might do if personally present. and hereby ratifying and confirming all that our said Attorney shall lawfully do by virtue hereof.

In Witness whereof. We have hereunto set our hands and seals. this First day of December A.D. 1851.

Executed in presence of
Waltrend A Pugsley

Walter Pugsley. (L.S.)
Elizabeth Cornelia Pugsley. (L.S.)

Recorded Dec 24. 1851. at 10. 45 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of two parts, made and entered into this First day of April A.D. 1851. by & between Walter R. Danforth, of the City of Providence, of the One Part, and Alfred Stone, & Daniel H. Bennett, of the same City, doing Business under the Firm of Stone & Bennett, of the other part.

Witnesseth,

That the Parties herein named mutually agree that the Lease made by said Danforth & Frederick H. Clarke on the 13th day of March 1847 for Five years, which Lease has been assigned to said Stone & Bennett, be annulled, cancelled & made void.

And said Danforth, in consideration of the Rents & Covenants hereinafter named to be by said Stone & Bennett, their Heirs & Assigns, paid, kept & performed, has Leased to the said Stone & Bennett, Store No 121. Westminster Street, known as the Croton Saloon, & the Cellar under the same, & the two Rooms & Closets directly in the rear of said Saloon, and the Bake House, & the Garden, for & during the term of Six Years, commencing this Day.

And the said Stone & Bennett, on their part, for themselves, their Heirs & Assigns, promise, engage & covenant to pay to said Danforth, his Heirs & Assigns, the yearly Rent of Four hundred & fifty Dollars, in even quarter yearly payments, the first of which, being One hundred & twelve Dollars and fifty cents, to be paid on the day of the execution of this Lease, & a like sum to be hereafter paid at the commencement of each & every quarter of a year in advance Viz: on the first day in the Months of July, October, January & April, in each & every year during the said term of Six Years.

And it is mutually covenanted and agreed by said parties that said Stone & Bennett may make such alterations in the Store and additional Rooms as they may wish, at their own expense, and not impairing the strength of the Buildings, nor the privileges of other Tenants, & shall place one or more Stanchions where partitions may be removed, and where partitions were removed, under the old Lease, which have not been done in fulfillment of a Covenant therein, whenever said Danforth shall require the same to be done; that the Windows on the Easterly side of their Store or Saloon shall not prevent said Danforth from extending back the Store occupied by J. Perce Jr. whenever he may wish, that the Gangway to Exchange Place, the Yard and the Privy standing in the Yard, & garden, shall be for the common use of all the tenants in the Front building as now used, the said Danforth to remove any of the bushes he may require; that the said Stone & Bennett may build an addition to the Bake House, extending into the Garden, and remove the same at the expiration of the Lease, on putting the Bake House into its former condition; the Lessees are not to transfer this Lease without the Lessors written consent, nor use the premises for any other business than for a Confectionary Temperance Saloon, Fancy or Dry Goods store, and for a Bakery; that at the expiration of said term of Six years, the premises shall be surrendered to the Lessor, his Heirs or Assigns, with the Improvements thereon, except the addition to the Bake House; and that if default be made by said Lessees or Assigns in the payment of any quarters Rent as herein specified, or within Twenty days after the same shall have become due, the Lessor, his Heirs or Assigns, may, if he or they see

fit, enter into possession of the premises & terminate the Lease.

And to the faithful performance of the several promises, Covenants & Agreements herein contained, the said Parties, hereby mutually bind themselves, their several Heirs, Executors, Administrators & Assigns forever.

In Witness whereof the said parties have hereunto set their hands & seals, the day & year first aforewritten.

Signed sealed & delivered in presence of Aug. Hoppin

W. R. Danforth (L.S.)
Alfred Stone. (L.S.)
Daniel H. Bennett. (L.S.)

Providence &c. In the City of Providence on this 21st day of May A.D. 1851. Then personally appeared the above named W. R. Danforth, Alfred Stone & Daniel H. Bennett, and acknowledged the above Instrument by them signed to be their free Act and Deed.

Before me

Aug. Hoppin. Justice of the Peace.

Recorded Dec 30. 1851. at 11. 10 o'clk A.M.

Witness Albert Pabodie City Clk

Be it known, That I. A.B. Dike, of the City of Providence, Rhode Island, have & by these Presents do Lease unto Geo Head of said City, Stores Nos twenty six & twenty eight in Bartons House, South Main Street, for three years & three Months, from & after the first day of January A.D. 1852. for Four hundred & fifty Dollars per Annum; to be paid in equal quarterly payments, on the first days of April, July, October and January, to said A.B. Dike or Assigns. To Have & to enjoy the premises aforesaid; the said Head, for himself, his Heirs & Assigns, hereby promise & agree to take good & proper care of the premises aforesaid; well & truly to pay said A.B. Dike or Assigns, the aforesaid Rent at the times & in manner aforewritten; & in default thereof said Dike or Assigns, may at once re enter & possess the premises; & the said Head for himself, his Executors & Assigns further promises at the expiration of his Lease to quietly & peaceably surrender up the premises to said Dike or Assigns in as good order as at this present day, wear & tear excepted. In event of sale of p^d Leased premises, this Lease is terminate in Ninety days from notice.

Mutually agreed, signed & sealed this Twenty fourth day of December A.D. 1851

In presence of
D.W. Johnson

A.B. Dike. (L.S.)
George Head. (L.S.)

Recorded Dec 30. 1851. at 12 o'clk M.

Witness Albert Pabodie
City Clerk

I Oliver Johnson of the City & County of Providence, agree with George H Nichols of said Providence, that I will not claim by right of posession the Land owned by said Nichols, upon which a small part of a Building owned by me is occupied as a Wood & Wash House, now stands.

In Witness whereof, I have hereunto set my hand and seal, this First day of August A.D. 1851.

Signed, sealed & delivered in presence of Joseph Randall — Oliver Johnson (L.S.)

Building removed 1853

Recorded Janry 6. 1852. at 11 o'clk A.M.

Witness — Albert Pabodie, City Clk

Know all men by these Presents

That We. Stephen K Rathbone & Seth Padelford, of Providence, in the County of Providence, for & in consideration of the sum of Twenty Dollars to us paid by Gardner T Swarts, of Providence, in the County of Providence & State of Rhode Island, the receipt whereof We do hereby acknowledge, have given, granted, bargained, sold, conveyed & confirmed to him the said Gardner T Swarts, his Heirs & Assigns

One Lott Viz. No Forty eight (48) in the Burial Ground laid out by us, the Grantors, in the South Westerly part of said Providence, being the piece of ground purchased by us of Sylvester R Jackson, formerly occupied by a Windmill, as full described in a Plat of said ground on Record in the City Clerks Office, reference thereto being had. To Have and to Hold the premises above described, with all the privileges thereto belonging to him the said Gardner T Swarts, his Heirs & Assigns, to their only proper use, benefit & behoof. For the sole use of a Burying Ground, forever. subject to a tax of one Ninetieth part of all expenses that may be incurred, by keeping the Fence around said Burying Ground, in good repair. No fence to be around this Lot.

Witness our hands & seals, this fifth day of May A.D. 1845.

In presence of Henry Martin — Stephen K Rathbone. (L.S.) — Seth Padelford. (L.S.)

Providence ss. In Providence the fifth day of May 1845.

Personally came the aforesaid Stephen K Rathbone and Seth Padelford, signers to the above Instrument, & acknowledged the same to be their voluntary Act & Deed, hand & seal.

Before me Henry Martin, Public Notary.

Recorded Janry 7. 1852. at 2 1/2 o'clk P.M.

Witness — Albert Pabodie, City Clk

Know all men by these Presents

That We. Stephen K Rathbone and Seth Padelford of Providence, in the County of Providence, for & consideration of the sum of Eighty Dollars to us paid by Gardner T Swarts of said Providence, the receipt whereof We do hereby acknowledge, have given, granted, bargained, sold, conveyed & confirmed to him the said Gardner T Swarts, his Heirs & Assigns

Lots Number Ninety seven (97) and Number One hundred & seven (107) in the Burial Ground laid out by us the Grantors in the South westerly part of said Providence, as fully described in a Plat of said ground on Record in the City Clerks Office in Book of Plats Number One page 107, reference thereto being had. Also all that portion of Lots Number One hundred & eight (108) One hundred and nine (109) & One hundred and ten (110) on said Plat, as lies North Westerly of a line first four feet North Westerly from a line running North Easterly from the Northerly line of the Manchester Burial Ground to the Westerly line of the Sprague Burial Ground.

To Have and to Hold the premises above described with all the privileges thereto belonging to him the said Gardner T Swarts his Heirs and Assigns, to their only proper use, benefit & behoof. For the sole use of a Burying Ground, forever. Subject to a tax of Ninetieth part of all expenses that may be incurred by keeping the fence around said Burial Ground in good repair.

No fence to be put around these Lots.

Witness our hands & seals, this Twelfth day of November A.D. 1847.

In presence of Henry Martin — S. K. Rathbone. (L.S.) — Seth Padelford. (L.S.)

Providence County ss. In Providence this Twelfth day of November A.D. 1847.

Then Stephen K Rathbone and Seth Padelford personally appeared before me & severally acknowledged the within Instrument by them severally signed, to be their free and voluntary Act & Deed.

Henry Martin, Public Notary.

Recorded Janry 7. 1852. at 2 1/2 o'clk P.M.

Witness — Albert Pabodie, City Clerk

Know all men by these Presents.

That We. Stephen K Rathbone and Seth Padelford of Providence. in the County of Providence. for & in consideration of the sum of Thirty two Dollars. to us paid by Gardner T Swarts. of Providence. in the County of Providence. the receipt whereof We do hereby acknowledge. have given. granted. bargained. sold. conveyed & confirmed to him the said Gardner T Swarts. his Heirs & Assigns

Lot No Seventy two & Lot No One hundred and four. in the Burial Ground laid out by us. the Grantors. in the Southwesterly part of said Providence.

Also all the Waste Land South of the last named Lot to a four foot Gangway next the fence as fully described in a Plat of said Ground on Record in the City Clerks Office. in Book of Plats No 1 page 107. Reference thereto being had.

To Have and to Hold the premises above described with all the privileges thereto belonging. to him the said Gardner T Swarts. his Heirs & Assigns. to their only proper use benefit & behoof. for the sole use of a Burying Ground forever.

Subject to a Tax of One Nineteenth part of all Expenses that may be incurred by keeping the fence around said Burying Ground in good repair.

No fence to be put around this Lot.

Witness our hands & seals. this Nineteenth day of January 1848.

In presence of
Henry Martin 3

S. K. Rathbone. (L.S.)
Seth Padelford. (L.S.)

Providence Sc. In Providence this Nineteenth day of January A.D. 1848.

Personally appeared the aforesaid S. K. Rathbone and S Padelford. Signers of the above Instrument and acknowledged the same to be their voluntary Act & Deed. hand & seal

Before me
Henry Martin
Public Notary.

Recorded Jany 7. 1852. at 2 1/2 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I. Clark Dalrymple of Providence. in the County of Providence for & in consideration of the sum of Twenty Dollars to me paid by Gardner T Swarts of Providence. in the County of Providence & State of R.I. the receipt whereof I do hereby acknowledge. have given. granted. bargained. sold. conveyed & confirmed. to him the said Gardner T Swarts. his Heirs & Assigns.

One Lot Viz. No (64) Sixty four. in the Burial Ground laid out by Messrs Stephen K Rathbone & Seth Padelford. the Grantors. in the South Westerly part of the City of Providence. being the piece of ground purchased of Sylvester R Jackson formerly occupied by a Windmill. as fully described in a Plat of said Ground. on Record in the City Clerks Office. Reference thereunto being had.

To Have and to Hold the premises above described with all the privileges thereto belonging. to him the said Gardner T Swarts. his Heirs and Assigns. to his proper use. benefit & behoof. for the sole use of a Burying Ground forever.

Witness my hand & seal this First day of January 1852.

In presence of
Edwin Upham 3

Clark Dalrymple. (L.S.)

Providence Sc. In Providence the First day of Jany 1852.

Personally came the aforesaid Clark Dalrymple. the Signer to the within Instrument and acknowledged the same. to be his voluntary Act & Deed. hand & seal.

Before me George Rivers
Justice of the Peace.

Recorded Jany 7. 1852. at 2 1/2 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents.

That I. Horace Reade. of the City of Providence. in consideration of the sum of Twelve 50/100 Dollars paid me by Gardner T Swarts of said City. the receipt whereof I do hereby acknowledge. do hereby give. grant. bargain. sell & convey unto the said Gardner T Swarts. his Heirs & Assigns forever.

The West half of Burying Lot No 16. Number Fifteen. Ninth Range. in the Manchester Burying Ground so called. as described in a Plat of said Ground on the Records of said City. for the sole use of a Burying Ground.

Witness my hand and seal. this the Twelfth day of March A.D. Eighteen hundred and forty seven.

Executed in presence of 3
Henry Martin

Horace Reade. (L.S.)

Providence County Ss. In Providence this Twelfth

day of March A.D. 1847. Then Horace Read personally appeared before me & acknowledged the preceding Instrument by him signed to be his free and voluntary Act and Deed.

Before me Henry Martin
Public Notary.

Recorded Jany 7. 1852. at 2 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, James N. Arnold of the City of Providence, in consideration of the Sum of Twelve Dollars paid me by Gardner T. Swarts of said City, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell & convey unto the said Gardner T. Swarts, Heirs & Assigns forever.

One Lot in Manchester Burying Ground so called, being Number Eleven, in the Third Range, as described in a Plat of said Ground, on the Records of said City, for the sole use of a Burying Ground.

Witness my hand & seal, the fifth day of July A.D. 1834

Signed, sealed & Deliv'd in presence of A. Billings

Jas N. Arnold. (L.S.)

Providence Sc. City of Providence July 5. 1834.

Personally appeared James N. Arnold, subscriber of the foregoing Instrument, & acknowledged the same to be his voluntary Act and Deed.

Before me A. Billings Jus Peace

Recorded Jany 7. 1852 at 2 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, James O. Arnold of the City of Providence, in the County of Providence, Trader, in consideration of the Sum of Twenty four Dollars paid me by Gardner T. Swarts, of said City, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell & convey unto the said Gardner, his Heirs & Assigns forever

Two Lots in Manchester Burying Ground, so called, being Number Fifteen & Seventeen in the Third Range, as described in a Plat of said Ground on Record in said City, for the sole use of a Burying Ground.

Witness my hand & seal, the twenty third day of September A.D. 1841.

Signed sealed & delivered in presence of Peter Bronnell

James O. Arnold. (L.S.)

Bristol Sc. Providence Sept 23 A.D. 1841. Then appeared James O. Arnold and

acknowledged the above Instrument to be his free Act and Deed.

Before me W. G. Burgess Jus Peace

Recorded Jany 7. 1852 at 2 1/2 o'clk P.M.

Witness Albert Pabodie City Clk

I, Benjamin M. Jackson, the Lessor named in the within Lease, in consideration of One Dollar paid by Asa W. Lilly & William Clarke, do hereby assign and convey to the said Lilly & Clarke & to their Assigns, all my Interest, property, claim & demand in and to the preceding Lease & to the premises therein described.

To Have and to Hold the same to them, the said Asa W. Lilly & William Clarke & their Heirs & Assigns.

Witness my hand and seal on this 10th day of January A.D. 1852.

Executed in presence of Nathaniel Searle

Benjamin M. Jackson. (L.S.)

County of Providence Ss. In the City of Providence on this 10th day of January A.D. 1852.

Then the within named Benjamin M. Jackson & acknowledged the within Instrument by him signed, to be his free Act & Deed

Nathaniel Searle
Justice of the Peace.

N.B. The Lease referred to above is recorded on page 28 of this Book

Recorded Jany 10. 1852. at 3.20 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That Whereas Humphrey Almy of the City of Providence and Lewis P. Mead & Chester Granger, Traders in Company as Lewis P. Mead and Company, are Owners of adjoining Lots of Land on Dyer Street in said Providence.

And Whereas the said Almy is about to build a Brick Store on his said Lot, and on the line thereof, adjoining said Lewis P. Mead & Company's Lot.

Now Therefore it is agreed by the said Lewis P. Mead & Company and the said Almy as follows. That the said Almy is to build the brick partition Wall on the division line aforesaid (the said line being about fifty five feet in length) at his own cost and expense. That one half of said Wall shall stand on the Land of the said Almy & one half on the Land of the said Lewis P. Mead & Company, that the division Wall shall have proper toothing or projection for the floor joist to rest upon, at proper distances for each Story, on the side of said Lewis P. Mead & Company's Lot.

And the said Lewis P.

Mead & Company, in consideration of the premises hereby agree to & with the said Almy, his Heirs, Executors, Administrators & Assigns, that he may so place the Wall on the line as aforesaid, and that whenever the said Lewis P. Mead & Company, their Heirs, Executors, Administrators or Assigns shall build against the said line wall, they shall pay to the said Almy, his Heirs or Assigns one half the estimated cost of said line Wall, piling & foundation, or so much thereof as they may build against.

Witness our hands and seals, this 19th day of April A.D. 1851.

Witness
W.W. Updike. 3

Humphrey Almy. (L.S.)
Lewis P. Mead & Co. (L.S.)

Recorded Jany 12. 1852 at 10.40 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture of Lease

Made and entered into this third day of January A.D. Eighteen hundred & fifty two by & between John O. Waterman, of the Town of Warren, in the County of Bristol & State of Rhode Island, Manufacturer, of the first part, and Thomas E. White of Pettuate, in the County of Providence & State aforesaid, of the Second part. Witnesseth.

That for & in consideration of the Rents & Covenants hereinafter mentioned to be paid & performed by said party of the second part. I said John O. Waterman, do hereby demise, lease and let unto him. said Thomas E. White, his Heirs, Executors & Administrators

A certain Lot of Land situate on the Northerly side of High Street, near Olneyville, in the Westerly part of said City of Providence, bounded Southerly by said Height Street, on which it measures Forty feet, Easterly by Lot Number 230, on which it measures One hundred & forty feet more or less, Northerly on Land of the Valley Bleachery Company on which it measures Forty feet, Westerly by Lot No 228, on which it measures One hundred & thirty feet more or less, & is known & described on a Plat of the "Eagle Steam Mills Estate in Olneyville" surveyed & plotted October 18. 1848 by Atwater & Schubarth, as Lot Number Two hundred & twenty nine. Reference to said Plat being had.

To Have and to Hold the same to him said Thomas E. White, his Heirs, Executors & Administrators, for and during the term of Ten years, from the first day of January A.D. 1852. said term to expire and on the thirty first day of December A.D. 1862, he said Thomas E. White, his Heirs, Executors & Administrators, yielding & paying unto me said John O. Waterman, my Heirs, Executors Administrators or Assigns, the yearly Rent of Thirty Dollars for each and every year during said term of ten years, in quarterly instalments as follows, of Seven Dollars & fifty cents, on the first days of April, July, October & January, in each year during the term of this Lease, and at the end of said term of Ten years, the said Thomas E. White his Heirs. Executors or Administrators shall leave said premises in the like good order

as he takes them, the ordinary wear & use excepted, provided however, that if at the end of said term of ten years, the said White or his legal Representative shall grant a renewal of this Lease for a further term of Five years, & the parties hereto cannot agree to the amount of Rent to be paid by said White or his Representative, the subject to be referred to two Men, one to be chosen by each party, & they two to choose a third party, whose valuation shall be final & binding, & upon their valuation, the said Waterman or those holding under him, shall execute a Lease to the said White, or his Representative, of said Lot for said term of Five years.

It is further Covenanted and agreed by and between the parties hereto, that the said Thomas E. White shall immediately enclose said Lot with a good & lawful Fence, & that all the Buildings and Improvements placed upon said Lot by said White or his Representative, shall stand pledged to the said Waterman, his Heirs & Assigns for all sums due for Rent, and in case said White or his Representative shall refuse or neglect to pay said Rents as aforesaid, it shall be lawful for said Waterman, his Heirs or Assigns, to sell said Buildings &c for the payment of said sums due as aforesaid, provided the same be sold at public Auction, after Twenty days public notice by advertisement in some public Newspaper printed in the City of Providence. And further, that during the term of this Lease said White shall pay all Taxes assessed upon said Lot & premises, and that he will not suffer or permit any waste thereof, nor lease or underlet nor permit any person or persons to occupy or improve the same, but with the approbation of the Lessor first had and obtained in writing.

And I, said Thomas E. White in consideration of the premises doth hereby accept of the terms of aforegoing Lease & do hereby promise and agree to perform the same.

In testimony whereof, We have hereunto set our hands & seals, the day & year aforewritten.

Signed & sealed in presence of
Robert Wilcox 3

John O. Waterman. (L.S.)
Thomas E. White. (L.S.)

Providence Sc. In Johnston January 10. 1852.

Then the above named John O. Waterman personally appeared and acknowledged the aforegoing Instrument by him signed, to be his free Act & Deed hand & seal.

Before me
Robert Wilcox
Town Clerk.

Recorded Jany 12. 1852. at 1.10 o'clk P.M.

Witness Albert Pabodie
City Clerk

To all people to whom these Presents shall come

Know Ye. That I. Levi C Dexter. of the City and County of Providence, in the State of Rhode Island &c. being indebted unto divers persons, in different sums of Money and being desirous of appropriating my Estate & Effects for the payment of the same.

Now be it known, that in consideration of said debts & the sum of One Dollar to me paid by Amara L Westcott. the receipt whereof I do hereby acknowledge. do by these Presents, grant, assign, bargain & sell, alien, release & confirm unto the said Amara L Westcott. his Heirs, Executors, Administrators & Assigns.

All my Right, title and interest in and to a certain Lot of Land situate in said Providence, with all the Buildings & Improvements thereon standing, situate on South Main Street, being the same Estate purchased of William C Barker by Deed dated August 25. A.D 1843. Also a Dwelling House & other Buildings situate on the corner of Bacon & North Main Street, on Land belonging to the City of Providence.

Also all my Stock used in carrying on the Baking Business, and all the Tools & fixtures used in said Business.

Also One Horse & Harness & Carriage. All Notes, Book Account, and all manner of Goods & Chattels & Effects, and all other Estates & Things of what Kind and nature soever. to me belonging, excepting what is exempt from attachment by Law

In trust nevertheless to the uses, intents & purposes following, that is to say, after paying the expenses incident to this Trust. then first to pay & satisfy my indebtedness to Messrs Simmons & Goff. of the City of Providence. the Franklin Iron Foundry & to the City of Providence

Secondly, After paying and satisfying said enumerated debts, then to pay & satisfy all my other Creditors (except such as I owe by reason of becoming accommodation endorser for any person) their respective claims in full. If the Estate and effects hereby assigned are sufficient to pay the same in full, and rateably and proportionably if the Estate & effects hereby assigned are insufficient to pay the whole thereof.

Thirdly Should any surplus remain after paying the several debts aforesaid, then to pay such debts as I owe on account of becoming accommodation Endorser for any person, in full, if the property hereby assigned be sufficient, & rateably & proportionably if the Estate & Effects are insufficient to pay the whole thereof. Provided however that no person shall be entitled to receive any benefit or advantage from this Assignment, unless they shall within Six Months from the date hereof present their Claims to the said Westcott and execute a Release discharging me from all further claim or liability.

Should any surplus remain after paying the several debts aforesaid. Then to return the same to me, my Heirs. Executors. Administrators or Assigns.

And I hereby nominate and appoint the said Westcott. my true and lawful Attorney, irrevocable, to ask, demand, sue for, levy, recover and receive all sum and sums of Money to me & owing and on receipt thereof to give acquittances or other sufficient discharges in Law, to execute & make compromises or other arrangements that he may think beneficial to this trust, ratifying confirming all he shall lawfully do therein.

In Witness whereof. I have hereunto set my hand & seal this Ninth day of January. One Thousand Eight hundred and fifty two.

Signed, sealed & delivered in presence of
H Grinrold Jr
Philip C Scott.

Levi C. Dexter. (L.S.)

State of Rhode Island. Providence Sc.

In the City of Providence on this 9th day of Jan 1852. Personally came Levi C Dexter, the Signer of the foregoing Instrument and acknowledged the same by him signed, to be his free and voluntary Act and Deed.

Before me
Philip C Scott
Justice of the Peace

Recorded Jany 12. 1852 at 2 o'clk P.M.

Witness

Albert Pabodie
City Clerk

Know all men by these Presents.

That I. Levi D Bates. of Providence, Rhode Island, one of the Firm of William L Salisbury and Levi D Bates, doing Business in Providence, as Carpenters, under the name. Firm and Style of William L Salisbury, in consideration of One Dollar to me paid by Caesar A Updike of Providence, and in consideration of the trusts hereinafter mentioned. hereby sell, assign, set over and deliver unto him the said Updike. his Heirs & Assigns forever.

All and singular the Stock in Trade and all other copartnership Property belonging to us the 2 Salisbury & Bates, Copartners as aforesaid. Also One Carpenters Shop standing on Land of Zachariah Allen of Providence. all Notes, Books of Account and other evidences of Debt. Meaning and intending hereby to convey all the Copartnership property of every description belonging to us as Copartners as aforesaid, whatever and wherever the same

To Have and to Hold the same to him the said Updike. his Heirs and Assigns forever.

In Trust for the purposes following. to wit. for the benefit of the Creditors of the said Firm. in manner following. to wit.

The said Updike shall as soon as may be, sell and dispose of said Property and collect said Debts. said Property to be sold at public Auction or private Sale and out of the proceeds of such Sales and collections, to pay the debts of the said Firm in full if sufficient, if not. in proportion to their respective demands. to be presented to said Updike within Four Months from the date hereof. after first however paying the expenses of this Assignment and the help in Shop what may be due them for Labor in full.

In Testimony whereof, I have hereunto set my

hand and seal, at Providence, this 17th day of January A.D. 1852.

In presence of
W.W.Updike } Levi D Bates. (L.S.)

I hereby accept the within Assignment and covenant to and with the said Bates that I will perform the Trusts herein mentioned.

Witness my hand ~~and seal~~ at Providence this 17th day of January 1852

In presence of
W.W.Updike } Caesar A Updike. (L.S.)

Providence Sc. Providence January 17th 1852.
Then personally came Levi D Bates & acknowledged the foregoing Instrument by him signed, to be his free Act and Deed.
Before me.
W.W.Updike
Justice Peace.

Recorded January 17. 1852. at 3.38 o'clk P.M.
(Witness words "and seal" erased)
Albert Pabodie
City Clk

This Indenture

Made and executed this First day of April A.D. Eighteen hundred and fifty one. by & between Stephen Randal, of North Providence, in the State of Rhode Island, Esq. of the one part and John H Harlow, of the City of Providence, in said County & State, Painter, of the other part.

Witnesseth.

That I. the said Stephen Randall, for and in consideration of One hundred and twenty five Dollars to be paid me by said John H Harlow as hereinafter mentioned, have agreed to farm let & by these Presents do farm let unto said John H Harlow.

A certain Lot of Land situate in the Northerly part of said Providence, & is bounded Easterly on Randall Street on which it measures Twenty five feet and holding that width extends back Westerly to the Blackstone Canal on which it bounds West. & is bounded Southerly on Grantors Land, now Leased to Thomas L Twells & Northerly on Grantors Land, now leased to George Chatterton.

To Have and to Hold the same for & during the term of ten years from the date hereof, which term will end on the thirty first day of March A.D. 1861. then to be complete and ended.

And I. said John H Harlow agree to pay to said Stephen Randal, Twelve Dollars fifty cents a year for the Rent of said Land, & to pay him the yearly Rent at the expiration of each year during the continuance of this Lease, and the Building now standing on said Land & all other Buildings that may be erected or moved on to said Land during the continuance of this Lease, shall stand pledged to, & be holden by the Lessor for the payment of the Rent as aforesaid, and in case the Rent is not paid within ten days after the same becomes due,

the Lessor may re enter and take possession of said premises & this Lease shall be void, and the Lessee does hereby authorize & empower the Lessor to sell at public Auction, at any time after the breach of the condition hereof, first giving three weeks notice thereof in one of the public Newspapers printed in said Providence, all the Buildings standing on said Land and to receive of & from the purchaser or purchasers thereof, the amount the same shall be sold for and on receipt of the same to apply and appropriate the same to the payment of the Rent of said Land that may be due, together with the incidental expenses of such sale, paying over to me, or my legal Representatives, the surplus if any shall remain after paying the sums aforesaid.

And I. said John H Harlow agree to deliver up to said Stephen Randall peaceable & quiet possession of said Land on the 31 day of March 1861, or the earlier termination of this Lease in as good order as it is now.

Said Stephen Randal engages that said John H Harlow by paying the Rent as aforesaid shall quietly enjoy the premises during said term free from the adverse claims of all persons.

And all the grants covenants and conditions herein contained shall extend to and be binding on the legal Representatives of the Parties respectively as well as themselves.

In Testimony whereof. We hereunto interchangably set our hands and seals, the day & year first above written.

Signed and sealed in presence of
Stephen Martin } John H. Harlow. (L.S.)
Stephen Randal. (L.S.)

Providence Sc. In the City of Providence January 20. A.D. 1852.
Personally appeared Stephen Randal & John H Harlow, and severally acknowledged the above Instrument by them signed & sealed to be their free Act and Deed.
Before me, Stephen Martin
Justice Peace.

Recorded January 20. 1852. at 1.05 o'clk P.M.
(Witness word "me" interlined)
Albert Pabodié
City Clerk

Know all men by these Presents

That I. Abby E Kelly, of Providence in the County of Providence, in the State of Rhode Island and Providence Plantations, Widow, in consideration of One Dollar to me in hand paid by Hope Ives, Widow, of the City Thomas P Ives, of Providence, County & State aforesaid, the receipt whereof I do hereby acknowledge, & for other good causes & considerations, have given, granted, sold & conveyed & do hereby give grant, sell & convey unto the said Hope Ives, her Heirs & Assigns forever.

All my right title and interest, claim & property in & to Four Shares in the Capital Stock of the Lonsdale Company, carrying on business in said Providence & at Smithfield, under their corporate Name & Style, of whatever property their

corporate stock may be composed, being four of Seven Shares conveyed to me for and during my life by the last Will & Testament of my late husband, Wilber Kelly deceased, which seven shares were the proportion of stock in said Lonsdale Company bequeathed to my son Robert L Kelly by the last Will & Testament of the said Wilber Kelly, deceased

To Have & to Hold the said Four Shares to her the said Hope Ives, & to her Heirs & Assigns forever.

In Witness whereof, I have hereunto set my hand & seal, this Twentieth day of January in the Year of our Lord, One Thousand Eight hundred and fifty two.

Signed Sealed & delivered in presence of Thomas C Greene — Abby E. Kelly. (L.S.)

Providence Ss. In the City of Providence this twentieth day of January A.D. Eighteen hundred & fifty two. personally appeared Abby E Kelly and acknowledged the above Instrument by her signed to be her free Act & Deed

Before me Thomas C Greene Justice of the Peace

Recorded Jany 20. 1852. at 4.25 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. Abby E Kelly of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations, Widow, in consideration of One Dollar to me in hand paid by John Carter Brown, of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good causes and considerations have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said John Carter Brown, and to his Heirs and Assigns forever.

All my Right, title and interest, claim and property in and to Three Shares in the Capital Stock of the Lonsdale Company, carrying on business in Providence and at Smithfield, under their Corporate Name and Style, of whatever property their corporate Stock may be composed, being Three of Seven Shares conveyed to me for and during my life, by the last Will and Testament of my late husband Wilber Kelly, deceased & which Seven Shares were the proportion of Stock in said Lonsdale Company, bequeathed to my Son Robert L Kelly, by the last Will & Testament of the said Wilber Kelly deceased. To Have & to Hold the said Three Shares to him the said John Carter Brown & to his Heirs & Assigns forever.

In Witness whereof, I have hereunto set my hand and Seal, this Twentieth day of January in the year of our Lord, One Thousand Eight hundred and fifty two.

Signed, sealed and delivered in presence of Thomas C Greene — Abby E. Kelly. (L.S.)

Providence Ss. In the City of Providence this Twentieth day of January A.D. Eighteen hundred & fifty two. personally appeared Abby E Kelly and acknowledged the above Instrument by her signed to be her free Act and Deed.

Before me. Thomas C Greene Justice of the Peace.

Recorded Jany 20. 1852. at 4.25. o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I. George H Talbot, in consideration of Eight hundred Dollars to me paid by Charles A Cobb, of Providence, in the County of Providence, and State of Rhode Island, do by these Presents, sell, assign, transfer and convey unto him the said Charles A Cobb, his Executors, Administrators and Assigns.

All and Singular the Boots, Shoes, Leather & fixtures, shop furniture, goods & chattels of whatever nature belonging to me, being in Shop Number Ninety seven (97) Westminster Street, in the City of Providence. Also all and singular the household furniture belonging to me consisting of One Sofa, two Card tables, two mirrors, two carpets, four Beds two spring seat Rocking Chairs, twenty cane seat ~~rocking~~ Chairs, two Bureaus, three Bedsteads, Stoves, Crockery Ware &c, the same being in House occupied by me Number Twenty six (26) Broadway. To Have and to Hold the same to him the said Chas A Cobb, his Executors, Administrators and Assigns forever.

In witness whereof, I have hereunto set my hand and seal, this 16. Sixteenth day of January A.D. 1852.

Signed, sealed and delivered in presence of John Prentice — George H. Talbot. (L.S.)

Recorded Jany 21. 1852. at 10 1/4 o'clk A.M.

Witness (and "rocking" erased) Albert Pabodie City Clerk

This Indenture

of Lease, made and entered into on this First day of June A.D. One Thousand Eight hundred & fifty one (1851) by & between Arba Bowdish, of the City of Providence of the One part, and Anthony Wheatley, of said City of Providence, of the other part. Witnesseth,

That the said Arba Bowdish, for the consideration herein after mentioned, doth hereby lease unto the said Anthony Wheatley, his Executors, Administrators and Assigns

A Lot of Land, situate on the South easterly corner of Dorrance and Friendship Streets, in the Fifth Ward, in said City of Providence, being a portion of Lot Number (28) twenty eight on a Plat of the Dorrance Street Land, Embraces the whole width of

said Lot on Dorrance Street, and bounding Northerly on said Friendship Street, extending back from said Dorrance Street, Easterly, just ninety feet & eight inches, holding the whole width of said Lot.

To Have and to Hold said Lot, from and after the first day of June A.D. 1851. until the Twenty eighth day of February A.D. 1854

And the said Anthony Wehoshky for himself, & for his Heirs, Executors & Administrators and Assigns, doth covenant & agree to pay or cause to be paid, to the said Asba B. Dike, his Heirs, Executors, Administrators or Assigns, the sum of One hundred and twenty Dollars, yearly every year during said Term, for Rent & hire of said premises, in quarterly payments of Thirty Dollars each, on the thirty first day of May & August, on the thirtieth day of November & twenty eighth day of February during said term, and in case of failure on the part of the said Wehoshky, his Heirs, Executors, Administrators or Assigns, to pay any quarterly Rent within thirty days next after it shall become due as aforesaid, or to conform to all of the conditions of this Lease, the said Dike, his Heirs, Executors, Administrators or Assigns, shall be at liberty to declare this Lease to be at an end and terminated, & thereupon to take immediate possession of the premises.

And the said Anthony Wehoshky, for himself, his Heirs, Executors, Administrators & Assigns, doth hereby covenant & agree, that he or they will use & improve the premises aforesaid, in a becoming & proper manner not committing any waste or injury thereon, and at the expiration of the Lease, will quietly and peaceably surrender the possession of the premises, to the said Asba B. Dike, his Heirs Executors, Administrators or Assigns, in as good order as the same now are, common and ordinary wear & casualties by the elements only excepted

And the said Asba B. Dike, for himself & for his Heirs, Executors, Administrators and Assigns, on the conditions & terms above mentioned, do hereby agree, that the said Wehoshky, his Heirs, Executors, Administrators or Assigns, may use, possess, occupy & enjoy said premises for the full term aforesaid, commencing & terminating as aforesaid.

And it is agreed by & between the parties hereto, that as further consideration of this Lease all Buildings & Improvements, that may at any time during said term, be erected, placed or standing upon said Leased premises, shall be pledged as security for the Rent aforesaid

In testimony whereof, the parties aforesaid, have hereunto set their hands and seals, the day and year first aforewritten.

A. B. Dike. (L.S.)

Executed in presence of 3
Nathaniel Searle 3

Anthony Wehoshky. (L.S.)

County of Providence Ss. In the City of Providence on this 3 day of June A.D. 1851. Then personally appeared the above named Asba B. Dike & Anthony Wehoshky before me & severally acknowledged the preceding Instrument, by them signed, to be their free Act and Deed

Nathaniel Searle
Justice of the Peace.

Recorded June 21. 1852. at 12 1/4 o'clk P.M.

Witness Albert Pabodie
City Clk

This agreement of Lease,

Made and entered into on this First day of March A.D. One Thousand Eight hundred and Fifty one. (1851) by and between William Tallman, of the City and County of Providence, in the State of Rhode Island, as Agent, of the one part, and Samuel T. Thurber, of said City of Providence, of the other part.

Witnesseth

That the said William Tallman as Agent, for & in consideration of the Rents and Covenants hereinafter contained, to be paid and performed, by the said Samuel T. Thurber, his Heirs, Executors, Administrators and Assigns, doth hereby Lease to the said Samuel T. Thurber, his Executors, Administrators and Assigns,

The Hall on the Second floor of the Museum Building, over Numbers 129, and 131, on Westminster Street in said City of Providence, also the large Hall, on the Third Floor of said Museum Building, being the premises now occupied by the said Samuel T. Thurber.

To Have & to Hold the same, with all the rights, privileges and appurtenances thereof, to him the said Samuel T. Thurber, his Executors, Administrators, and Assigns, for and during the term of Five years, from & after the first day of November A.D. 1850, Yielding & paying therefor, yearly every year during said term, unto the said William Tallman his Heirs or Assigns, the yearly Rent of Nine hundred & fifty Dollars, payable quarterly, at the end of each and every Three Months during said term, by even equal payments, the first payment thereof to be made on the first day of June A.D. 1851.

And the said Samuel T. Thurber for himself, his Heirs, Executors and Administrators doth covenant & agree, to and with the said William Tallman, his Heirs and Assigns, that he, the said Samuel T. Thurber, or his Executors, Administrators or Assigns, will well and truly pay or cause to be paid to the said William Tallman, his Heirs or Assigns, the yearly Rent aforesaid, at the times and in the manner hereinbefore appointed for the same to be paid, And also, at the end of said term, to surrender up said leased premises to the said William Tallman, or to his legal Representatives, in as like good order and condition as when received, natural wear & tear excepted.

And it is further covenanted and agreed by and between the Parties hereto, that at the end of said term of Five years, the said Lessor, his Heirs or Assigns, shall further Lease the premises aforesaid to the said Samuel T. Thurber, his Heirs, Executors, Administrators & Assigns, for and during a further term of Five Years, at such Rent as may be agreed upon by the Parties hereto, and in case they cannot agree, at such Rent, as three judicious disinterested Men, or any two of them as shall be agreed upon by the parties, shall settle and determine

And it is further agreed by and between the parties hereto that, in case the yearly Rent aforesaid, or any part thereof, shall be behind and remain due and unpaid, for the space of ten days after either of the times whereon the same is appointed to be paid, it shall be lawful for the said Lessor or his legal Representatives, to Re-enter in and upon said Leased Premises, and this Lease shall cease and be determined

In Testimony whereof, the Parties aforesaid, have hereunto set their hands and seals, the day and year first aforewritten.

Executed in presence of } William Tallman Agt (L.S.)
Nath[l] Searle } Samuel T. Thurber. (L.S.)

County of Providence Ss. In the City of Providence on this 5th day of April A.D. 1851.

Then personally appeared the above named William Tallman and Samuel T. Thurber before me and severally acknowledged the preceding Instrument by them signed, to be their free Act & Deed.

Nath[l] Searle
Public Notary

Recorded Jany 22. 1852. at 12 o'clk P.M.

Witness } Albert Pabodie
City Clk

This Indenture

Of two parts made and entered into this fifth day of November A.D. Eighteen hundred and fifty one by & between Benjamin Dyer, of the first part, & William H. Gale, of the second part, both of the City of Providence & State of Rhode Island.

Witnesseth

That the party of the first part, for & in consideration of the rents, covenants, agreements and stipulations hereinafter mentioned, to be by the party of the second part, paid, kept, observed & performed, hath hereby doth demise & lease unto the said party of the second part.

Two certain parcels of Land, on Page Street in the fifth Ward of the said City of Providence Viz. the Estate purchased by the party of the first of Joseph Manton as per deed bearing date August 5 A.D. 1840 & recorded in the Records of said City in Book No 79 page 8. excepting so much of said Estate as has been leased to the said City of Providence as per Lease bearing date July 11. A.D. 1851, & recorded in the Records of said City in Book No 120 page 353. Also the Estate purchased as per Deed from William Washburn and Phebe his Wife, bearing date October 13. A.D. 1842. & recorded in the Records of said City in Book No 85 page 81. reference being had thereunto for a more particular description of the premises.

To Have & to Hold the same to him the said party of the second part, his Heirs, Executors, Administrators & Assigns, for & during the term of ten years from the first day of January next fully to be completed & ended,

And the party of the second part, in consideration of the demise aforesaid, for himself, his Heirs, Executors, Administrators & Assigns, doth hereby covenant, stipulate and agree to & with the party of the first part, his Heirs, Executors, Administrators & Assigns to accept & occupy

the demised premises for the term aforesaid, to pay unto the party of the first part, his Heirs, Executors, Administrators & Assigns, a yearly Rent for & during the term aforesaid of One hundred and Forty Dollars, so much of said Rent as shall accrue & become due on the first day of January next to be paid at that time & thereafter in quarter yearly installments in each year on the first days of April, July, October & January (at the expiration of said term, or sooner, determination of this Lease, as hereinafter provided, peaceably & quietly to surrender possession of the premises aforesaid, in as good order and condition as when taken, excepting as to the building now on the last named estate which is hereby relinquished to the party of the second part.

It is agreed by the parties aforesaid, that interest shall be charged on rent in arrears, & that if any installment, or part thereof shall be due & unpaid for thirty days after the same is due & payable by the terms of this Lease as hereinbefore specified, then the party of the first part may at his option enter upon the premises & determine this Lease without prejudice to his rights or remedies already acquired thereunder.

It is agreed by the parties that the party of the first part shall have a lien on the Building now on the premises & on any building which the party of the second part may put thereon, for the payment of the Rent herein covenanted to be paid & that said building or buildings shall not be removed from the premises aforesaid until the covenants & agreements herein contained are faithfully performed, according to the true intent & meaning thereof.

It is agreed by the parties that the right of taking water from the Arterian Well on the demised premises by inserting pipes therein or otherwise is reserved by the party of the first part & no water is to be taken therefrom by the party of the second part, except for the use of the demised premises & no alterations may be made in the Well, or other pipes be inserted therein by the party of the second part his Heirs or Assigns, except by the consent of the party of the first part & under his direction.

It is agreed by the parties that the party of the second part may, during the last quarter of the term of this Lease remove his buildings therefrom, he making good all damages & breakages occasioned thereby, having paid the Rent to the end of the term.

It is agreed by the party of the second part for himself his Heirs & Assigns that the premises shall not be used for Irish tenements.

In testimony whereof We have hereunto affixed our hands & seals, at said Providence this twenty ninth day of January A.D. eighteen hundred and fifty two.

Signed sealed and delivered } Benjamin Dyer. (L.S.)
in presence of }
Albert Pabodie to both sign } Wm H. Gale. (L.S.)

Providence Sc. In the City of Providence Jany 29. A.D. 1852.

Then personally appeared before me Benjamin Dyer & William H. Gale, & severally acknowledged the preceding Instrument by them signed, to be their free Act & Deed.

Albert Pabodie, City Clk.

Recorded Jany 29. 1852 at 3.55 o'clk P.M.

Witness } Albert Pabodie
City Clk

Know all men by these Presents.

That I. Elizabeth B Inells. of the City & County of Providence, in the State of Rhode Island for & in consideration of the sum of Two hundred Dollars to me paid by Thomas L Inells of said City of Providence. the receipt whereof is hereby acknowledged. do by these Presents bargain. sell assign. convey. set over and deliver unto the said Thomas L Inells & to his Heirs & Assigns forever.

A certain Wooden Building. standing on a Lot of Land belonging to Stephen Randall. situate on the Northerly side of Randall Street in said City of Providence. Said Lot is a triangular piece of ground. & commencing at the Northeasterly corner of Randalls Bridge & from thence running Forty five feet in the line of Randall Street. then running Northerly about Forty five feet towards the Canal Tow path from thence to the place of beginning at said Randalls Bridge.

Being the Building now used & occupied as a Hatters Shop by the said Thomas L Inells.

Also all my interest in the Lease of the aforesaid premises.

To Have and to Hold the same with all the rights. privileges & appurtenances thereof. to him the said Thomas L Inells. & to his Heirs & Assigns. to his & their sole use & benefit forever.

In Witness whereof I have hereunto set my hand & seal on this Thirtieth day of January A.D. One Thousand Eight hundred & fifty two (1852)

Signed sealed & delivered in presence of Mary C Inells

Elizabeth B. Inells. (L.S.)

County of Providence ss. In the City of Providence on this 30 day of January A.D. 1852

Then personally appeared the above named Elizabeth B Inells & acknowledged the within Instrument by her signed. to be her free Act & Deed.

Nathaniel Searle
Justice of the Peace

Recorded Jany 30. 1852. at 5.20 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men.

That I. Prosper Savoir of Providence. in the County of Providence & State of Rhode Island. Carriage maker. in consideration of One hundred & fifty Dollars to me in hand paid by Benjamin R Sherman. of said Providence. Engraver. the receipt whereof is hereby acknowledged. do hereby give. grant. sell and convey. assign. transfer & set over unto him the said Sherman. the goods & chattels following.

1 Mahogany Bureau. 6 cane seated Chairs, two rocking chairs. 6 common chairs. one woolen Carpet. 2 mahogany Tables. one pine do. two Stands. two bedsteads. two feather Beds. two palm leaf Matrasses & bedding for two Beds. two looking glasses. 1 Clock. 1 Cooking Stove & cooking utensils. 50 plates. bowls. platters & other crockery

together with all table furniture. together with all and every kind of goods, or chattels belonging to me & now in my tenement Number fifty four South Street.

To Have and to Hold the same unto the said Sherman. his Heirs & Assigns forever.

In Witness whereof. I have hereunto set my hand and seal. this Second day of February. in the year One Thousand Eight hundred and fifty two.

Signed. sealed and delivered in the presence of John Eddy

Prosper Savoir. (L.S.)

Recorded Feby 2. 1852. at 9 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all people by these Presents.

That I. David C Green. of the City & County of Providence. in the State of Rhode Island. in consideration of the trusts herein contained for the benefit of my Creditors. & of the sum of One Dollar to me paid by Lathe Green of said City. do by these Presents. give. grant. bargain. sell. assign. set over & convey unto him the said Lathe Green. his Heirs. Executors and Assigns. the goods. chattels. property and estate hereinafter mentioned namely.

A certain Lot of Land with the Buildings & Improvements thereon. situated in the Westerly part of said City of Providence. & on the Southerly side of Carpenter Street. bounded Northerly by said Carpenter Street. Fifty feet. Easterly on Land of William A Howard. about One hundred twenty feet & Westerly on Land formerly owned by William Miller. One hundred twenty feet more or less.

Also One other Lot of Land with all the Buildings and Improvements thereon. situated in the Westerly part of said City of Providence. on a Cross Road running from Broadway to High Street. measuring on said Cross Street. Fifty feet. Northerly on Carpenter Street. One hundred feet & Easterly on Lot No 7 on Plat of Land made by B Lockwood Dec 9. 1837. Both of the above mentioned Lots of Land are the same which were conveyed to me by Deed from Oliver Hicks dated June 14. 1849 & recorded in the Records of Land Evidences in said Providence. in Book No 118. page 514.

Also all the Buildings & Improvements standing on a certain other Lot of Land. situated on the Westerly side of the River in said Providence & on the Westerly side of Matheson Street in said City. which Lot of Land is holden by me as Lessee of John Matheson.

Also the Lease and unexpired term of said last mentioned Lot of Land.

Also all & singular my Stock in trade. iron manufactured & unmanufactured. goods. chattels. wares. merchandise. tools. utensils. implements. engines. machinery & apparatus now being in my Bolt Factory in said City and in any other place or places.

Also all debts of every kind due or owing to me from any person or Persons

Also all my rights, credits, property & estate of every kind both Real & personal, wherever the same may be found, saving and excepting hereout only so much & such part of my said property as are by the laws of said State of Rhode Island exempted from attachment for debt.

To Have and to Hold the above bargained and assigned premises to him the said Luke Green, his Heirs, Executors, Administrators & Assigns forever, in special trust to & for the following uses & purposes, namely.

The said Luke Green shall sell & dispose of, either at public Auction or private sale, to the best advantage & shall collect & reduce to money so far as may be, the above assigned debts & shall pay & appropriate the proceeds of such sales & collections in the order & manner following, Viz.

First. He shall pay all expenses of making this Deed of executing the Trusts herein declared & may reserve for himself a reasonable compensation.

Second. he shall pay & satisfy to himself in full, all sums of Money by me borrowed of him & for which he holds my Checks, memorandums or Notes & all sums of money which he has paid for me as my Endorser or otherwise.

Third. he shall pay and satisfy all promissory Notes by me signed, & by him for my accommodation & by my request endorsed or guaranteed, & shall indemnify and save harmless himself from all liabilities which he is under for endorsing or guaranteeing by my request & for my accommodation any promissory Notes or Bills of Exchange by whomsoever the same may be made or drawn.

Fourth, said Luke shall pay & divide all the residue & remainder of said proceeds, if any, to and among all my remaining creditors rateably, according to their respective claims and demands.

And I do hereby constitute and appoint the said Luke Green, my Attorney, irrevocable, for me & in my Name to do and perform all lawful Acts necessary for the fulfilment of the Trusts herein contained.

And I, Elizabeth Green, Wife of said David C Green, in consideration of the premises, do by these Presents hereby Remise, Release and forever Quitclaim unto him the said Luke Green, his Heirs and Assigns, all my Right of Dower in & to the above granted & bargained premises, Subject to the Trusts aforesaid.

In Witness whereof We have hereunto set our hands & seals, this thirtieth day of January, in the year of our Lord, One Thousand Eight hundred and fifty two. (1852)

Signed, sealed and delivered in presence of
Benj F Thurston
Swan Anderson

David C. Green. (L.S.)
Elizabeth A. Green. (L.S.)

Providence County Ss. In Providence this thirty first day of January A. D. 1852. Then David C Green personally appeared before me acknowledged the preceding Instrument by him signed, to be his free Act & deed.

Henry Martin
Justice of the Peace.

Recorded Feby 2. 1852. at 2.20 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents,

That I, Thomas L Tuells, of the City and County of Providence in the State of Rhode Island, for and in consideration of the Sum of One hundred Dollars to me paid by Benjamin G Pabodie, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver to the said Benjamin G Pabodie, and to his Heirs and Assigns,

A certain Wooden Building standing on a Lot of Land belonging to Stephen Randall situated on the northerly side of Randall Street in said City of Providence. Said Lot is a triangular piece of ground, and commencing at the Northeasterly corner of Randalls Bridge, and from thence running Forty five feet on the Line of said Randall Street, then running Northerly about Forty five feet towards the Canal for path, and from thence to the place of beginning at said Randalls Bridge.

Being the Building used and occupied by the Grantor as a Hatters Shop.

Also my Interest in the Lease of said Lot of Land.

To Have and to Hold the same with all the Rights, Privileges and Appurtenances thereof, to him the said Benjamin G Pabodie, and to his Heirs and Assigns, to his and their sole use and benefit forever.

In Witness whereof I have hereunto set my hand and seal, on this thirty first day of January A.D. One Thousand Eight hundred & fifty two. (1852)

Signed, sealed & delivered in presence of
Nathaniel Searle

Thomas L Tuells. (L.S.)

County of Providence Ss. In the City of Providence on this 31 day of January A.D. 1852.

Then personally appeared the within named Thomas L Tuells before me and acknowledged the within Instrument by him signed, to be his free Act & deed

Nathaniel Searle
Justice of the Peace.

Recorded Feby 2. 1852. at 4 o'clk P.M.

Witness

Albert Pabodie
City Clk

This Indenture

of Two parts made and entered into this First day of January A.D. 1852 by & between Samuel Boyd Jobey of the City and County of Providence, State of Rhode Island, Executor of the Last Will & Testament of Anna A. Jenkins late of said City of Providence, deceased, & Guardian of the persons and estates of Anna A. Jenkins & Moses B. Jenkins, Minors, both of said City of Providence of the first part & James Gleason, of said City of Providence of the second part:

Witnesseth

That the said Samuel Boyd Jobey, in his capacity as aforesaid, in consideration of the Rents & Covenants hereinafter mentioned, by the said James Gleason, his Heirs, Executors, Administrators & Assigns, to be paid, kept & performed, doth demise & to farm Let unto him the said Gleason, his Heirs, Executors, Administrators & Assigns

A certain Lot of Land on Federal Hill in Providence, and is laid out and described as Lot Number Fifteen (16) on a Plat of House Lots on Federal Hill, belonging to the Heirs of Moses Brown & William Almy, surveyed & platted March 20. 1847 by Alvarin & Schubarth & recorded in the City Clerks office in Book of Plats No 3 page 58.

To Have and to Hold the same, with the privileges and appurtenances thereof, to him the said James Gleason, his Heirs, Executors, Administrators and Assigns, for and during the term of Five years, commencing on the day of the date hereof, & to terminate on the first day of January A.D. 1857.

The said James Gleason for himself his Heirs, Executors, Administrators, and Assigns, doth hereby covenant & agree, to & with the said Samuel Boyd Jobey, in his said capacity, and his Successors, in the same, & with said Anna A. Jenkins & Moses B. Jenkins, that he will pay as rent for said premises the sum of Twenty Dollars, at the end of each & every year, and a proportional sum for any part of a year.

And in default of payment of any instalment of Rent, due and payable as aforesaid for more than Thirty days, the Lessor may re enter in & upon said Leased premises, & resume possession thereof and terminate this Lease.

And it is further agreed by the parties to this Lease, that at the expiration of said Term the said James Gleason, his Heirs, Executors, Administrators & Assigns may have the privilege of renewing said Lease for a further term of Five years, that is to say from the first day of January A.D. 1857. to the first day of January A.D. 1862. Provided, the said Anna A. Jenkins & Moses B. Jenkins, after they have arrived at full age shall assent to the same. The Rent to be agreed upon by the parties, and in case they cannot agree, the Rent to be determined by three disinterested men, one to be chosen by each party, & the two so chosen to choose a third, and their decision, or that of any two of them agreeing shall be final & binding.

And at the expiration of said last mentioned term of years, the said James Gleason his Heirs, Executors

Administrators and Assigns, may have the privilege of renewing said Lease, for a further term of Five years, the Rent to be fixed in the same manner as is herein before provided for. Provided, the same be assented to by the said Anna A. Jenkins and Moses B. Jenkins, after they arrive at full age.

And it is further agreed by the Parties, that all the Buildings and Improvements that are now erected, or that may hereafter be erected or placed upon said Premises, shall be and remain liable for the payment of the Rent of said Premises, and are not to be removed from said premises until all the Rent shall have been paid.

And on payment of all Rents, and keeping and performing all the conditions in this Lease, contained on the part of the said James Gleason, his Executors, Administrators & Assigns to be kept & performed, he or they at any time previous to the termination of this Lease, or at any time within Ninety days after the termination of this Lease, may remove off and from said Lot all the Buildings by him or them erected, but the Foundations and Underpinnings of all such Buildings and all other Improvements on said Lot shall be deemed and considered as a part of said Lot, & shall not be removed therefrom

And it is further agreed by and between the Parties to this Lease, that in case of the decease of the said Anna A. Jenkins and Moses B. Jenkins before they arrive at full age, this Lease shall cease & be terminated.

And the said James for himself, his Heirs, Executors, Administrators & Assigns hereby covenants, that at the termination of this Lease, either by the death of the said Anna, A. Jenkins, and Moses B. Jenkins, during their minority, or by themselves when of full age, or at the expiration of said term, he or they will surrender up quiet & peaceable possession of said Leased Premises.

In Testimony whereof the said Parties have hereunto set their hands & seals, the day & year first before written.

Executed in presence of
A.B. Dike

James Gleason. (L.S.)

Samuel Boyd Jobey, Exr. (L.S.)

County of Providence ss. In the City of Providence on this 29th day of January A.D. 1852.

Then personally appeared the within named James Gleason & Samuel B. Jobey before me, & severally acknowledged the within Instrument by them signed to be their free Act & Deed

Nathaniel Searle
Justice of the Peace.

Recorded Feby 3. 1852. at 9. 40 o'clk A.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents,

That I, Cyprus Handy of Providence, in the County of Providence, and State of Rhode Island, for and in consideration of One Dollar to me in hand paid by Frederick W Newton, Merchant, of Boston, in the County of Suffolk & State of Massachusetts, and Henry Whitman of said Provi= dence, the receipt whereof is hereby acknowledged, do by these Presents, give, grant, bargain, sell, convey, set over, assign and transfer unto the said F. W. Newton, and Henry Whitman, their Heirs & Assigns

All my property and rights of property of every kind, nature and description whether Real, Personal or Mixed & wherever & however situated or described of which I am now possessed, or to which I have now, or of right ought to have any title whatsoever, meaning & intending to convey all the Real Estate owned by me and all my personal property of every kind, with all my Books of Account, Notes of hand & all other evidences of debt. Saving and reserving to myself such Articles only of wearing apparel & household furniture as are by law exempt from attachment:

To Have and to Hold the aforesaid granted property and premises, unto them the said Newton & Whitman & to their Heirs, Executors, Administrators & Assigns forever.

Upon special Trust however, that the said Newton & the said Whitman, their Heirs, Executors, Administra= tors or Assigns shall as soon as possible, take possession of said prop= erty, & with all convenient despatch, reduce the same to Cash, either at public Auction or private Sale, & institute, (if in their judgment it may be necessary) suits at Law & in Equity, to recover any or all of the debts & claims hereinbefore assigned, & that they shall distribute the proceeds of said property as follows.

First. To the payment of the expen= ses of this Assignment, reserving a reasonable compensation to said Trustees for their services in executing said Trusts.

Second. Out of the residue of said proceeds they shall pay and discharge all the indebtedness of said Cyprus Handy for labor, to the persons now or heretofore employed by him in his Store or elsewhere, and all sums that may be due from him for the Rent of said Store.

Third. From the residue of said proceeds they shall pay all debts due from me the said Handy to Henry Whit= man, for goods purchased of him by me, for goods purchased by him for me, or otherwise due or owing him on Notes or Book Account & shall also pay all debts due or owing by me on all Notes Checks, Bills of Exchange or otherwise, which have been made, accepted, indorsed, or in any way guaranteed by the said Whitman for my accommodation, for which the said Henry Whitman is, or may be in any manner liable on my account, including all trade or business paper which has been indorsed or guaranteed by said Whitman for my ac= commodation

Fourth. Out of the residue of said proceeds they shall pay said Handys promissory Note, dated at Providence January Tenth Eighteen hundred and fifty two, payable to the order of F. W. Newton for the sum of Eighteen hundred and thirty four Dollars & twenty two Cents ($1834.22) on demand with Interest.

Fifth. From the balance of

said proceeds, said Trustees shall pay in full if sufficient, otherwise in a rateable proportion, Twenty Seven hundred Dollars ($2700) to James H Read of Providence for borrowed Money and Five Thousand Dollars ($5000) to Newton, Eaton & Co of Boston.

Sixth. From the residue of said Proceeds they shall pay in full if sufficient, otherwise rateably, Three hundred Dollars ($300) to Jacob Chamberlain, Three hundred Dollars to D Galdrich & Co. Fifty Dollars to Edward Mason. Six hundred Dollars to David Davis. One hundred and fifty Dollars to Joseph Sweet, Forty thousand Dollars to the aforesaid James H Read, and the Seven following described promissory Notes, signed by the said Cyprus Handy, & made payable to his own order, and indorsed by him (& supposed to be in the hands of Henry Fry) to wit; One of said Notes is dated April Ninth Eighteen hundred & fifty one, payable in Eight Months from the date, for Eight hundred eighty Five Dol= lars and forty two cents. One is dated April Twenty fourth, Eighteen hundred & fifty one, payable in Eight Months from the date, for Eight hundred eighty Five Dollars & forty three Cents. One is dated April twenty third Eighteen hundred & fifty one, payable in Eight Months from the date for Eight hundred eighty nine Dollars and five Cents. One is dated May fourth Eighteen hundred and fifty one, payable in Eight Months from the date for Eight hundred eighty nine Dollars & five Cents. One is dated May fourteenth Eighteen hund= red & fifty one, payable in Eight Months from the date, for Eight hundred eighty nine Dollars & five Cents. One is dated May twenty fourth Eighteen hundred & fifty one, payable Eight Months from the date for Eight hundred eighty nine Dollars and five Cents, and One is dated June fourth Eight= een hundred and fifty one, payable in Eight Months from the date for Eight hundred eighty nine Dollars & five Cents.

Seventh. From the balance of said proceeds, if any remain, they shall pay in full if sufficient, otherwise in a rateable proportion, Fifteen per Cent on the Claims of all such of the Creditors of said Handy as shall within Sixty Days from the date of this Assignment, execute to said Handy a Release in full of their said Claims.

Eighth. After performing the aforesaid Trusts, should any of the proceeds of said property remain in the hands of said Trustees, they shall pay over the same rateably towards the balance of any just Claims against said Handy, that may remain due or owing to said Newton, Eaton & Co & said James H Read.

Ninth. And the balance that may remain of said proceeds, if any, shall be paid rateably to all the Creditors of said Handy.

And I, the said Cyprus Handy do constitute and appoint, the said Frederic W Newton and the said Henry Whitman, their Executors, Administrators and Assigns, my true & lawful Attorneys for me & in my Name, or in their Name or Names, to take & reduce to their possession the property hereby assigned, to make, seal, execute & deliver all necessary and requisite Deeds, transfers, receipts & releases, to compound, compromise

and adjust, in their discretion any or all Claims hereby assigned, hereby ratifying and confirming all that may be done, or caused to be done in the premises, by virtue hereof.

In Witness whereof I have hereunto set my hand and Seal, at Providence, this thirty first day of January in the Year of our Lord, One Thousand eight hundred & fifty two.

Signed, Sealed and delivered }
in presence of }
Benjamin K Whitman. } Cyrus Handy. (L.S.)

And We, the said Frederick W Newton and the said Henry Whitman, the Assignees hereinbefore named do hereby accept the Trusts hereinbefore created & do for ourselves, our Heirs, Executors, Administrators & Assigns, covenant and agree to & with the said Cyrus Handy, his Heirs, Executors & Administrators, to faithfully discharge the Trusts hereinbefore created.

Witness our hands & ~~seals~~ the day and year last above written.

In presence of }
Henry Cobalt } F. W. Newton. (L.S.)
Daniel Rufell } Henry Whitman. (L.S.)

Providence County ss. In Providence this thirty first day of January A.D. 1852.

Then Cyrus Handy personaly appeared before me, and acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Henry Martin
Justice of the Peace.

Recorded Feby 3. 1852. at 11.05 o'clk A.M.

Witness (word "Account" interlined, and "and" erased twice "or" & seals" interlined)

Albert Pabodie
City Clk

NOTE. SEE DEED BOOK, No. 458 Page 210

This Indenture of Lease

Made and entered into & executed this Seventh day of November, in the Year of our Lord One Thousand eight hundred & fifty one, by & between Caleb Waterman of Coventry, in the County of Kent & State of Rhode Island of the one part, and Anna Francis, Julia, Harriet & Mary Randall all of Providence, in the County of Providence & State aforesaid all single Women, & daughters of Dexter Randall of said City of Providence, of the other part,

Witnesseth

That I, the said Caleb Waterman for & in consideration of the Rents & Covenants hereinafter named and contained on the part of the said Anna Francis, Julia, Harriet & Mary Randall, their Executors, Administrators & Assigns to be paid, kept and performed, and it is expressly understood & agreed, that if any or either of the said Anna Francis, Julia, Harriet or Mary Randall

dies, this Lease shall rest in the Survivors or Survivor. Hath demised leased & to farm let unto them the said Anna Francis, Julia, Harriet & Mary Randall, their Heirs & Assigns,

One certain Lot of Land situate on the Southerly side of Waterman Street in said City of Providence, & is Lot No 114 (one hundred & fourteen) on a Plat of the Land of the late Richard Waterman of Coventry aforesaid situate in said City of Providence, which Plat is on Record in the City Clerks Office, in said Providence, in Book of Plats No 3 page 77 of the City Records, which said Lot fronts said Waterman Street, Forty feet & extends back about One hundred and thirty & a half feet.

To Have and to Hold the same with all the rights & privileges thereof or thereunto appertaining to them the said Anna Francis, Julia, Harriet, & Mary Randall, their Heirs & Assigns, for & during the full & entire term of Ninety five Years from the first day of November, in the Year of One Thousand eight hundred and fifty one.

And it is agreed by and between the parties hereunto in manner following, That the said Anna Francis, Julia, Harriet & Mary Randall, their Executors, Administrators & Assigns shall pay or cause to be paid as an annual Rent the sum of Twenty five Dollars yearly for & during the first period of Fifteen Years of said term, to wit, until the first day of November, in the Year One Thousand eight hundred & sixty six, the first payment thereof to be made on the first day of November in the Year One Thousand eight hundred fifty two.

And at the expiration of the said term of fifteen years & on the expiration of every subsequent period of Ten years during said term, the price or ratio of the yearly Rent for the then next ensuing period of ten years (in case the parties cannot agree) shall be fixed and determined by three judicious & disinterested Men, to be chosen one by each of the parties, & the third by the two so chosen, & their decision or either two of them agreeing shall be binding & conclusive upon the parties hereunto.

That in case any Rent accruing under this Lease shall remain unpaid for the term of twelve Months, the said Caleb Waterman, his Heirs & Assigns at his or their election enter upon said premises & terminate this Lease.

And in case of any delay in the payment of any Rent as aforesaid, Interest shall be charged & allowed thereon, up to the time of payment.

That the said Anna Francis, Julia, Harriet & Mary Randall their Heirs, Executors Administrators & Assigns shall pay or cause to be paid at the time & times that the same shall respectively become due & payable all Taxes that may at any time during said term, be assessed upon said premises.

That the Buildings & Improvements which may, at any time during said term be erected or placed upon said Lot shall be pledged as Surety for the payment of all Rents & Taxes as aforesaid. That the said Anna Francis, Julia, Harriet & Mary Randall, their Heirs, Executors, Administrators & Assigns shall have the right and liberty (provided all Rents & Taxes as aforesaid be first paid) at the

expiration of any of the periods of said term as aforesaid, to remove the dwelling House & other Buildings & Improvements that may at that time be standing upon said Lot and thereupon terminate this Lease.

That the said Caleb Waterman his Heirs, and Apigns, shall at the expiration of the aforementioned term of Ninety five Years, purchase the Buildings & Improvements that may at that time be standing upon said Lot, at such price as shall be fixed & determined by three judicious & disinterested men as shall be chosen & agreed upon by the said parties as aforesaid.

And that the said Anna F. Julia, Harriet, & Mary Randall on their part for themselves & their Heirs, Executors, Administrators & Apigns, promise, covenant & agree to & with the said Caleb Waterman, his Heirs & Apigns, that they will pay or cause to be paid at the time & times that they shall respectively become due & payable, all Rents accruing under this Lease, & all Taxes that may at any time be assessed upon said demised Premises.

And on the expiration of said term will surrender and yield up to him the said Caleb Waterman, his Heirs & Apigns, the full & peaceable possession of the said demised Premises,

In Witness whereof, We have hereunto set our hands & seals, this Seventh day of November, in the year of our Lord One Thousand Eight hundred & fifty one (1851)

Signed, Sealed & Delivered
in presence of
Nath[l] Searle. Witness to the Signature of Caleb Waterman.
E. M. Preston.
Nath[l] Searle
Dexter Randall } Witness to the Signature of A. F. & Mary Randall

Caleb Waterman. (Seal)
Anna Frances Randall. (Seal)
Julia Randall. (Seal)
Harriette E. Randall. (Seal)
Mary Randall. (Seal)

Providence Ss. In the City of Providence November 7. 1851.
Then personally appeared before me Caleb Waterman & acknowledged the preceding Instrument by him signed, to be his free Act & Deed.
Before me. Nathaniel Searle
Justice of the Peace.

In the City of Providence same day, then personally appeared before Anna Frances, Julia, Harriet & Mary Randall & acknowledged the preceding Instrument by them signed, to be their free Act & Deed.
Nathaniel Searle
Justice of the Peace

Recorded Feby 4. 1852. at 10 o'clk A.M.
Witness Albert Pabodie City Clk

This Indenture

Made and executed this First day of October A.D. Eighteen hundred fifty one, by & between Stephen Randall of North Providence, in the County of Providence & State of Rhode Island, Esq[r], of the one part & Charles A Young of the City of Providence, in said County & State, House Carpenter, of the other part.

Witnesseth

That S. the said Stephen Randall, for & in consideration of the sum of Five hundred and fifty two Dollars, to be paid me by the Lessee as hereinafter mentioned, have agreed to farm let, & by these Presents do farm let unto said Charles A Young

Two certain Lots of Land situate in the Northerly part of said City of Providence, they adjoin each other and are bounded Westerly on Randall Street, on which they measure Forty feet each, and holding that width extend back Easterly One hundred feet and are bounded Southerly on George Chatterton's Land & Easterly & Northerly on other Lands of the Lessor.

To Have and to Hold the same with all the privileges and appurtenances thereunto belonging, for and during the term of ten years, commencing on this First day of October 1851, and ending on the Thirtieth day of September A.D. 1861, then to be complete and ended.

And I. said Charles A Young agree to pay to said Stephen Randal Thirty six Dollars per year for the two first years Rent of said Land and Sixty Dollars per year for the eight next succeeding years, and to pay the Rent as aforesaid ~~as aforesaid~~, at the expiration of each and every year during the continuance of this Lease. And All the Buildings now standing on said Lots, and all other Buildings that may be erected or moved on to said Lots during the continuance of this Lease shall stand pledged to, and be holden by the Lessor for the payment of the Rent as above mentioned. And in case the Rent is not paid within Twenty days after the same becomes due, the Lessor may reenter and take possession of said Premises and this Lease shall be void; and the Lessee does hereby authorize and empower the Lessor to sell at public Auction at any time after breach of the Condition hereof, first giving three weeks notice thereof in one of the public Newspapers printed in said Providence, all the Buildings standing on said Lots and to receive of and from the purchaser or purchasers thereof the amount the same shall be sold for & apply & appropriate the same to the payment of the Rent that may be due, together with the incidental expenses of such Sale, accounting to me for all sums that shall be over & above the amount aforesaid.

And I. said Charles A Young agree to deliver up peaceable and quiet possession of the Premises to the said Stephen Randall, on the 30th day of September 1861. or the earlier termination of this Lease in as good order as they are now.

And it is further agreed by and between the Lessor & Lessee that this Lease shall bind ourselves and our respective Heirs, Executors, Administrators and Assigns

In testimony whereof, We hereunto interchangably

set our hands & seals. the day and year first above written.

Signed sealed and delivered in presence of Stephen Martin — Charles A. Young. (L.S.) — Stephen Randal. (L.S.)

Providence Sc. In the City of Providence January 3. 1852.
Personally appeared Stephen Randal & Charles A Young. Subscribers to the within Instrument & severally acknowledged the same to be their free Act & Deed.
Before me, Stephen Martin
Just Peace.

Recorded Feby 4. 1852. at 2 1/2 o'clk P.M.
Witness "words "as aforesaid" erased" Albert Pabodie City Clk

Know all men by these Presents.

That I Luke Green, of the City & County of Providence, in the State of Rhode Island, Assignee of the Estate of David C Green of said City of Providence, for & in consideration of the sum of One Thousand Dollars to me paid by Thomas B Wilbur of Coventry, in the County of Kent, in said State, the receipt of which said sum is hereby acknowledged, have given, granted, sold, assigned, transferred & conveyed & do by these Presents in my said capacity as Assignee as aforesaid, give, grant, bargain, sell, assign, transfer and convey unto him the said Thomas B Wilbur his Heirs and Assigns forever.

The Dwelling House and all other Buildings and Improvements standing upon a Lot of Land situate on the Westerly side of Matthewson Street, in said City of Providence, being the Lot of Land leased by John Matherson to the said David C Green, bearing date May first A.D. 1846.

Together with said Lease and all my right, title & interest as Assignee as aforesaid in & to the Lot of Land demised & described in & by said Lease.

Said premises are subject to a Mortgage given by the aforenamed David C Green to Amey Morry, the Wife of Scott W Morry of Gloucester, bearing date May 10. A.D. 1851. on Record in the City Clerks Office in said Providence in Book Number 6 of Mortgages of Personal Property page 252. to secure the payment of the sum of Fifteen hundred Dollars and interest, the payment of which said Note is assumed by the said Thomas B Wilbur as an additional consideration of this Conveyance. Said premises being a part of the Estate conveyed to me by said David C Green, by Deed of Assignment, bearing date January 30. A.D. 1852. also on Record in said Office in Book 120 of Land Evidences page 478

To Have and to Hold the same with all the Rights and Privileges thereof to him the said Thomas B Wilbur, his Heirs and Assigns forever.

In Testimony whereof I have hereunto in my said Capacity set my hand and seal, this Seventh day of February, in the Year of our Lord One Thousand Eight hundred & fifty two. (1852)
Signed, sealed & delivered in presence of Henry Martin — Luke Green. (L.S.) — Assignee.

Providence County Ss. In Providence this Seventh day of February A.D. 1852, Then Luke Green personally appeared before me and acknowledged the preceding Instrument by him signed as Assignee to be his free Act & Deed as Assignee
Henry Martin
Justice of the Peace.

Recorded Feby 7. 1852. at 2, 45 o'clk P.M.
Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, Charles W Randall of Providence, in the State of Rhode Island, in consideration of the Trusts hereinafter named and of One Dollar paid me by William A Arnold of said Providence, hereby give, grant, bargain, sell & convey to him the said William A Arnold his Heirs & Assigns, The Lot of Land with a Dwelling House and other Improvements thereon, situate in said Providence on the Easterly side of Dorrance Street & extending back to Orange Street, & comprising Lot Numbered twenty six on the Plat of Lots formerly owned by the Dorrance Street Association.

Also all the Wood & Timber remaining unsold which I purchased of Clark Steere, on & adjoining the Farm of the late Daniel Waterman in Johnston.

Also all the boards, plank, joist & other lumber belonging to me, at the Saw Mill of Isaac Brown in Johnston.

Also all the wood & lumber on the Lot on Orange Street in Providence, occupied by me as a Wood Yard

Also Pew Number Seventy four in the First Universalist Church in Providence.

Also my Horse & Carriages & all my Household Furniture, except such as is by law exempt from attachment, and all Debts due me & all my other personal property of every kind, except such as is by Law exempt from attachment.

To Have and to Hold the same to him the said William A Arnold, his Heirs and Assigns. In trust that he shall as soon as conveniently may be done, consistently with a regard to the interest of those entitled to the proceeds thereof, sell & dispose of the Real and Personal Estate hereby conveyed, & collect the said debts hereby assigned, & appropriate the proceeds thereof in the first place to the payment of all the expenses attending the care and disposition of the said property, including the expenses of this Conveyance

of the execution of the trusts hereof, & a reasonable compensation for his services: and

Secondly. In the payment in full, should the residue of said proceeds be sufficient, otherwise proportionably of all sums of Money due from me to any person or persons or Corporations, who shall within Six Months from the date hereof, present their claims to the said William H Arnold, & execute a Release to me for all such their Claims so presented.

And Thirdly, he shall appropriate any residue of said proceeds in his hands, after making all the payments before mentioned, to the proportional payment of all other Debts due from me.

In Witness whereof, I have hereto set my hand and seal, this Fifth day of October A.D. 1851.

In presence of
the words "debts due me & all"
being first interlined
James B Randall

Charles W. Randall. [L.S.]

Providence Ss. In Providence this Fifth day of November A.D. Eighteen hundred & fifty one.

Then Charles W Randall personally appeared before me & acknowledged the within & preceding Instrument by him signed, to be his free Act & Deed

E.D. Vinton
Justice of the Peace

Recorded Feby 4: 1852. at 4. 45 o'clk P. M.

Witness Albert Pabodie
City Clerk

This Indenture

Made and executed this twenty first day of October A.D. Eighteen hundred and fifty, by & between Frances R Arnold, Cornelia G Green & Samuel G Arnold, of the City & County of Providence & State of Rhode Island, of the first part & Hannah Braley of said Providence, Widow, of the second part.

Witnesseth

That the said Parties of the first part, in consideration of the undertakings & covenants of the party of the second part, do hereby Demise & to farm let to the said Hannah Braley, her Heirs and Assigns,

A certain Lot of Land, lying and being in said Providence & bounded on the North by George Street on which it measures Fifty feet, one & one half inches, on the East by Land of Brown & Ives, on which it measures One hundred and forty eight feet, on the South by Land of W.J. Gaines, W.H. Howard and Lf Waterman, on which it measures Fifty feet, one and one half inches, & on the West by Land of the Parties of the first part & Brown & Ives, on which it measures about One hundred & fifty feet.

To Have and to Hold the said Premises for the term of ten Years, commencing on the first day of April Eighteen

hundred and fifty one, and ending on the first day of April Eighteen hundred and fifty one.

The said Hannah Braley for her self, her Heirs, Executors, Administrators and Assigns, covenants and agrees to pay all the Taxes that may be assessed on the said premises & an annual Rent of One Dollar & one half per foot front on George Street, being Seventy five Dollars a year, in equal semi-annual payments, thirty seven & one half Dollars to be paid to the parties of the first part or their Representatives, on the first day of October, Eighteen hundred and fifty one & the same sum every Six Months thereafter, during the existence of this Lease. if said Rent is not paid as it becomes due, it shall draw Interest from that time until it is paid, and the Buildings which may be erected on said Premises are hereby pledged for the payment of said Rent and Interest and shall not be moved therefrom until the Rent & Interest for the full term is paid.

And the said Parties for themselves and their ~~executors~~ Representatives mutually covenant and agree that, at not more than Six & less than Four Months before the end of said term, each Party shall notify the other of their readiness to ~~not~~ nominate appraisers & within thirty days thereafter they shall exchange lists of three disinterested Men, and each shall select one from the others list to act as an Appraiser and the two so selected shall agree upon a third & these three Appraisers shall value the Buildings, Fences & Well on said Premises, and the annual Rent of said Land for a further term of ten years, and the parties of the first part are hereby bound either to renew this Lease for another term of Ten Years at the appraised Rent, or to pay for the Buildings, Fences and Well, the appraised price, within ten days after they are delivered up, provided Always that reasonable deductions shall be made if they are not delivered up in as good order as they may be at the time they are appraised. And the Party of the second part is hereby bound to pay the appraised Rent for another term of ten Years or to deliver up quiet and peaceable possession of said Land, Buildings & Betterments in good order at the expiration of the present term if the parties of the first part so elect. said election being made within twenty days after the valuations are completed, and a written return thereof made to the parties, and so on, at the expiration of every ten Years thereafter.

And on payment of the appraised value of the Buildings, Fences & Well, they shall become the Property of the Lessors & their Representatives & be thereby fully vested in them.

It is further agreed that if either party shall neglect or refuse to nominate Appraisers as provided for above, for thirty days after a written Notice from the other party of their readiness to nominate, has been given them, or if either party shall neglect or refuse to select an Appraiser from the others list for ten days after the lists are exchanged, the party so neglecting or refusing shall lose the privilege of appointing an Appraiser, & the party complying with the provisions above, may select two from their own list who shall select a third & their Acts shall be fully binding & the same as if the Appraisers had been selected as first provided for.

If both parties neglect acting about the

appraisals provided for above. it shall operate as a Renewal of the Lease at the Rent there payable for one year. & so on, year by year but either party may proceed under the Lease in the same manner as in the last year of any term & have the valuations made for the balance of a term of ten years & the rights & liabilities of both parties shall be the same at the end of said year as at the end of any term of ten years.

All Covenants & Undertakings in this Lease, except as to the amount of Rent to be paid, shall extend to all Renewals of the same, except so far as they may be altered by consent of both parties or their Representatives.

In testimony whereof. We do hereunto set our hands and seals. the day and year aforesaid.

In presence of
the words "has been given them" in the 8th & "& liabilities" in the 20th line 3d page, being first interlined
W. A. Rodgers. to Signature of F. R. & S. G. Arnold & C. C. Green.
John F. Foller to the signature of Hannah Braley.

Frances R. Arnold. (L.S.)
Cornelia C. Green (L.S.)
Samuel G. Arnold. (L.S.)
Hannah Braley. (L.S.)

Providence Sc. Providence October 31. 1850.

Personally came Frances R Arnold. Cornelia C Green & Samuel G Arnold, and severally acknowledged the foregoing Instrument to be their free Act and Deed.

Before me

Rollin Matherton
Public Notary.

Recorded Feby 10. 1852. at 2.05 o'clk P.M.

(Witness "on" interlined, word "respective" erased)

Albert Pabodie
City Clk

Know all men by these Presents

That I. Peter Lonnen of Providence. Laborer. for and in consideration of the sum of Five hundred $500 Dollars to me in hand paid by Hugh Mathews of Worcester. in the State of Massachusetts. Laborer. at and before the sealing and delivery of these Presents. the receipt of which is hereby acknowledged. have bargained & sold and delivered. and by these Presents do bargain. sell & deliver unto the said Hugh Mathews.

House No 81 on Charles Street in the City of Providence. on Leased Land belonging to the Heirs of Mathew Howle

To Have and to Hold the said House with all its appurtenances to said Hugh Mathews. his Heirs. Executors. Administrators & Assigns, to his & their proper use & benefit forever. And I. the said Peter Lonnen for my Heirs.

Executors and Administrators will warrant and defend the said bargained Premises unto the said Hugh Mathews. his Executors. Administrators & Assigns from & against all persons forever.

In Witness whereof. I hereunto set my hand and seal. this 28th day of November, in the year of our Lord. One Thousand Eight hundred & fifty one

Witness
D. R. Kelly.

Peter Lonnen. (L.S.)

Recorded Feby 10. 1852. at 3.35 o'clk P.M.

Witness

Albert Pabodie
City Clerk

Know all men by these Presents

That I. William H Green. of Providence, in the County of Providence. for & in consideration of the sum of Eight hundred Dollars to me in hand paid by Merton Carpenter, William M Fairbanks, James Carpenter, John D & Litchfield & Enoch A Holbrook all of Boston. Mass, now or formerly partners as Carpenter, Fairbanks & Co. the receipt of which is hereby acknowledged, have given, granted, bargained, sold, assigned, set over & delivered & by these Presents do give, grant, bargain, sell, assign, set over & convey to the said Carpenter, Fairbanks & Co. their heirs, executors, administrators & assigns, all my Real Estate, mixed Estate & personal Estate, of every name & nature & wheresoever the same is situate, including herein all property standing in the name of my Wife or of any other person in which I have any interest or which has been purchased with my property, also including all debts, dues & sums of Money due & owing to me, whether by bills, Notes, Bonds or book Account or in any other way.

To Have & to Hold all & singular the same to them the said Carpenter, Fairbanks & Co. their Heirs, Executors, Administrators and Assigns, to them & their sole use & benefit forever.

The principal part of said property is situate in the State of Rhode Island.

In testimony whereof. I have hereto set my hand & seal, this Tenth day of Feb 1852.

Signed Sealed & delivered in presence of
Dustin Field
A. A. Denne

Wm H Greene (L.S.)

Commonwealth of Massachusetts. Suffolk Ss. Boston February 10th. 1852.

Then personally appeared the above named Wm H Greene & acknowledged the above Instrument by him subscribed, to be his free Act & Deed

Before me, Dustin Field
Justice of the Peace.

Recorded Feby 11. 1852 at 10. 20 o'clk A.M.

Witness

Albert Pabodie
City Clk

Know all persons to whom these Presents shall come.

That I, Halsey H Maine of Providence, in the County of Providence, and State of Rhode, in consideration of the Sum of One Dollar paid me by Samuel Whelden, of said Providence, the receipt whereof I do hereby acknowledge, & of the uses, purposes and trusts hereinafter mentioned do grant, bargain, sell and convey unto the said Samuel Whelden, his Heirs and Assigns.

All my Lands, Tenements and hereditaments, goods and chattels, merchandise, debts and every and all sums of Money due, owing or belonging unto me the said Halsey H Maine, and securities taken and obtained for the Same, Saving & excepting what property is exempt from attachment by Law.

To Have and to Hold the same with the appurtenances, to the said Samuel Whelden, his Heirs, Executors, Administrators and Assigns, upon the special Trusts nevertheless,

That the said Samuel Whelden shall forthwith take possession and seizen of the premises and within such convenient time as to him shall seem meet, by public or private Sale, for the best price that can be procured, shall convert all and singular the premises into Money, & as soon as possible, collect all & singular the debts and sum and sums aforesaid, & after deducting the costs & charges of the trusts before mentioned, & the executing of this Deed, shall pay & apply the Monies arising therefrom in manner following, that is to say,

First, After paying the costs & charges of the trust as aforesaid and the executing of this Deed, the said Samuel Whelden shall pay & discharge in full the debt due to him the said Whelden from the said Maine

Secondly, The said Whelden out of the residue shall pay and discharge in full, the debt due to Hannah Reynolds

Thirdly, The said Whelden out of the residue shall pay and discharge in full the debt due to Nathan Smalley.

Fourthly, The said Whelden out of the residue shall pay & discharge in full the debt due to Jacob M Manchester & William H Hopkins, in business under the style of Manchester & Hopkins.

Fifthly, The said Whelden, out of the residue shall pay & discharge in full the debt due to Albert D & John Ormsbee, in Company under the style of Bailey & Ormsbee.

Sixthly, The said Whelden, out of the residue shall pay and discharge in full the debt due to James H Coggeshall.

Seventhly, After the full satisfaction and discharge of the debts last above mentioned, out of the residue (if any) the said Samuel Whelden shall pay all other Creditors of the said Halsey H Maine, in proportion to their respective demands.

And I, the said Halsey H Maine in furtherance of the premises, do hereby make, constitute and appoint the said Samuel Whelden, my true & lawful Attorney, irrevocable, in his Name or otherwise, and upon and for the trusts aforesaid, to ask, demand, recover & receive of & from all and

every person and persons, all and singular, goods and chattels, wares and merchandise, sum & sums of Money and demands due, owing, or belonging unto me, and upon all receipts and deliveries in the premises, due acquittances & discharges, in his Name or otherwise to make, execute and acknowledge & in default of delivery or payment in the premises to sue, prosecute & implead for the Same, and to compound and agree for all or any part thereof, as he may seem fit, & upon such composition or other agreement to make due acquittance & releases, and also for all or any of the purposes aforesaid to constitute one or more Attorney or Attorneys under him the said Samuel Whelden, Hereby giving & granting unto my said Attorney & his Substitutes full power & authority in the premises, to do all things necessary and proper for the full & complete execution of the trusts aforesaid.

It is provided that every such Creditor as shall not come in & release the said Maine, within Six Months from the date of these Presents, shall not be entitled to any distribution or advantage therefrom, & in such case the proportion or proportions of the premises hereby assigned which such Creditor or Creditors would have been entitled to receive if he had executed the same within the time aforesaid, shall be paid over to the said Maine or to such person or persons as he shall in writing appoint.

In Testimony whereof, I have hereunto set my hand and seal, this Twelfth day of February A.D. Eighteen hundred and fifty two.

Signed, sealed and delivered in presence of Thomas C Greene — Halsey H. Maine. (L.S.)

Providence Ss. In the City of Providence this Twelfth day of February A.D. Eighteen hundred & fifty two, personally appeared Halsey H. Maine, and acknowledged the within Deed of Assignment by him signed, to be his free Act & Deed

Before me. Thomas C Greene
Justice of the Peace.

Recorded Feby 12. 1852. at 3 1/4 o'clk P.M.

(Witness) Albert Pabodie City Clerk

Know all men by these Presents,

That I, Anna M Jenkins, of the City & County of Providence, in the State of Rhode Island, have made, constituted and appointed, & by these Presents do make, constitute & appoint Samuel Boyd Sobey, of said City of Providence, my true & lawful Attorney for me & in my Name, & for my use, to attend to the transaction of any business in which I am interested, to sell & convey in fee simple, or to lease for such term or terms as he may think proper, any of my ~~Real~~ Estate, Real, Personal or Mixed, to continue the operation of the Mills of which I am the owner in whole or in part, or to suspend their operation, at his election, to make partition of any

Estate which I hold in common with others; to execute, seal, acknowledge & deliver any Deeds Leases or other Instruments which may be necessary for the purposes herein named or referred to; to draw, accept or indorse any Bills of Exchange, Drafts, Checks, promissory Notes, or other mercantile Paper, & generally to do, transact & perform any & all Acts, Matters & things, relative to my business transactions as fully, effectually & to all intents & purposes as I might or could do, if personally present, with full power of substitution & of revocation.

And whereas it may be expedient to continue the business heretofore carried on by my late Father, and after his decease by my late Mother under the same Name or Firm in which it has heretofore been conducted, my said Attorney is hereby authorized so to continue the same, and all his Acts and Proceedings whether in my Name, or in the Name, Style or Firm in which it has been heretofore conducted, shall be valid & binding upon me I hereby ratifying & confirming all such Acts, Matters and things as my said Attorney shall lawfully do or cause to be done in the premises by virtue hereof.

In Testimony whereof, I have hereunto set my hand and Seal, this Fourteenth day of the 2d Month, in the Year of our Lord, One Thousand eight hundred and Fifty two (1852)

Signed, sealed and delivered in presence of
T. A. Jenckes
Allen Brown

Anna A. Jenkins. (L.S.)

Providence Sc. In the City of Providence this Fourteenth day of February A.D. 1852. Personally came Anna A Jenkins & acknowledged the foregoing Instrument by her signed, to be her free Act and Deed.

Before me
T. A. Jenckes. Justice of the Peace

Recorded Feby 14. 1852. at 4.22 o'clk P.M.

(Witness) word "Real" erased Albert Pabodie City Clk

This Indenture

Made and entered into this Seventh day of February A.D. 1852, by & between John O'Waterman of Warren, in the County of Bristol & State of Rhode Island, of the first part and John Booth of the City & County of Providence & State aforesaid, of the second part, Witnesseth.

That for & in consideration of the Rents & Covenants hereinafter mentioned to be paid & performed by said John Booth, I, said John O'Waterman, do hereby demise, lease & to farm let to him said John Booth.

A certain Lot of Land, situate in the Westerly part of the City of Providence on the Northerly side of High Street, on which it measures Forty feet & extends Northerly holding that width to Land of the Valley Bleaching Co. said Lot adjoins Westerly the Lot now occupied by Thomas C White & is known & described on a Plat of the Eagle Mills Estate in Olneyville as Lot No 228. Reference to said Plat being had.

To Have and to Hold the same to him, the said John Booth, for & during

the term of Five Years from the date hereof, the said Booth yielding and paying to me said John O'Waterman my Heirs or Assigns, the Yearly Rent of Forty Dollars for & during each and every year as follows. Viz. Ten Dollars at the end of the first Three Months from the date hereof and Ten Dollars at the end of each succeeding term of three Months during the continuance of this Lease.

And it is hereby covenanted and agreed to & between the parties, that the said Booth shall enclose said Lot with a good & lawful Fence, & also that no Spiritous Liquors shall be sold on the premises, & that at the termination of this Lease said Booth shall leave said premises in as good order as he takes them at this time, and further that said Booth shall not assign this Lease or underlet said premises without the consent of said Waterman first obtained in Writing, & that all Buildings erected or placed upon said Lot shall stand pledged to said Waterman his Heirs or Assigns for the payment of the Rent, and in case default shall be made in the payment of the Rent quarterly as above stated, then I do authorize the said John O'Waterman as my Attorney, irrevocable, to make sale of the Buildings that may be on said Lot, at public Auction first giving two Weeks notice of such sale by advertisement in one of the public Newspapers printed in the City of Providence, and on sale thereof to sign, seal, execute, acknowledge & deliver to the purchaser a good & sufficient Deed of Conveyance of said Buildings, & to receive the money the same shall be sold for & apply it to the payment of the sum due for Rent as aforesaid & the expenses of sale & the balance if any remain to pay it to me said John Booth or my legal Representative. I hereby ratifying & confirming such sale as may be made by virtue hereof.

Furthermore, the said John O'Waterman shall have the right to re-enter & take possession of said premises and to annul this Lease at any time after said Rent shall become due & the same be not paid, according to the terms thereof.

In testimony of our mutual agreement and promise to fulfil the terms thereof, We have hereunto set our hands & seals, the day & year aforewritten.

Signed sealed and delivered in presence of.
Robert Wilson

John O. Waterman. (L.S.)
John Booth. (L.S.)

Providence Sc In Johnston this 14th day of February A.D. 1852
Then personally appeared John O'Waterman & acknowledged the aforegoing Instrument by him signed, to be his free Act and Deed.
And on the 16th day of February also appeared John Booth, & acknowledged the aforewritten Instrument by him signed, to be his free Act & Deed, hand & seal

Before me, Robert Wilson.
Town Clerk.

Recorded Feby 17. 1852. at 9.50 o'clk A.M.

Witness Albert Pabodie City Clk

499

Know all men by these Presents

That I, Henry M. Barbour, of the City & County of Worcester, in the State of Massachusetts, for & in consideration of the sum of One Dollar to me in hand paid by James H. Coggeshall, of the City & County of Providence & State of Rhode Island (the receipt whereof is hereby acknowledged) & of the Trusts hereinafter named, to be kept & performed by the said James H. Coggeshall, do by these Presents, give, grant, bargain, sell, set over, deliver & convey unto the said James H. Coggeshall, his Executors, Administrators & Assigns Forever, the following Articles of personal property, viz:

One hundred & forty three tons of Red Ash Egg Coal now on board the the Schooner Columbia, Sherman, Master, now on her voyage from Philadelphia to Providence.

To Have and to Hold the same unto him the said James H. Coggeshall, his Executors, Administrators & Assigns, in Special Trust for the uses & purposes following, to wit:

To take said Coal into his possession as soon as may be after its arrival at said Providence, & to sell & dispose of the same at such times, for such prices & in such manner as he may deem expedient, & after paying the expenses for the freight & wharfage & unloading and storing of said Coal, to apply & appropriate the residue of the proceeds thereof in manner following, to wit.

First, to the payment of all that may be due by me the said Barbour to the said James H. Coggeshall for Thirty eight Tons of Coal by him sold & delivered to me heretofore.

Second,

He shall apply & appropriate the residue of the proceeds of said Coal hereby assigned, to the payment of a Note for about Four hundred eighty four 31/100 Dollars, given by me payable to Messrs Jones & Spencer of Philadelphia, in Four Months from date & bearing date December A.D. 1851.

And I, do hereby authorize the said James H. Coggeshall for me & in my Name, to take possession of said Coal & to sell & dispose of the same, in such manner as he may judge expedient, & to receive the amount for which it may be sold & apply & appropriate the proceeds as hereinbefore set forth. hereby ratifying, approving & confirming all that may be done in the premises by virtue hereof & authorizing the said Coggeshall to appoint an Attorney or Attorneys under him & the same to revoke.

In testimony whereof, I have hereunto set my hand & seal this Fifteenth day of February A.D. 1852.

Executed in presence of } H. M. Barbour. (L.S.)
F. C. Hoppin }

And I, James H. Coggeshall the Trustee hereinbefore named, hereby accept the duties of the Trusts hereinbefore set forth.

In presence of } Jas H. Coggeshall (L.S.)
F. C. Hoppin }

Recorded Feby 17, 1852. at 10.20 o'clk A.M.

Witness Albert Pabodie
City Clk

500

Know all men by these Presents

That I, John B. Hennessey, of the City & County of Providence in the State of Rhode Island, Administrator upon the Estate of Michael Hollihan, late of said City of Providence deceased, for & in consideration of the sum of Six hundred & fifty Dollars to me paid by Marshall Woods of the aforenamed City of Providence, the receipt whereof is hereby acknowledged, have bargained, sold, assigned & conveyed & by these Presents, do bargain, sell, assign, convey, set over & deliver to the said Marshall Woods, & his Heirs and Assigns forever.

All the Buildings & Improvements standing on a Lot of Land situate in said City of Providence, on Gaspee Street & is Lot Numbered (14) fourteen on a Plat of Anne Brown Francis (now Ann B. F. Woods) Land, by Atwater & Schubarth. Being the Lot of Land leased by the said Michael Hollihan of John Brown Francis, Guardian, by Lease dated May 1 A.D. 1847. Reference to said Lease being had.

Also all the Buildings & other Improvements standing on a certain other Lot of Land, situate in said City of Providence, on Gaspee Street & is Lot Numbered (15) fifteen on the aforenamed Plat of Ann Brown Francis Land.

Being the Lot of Land leased by the said Michael Hollihan of the said Marshall Woods by Lease, dated April 8 A.D. 1850. Reference to said Lease being had

Also all the right, title, interest, property, claim & demand which the said Michael Hollihan, at the time of his decease, had, or which I, the said Administrator, in my said capacity, now have in & to the aforenamed Two Leases & to the premises therein described.

To Have & to Hold the same with all the Rights, privileges & appurtenances thereof to him the said Marshall Woods & to his Heirs & Assigns to his & their sole use & benefit forever.

And I, the said Administrator do covenant to & with the said Marshall Woods, his Heirs & Assigns, that I have good Lawful authority to sell & convey said premises in manner as aforesaid, And the said premises, against the claims & demands of all persons lawfully claiming by, through or under the said Michael Hollihan forever to warrant & defend.

In testimony whereof, I, the said John B. Hennessey, in my said capacity as Administrator, have hereunto set my hand & seal, on this twenty eighth day of January A.D. One Thousand Eight Hundred and fifty two (1852)

Signed, sealed & delivered } John B. Hennessey. (L.S.)
in presence of } Administrator
Nathaniel Searle }

County of Providence Ss. In the City of Providence on this 28 day of January A.D. 1852. Then personally appeared the above named John B. Hennessey before me and acknowledged the preceding Instrument by him signed in his Capacity as Administrator, to be his free act & deed

Nathaniel Searle
Justice of the Peace

Recorded Feby 18, 1852 at 12 1/4 o'clk P.M.

word "interest" interlined

Witness Albert Pabodie
City Clk

Know all men to whom these Presents shall come.

That I. James W Keller of the City & County of Providence, in the State of Rhode Island & Providence Plantations, in consideration of the sum of One Dollar, paid me by Philip C Scott of said City of Providence, the receipt whereof I hereby acknowledge, & of the uses & purposes & trust hereinafter mentioned do grant, bargain, sell & convey unto the said Philip C. his Heirs & Assigns,

All my goods and chattels, merchandize, debts and every and all sums of Money due, owing or belonging unto me the said James W, & Securities taken & obtained for the same & singular all the property, goods & chattels & merchandize which I have now stored in Store No 10 South Main Street, in the Basement of the Building known as the Mallett Building, as per Schedule accompanying this Assignment excepting only household furniture & Stores.

To Have and to Hold the same with the appurtenances, to the said Philip C, his Heirs, Executors, Administrators and Assigns, upon the special Trust Nevertheless

That the said Philip C shall forthwith take possession and seizen of the premises & within such convenient time as to him shall seem meet, by public or private sale, for the best price that can be procured, shall convert all and singular the premises into Money, as soon as possible collect all & singular the debts & sum & sums aforesaid, & after deducting the cost & charges of the trust before mentioned, shall pay & apply the Monies arising therefrom, in manner following, that is to say.

First, After paying the cost & charges of the trust as aforesaid, the said Philip C shall pay and discharge in full, the respective debts due to Stephen L Sherman for borrowed Money & to Alexander Keller for borrowed Money & to Lewis Stacy for borrowed Money, & to Ichy Milland for borrowd Money & to Gideon Burnett & Co. for borrowed Money & for Clothing & to Hannah Smith for borrowed Money

Secondly, The said Philip C, out of the residue (if sufficient) shall pay and discharge in full the debt due to Hugh Dennon for borrowed Money.

Thirdly, The said Philip C, out of the residue (if any & sufficient) shall pay & discharge the respective debts due to Lafayette Pidge for provisions, to Abel Foster for provisions & to John Francis for provisions and to James Boyce shall for Coal and to Jonathan Pike for Coal, & to the Estate of Thos P Ives, for house Rent.

Fourthly, The said Philip C out of the residue (if any) shall pay and discharge the respective debts due to Newell & Daniels, to Hay & Haing which were contracted since February 1st. 1851.

Fifthly, The said Philip C, out of the residue (if any) shall pay & discharge the respective debts due to Greene, Arnold & Co. to Preston & Slade, to J & E. Tisdale, to Alexander & Stapler, to E Varney, to E Hoag for goods & to E. D Mallett, for Rent of Store, & to Newmiles and Anthony for printing & advertising.

Sixthly, After the full satisfaction and discharge of the debts last above mentioned, out of the residue (if any) the said Philip C shall pay all other Creditors of the said James W in proportion to their respective demands.

Lastly, the said Philip C shall pay over the Surplus if any, to the said James W. his Executors, Administrators & Assigns.

And I. the said James W. in furtherance of the premises, do hereby make, constitute & appoint the said Philip C Scott, my true & lawful Attorney, irrevocable, in his Name or otherwise & upon & for the trusts aforesaid, to ask, demand, recover & receive of from all & every person & persons, all & singular goods & chattels, wares & merchandize, sum & sums of Money & demands due, owing or belonging unto me & upon all receipts & deliveries in the premises, due acquittances & discharges in his name otherwise to make, execute & acknowledge & in default of delivery or payment in the premises to sue, prosecute & implead for the same and to compound & agree for all or any part thereof as he may seem meet, & upon such composition or other agreement to make due acquittances & releases, and also for all or any of the purposes aforesaid, to constitute one or more Attorneys or Attornies under him the said Philip C, hereby giving & granting unto my said Attorney & his Substitutes full power & authority in the premises to do all things necessary & proper for the full & complete execution of the trust aforesaid.

It is provided, that every such Creditor as shall not come in and release the said James W within thirty days from the date of these Presents, shall not be entitled to any distribution & advantage therefrom, & in such case the proportion or proportions of the premises hereby assigned which such Creditor or Creditors would have been entitled to receive if he had executed the same within the time aforesaid, shall be paid over to the said James W or to such person or persons as he shall in writing appoint.

The words "W. & for clothing or advantage, being first interlined.

In Witness whereof I have hereunto set my hand and seal the 18th day of February A.D. 1852.

Attest. Signed, sealed & delivered in presence of
Joseph I Pitman

James W. Keller (L.S.)

And I. the said Philip C. for myself, my Heirs, Executors, Administrators, do hereby covenant to and with the said James W. his Heirs, Executors and Administrators, and to and with each and every Creditor who shall be a party hereto, and with his Heirs, Executors, Administrators and Assigns, that I. the said Philip C Scott do hereby accept the Trust reposed in me, and will honestly, faithfully, and without delay, execute the same according to my best skill & knowledge, and will account to each and every said Creditors, his Heirs, Executors Administrators and Assigns, according to the true intent and meaning of these Presents

In Witness whereof I have hereunto set my hand and seal, this 18th day of February A.D. 1852.

Signed, Sealed & delivered in presence of
Joseph I Pitman

Philip C. Scott. (L.S.)

Providence Sc. State of Rhode Island. In the City of Providence on this 18th day of February A.D. 1852. personally came

James W Miller, the Signer of the foregoing Deed acknowledged the same by him Signed, to be his free & voluntary Act & Deed.

Before me

Joseph S. Pitman.

Justice of the Peace

Recorded Feby 19. 1852, at 10.50 o'clk A.M.

Witness Albert Pabodie

City Clk.

Know all men by these Presents

That I. Oliver H. P. James, of the City and County of Providence, in the State of Rhode Island, have constituted, ordained & made, and in my stead and place put, & by these Presents do constitute, ordain and make, and in my stead and place put Samuel James, of said City of Providence, to be my true, sufficient and lawful Attorney for me and in my Name & Stead to attend to all my Business Transactions in said State of Rhode Island, and for that purpose to ask, demand and receive of & from all persons, any & all sums of Money due, owing and payable to me, to sign Notes, draw Checks, to Lease, Mortgage & Sell, or either the whole or any part or portion of my Real Estate situate in said Providence, for me & in my Name, to unite with any other person or persons interested with me in any such Real Estate in the Partition thereof, to annex to any Mortgage such Power of Sale & such Conditions as he may deem expedient, & to do any such Deed such Conditions & such Clauses of Warranty as he may think proper, & to sign, seal and as and for my Act and Deed to acknowledge & deliver any Lease, Mortgage or Deed of my said Real Estate.

And I, Eliza H. James, Wife of the aforenamed Oliver H. P. James, do also constitute & appoint the aforenamed Samuel James my Attorney in the event of Mortgaging, Leasing or selling of any of said Real Estate, or of any Partition thereof, to release in any Mortgage or Deed thereof, my Right of Dower, and for that purpose for me and in my Name to sign, seal and deliver in my Name any such Mortgage or Deed. Giving hereby and granting unto our said Attorney full power and authority in & about the premises; and to use all due means, course & proceß in the law for the full, effectual, and complete execution of the business afore described; and in our Names to make and execute due acquittance and discharges and for the premises to appear, and the person of us the constituents to represent before any governor, judges, justices, officers & ministers of the law whatsoever, in any Court or Courts of judicature, and there, on our behalf, to answer, defend and reply unto all actions, causes, matters & things whatsoever, relating to the premises. Also, to submit any matter in dispute, respecting the premises, to arbitration or otherwise, with full power to make and substitute. For the purposes aforesaid, one or more Attornies, under our said Attorney, & the same again at pleasure to revoke. And generally to say, do, act, transact, determine, accomplish and finish all matters and things whatsoever, relating to the premises, as fully amply and effectually to all intents and purposes, as We the said Constituents, if present, ought or might personally, although the matter should require more special authority than is herein comprised. We, the said Constituents ratifying, allowing and holding firm and valid all and whatsoever our said Attorney or his Substitutes shall lawfully do or cause to be done, in & about the premises, by virtue of these Presents.

In Witness whereof, We have hereunto set our hands and seals, this Twentieth day of October, in the Year of our Lord, One Thousand, Eight hundred and fifty one (1851)

Signed, Sealed & delivered in presence of Henry Martin — Oliver H. P. James. (L.S.)

Eliza H. James. (L.S.)

Providence County ss. In Providence this Twentieth day of October A.D. 1851.

Then Oliver H. P. James, personally appeared before me, and acknowledged the preceding Letter of Attorney by him Signed, to be his free Act and Deed, for the uses and purposes therein named.

And at the same place and time, Eliza H. James, Wife of the aforenamed Oliver H. P. James, also appeared before me and being by me examined privily and apart from her said husband, and having the preceding Letter of Attorney read, shown and explained to her by me, she acknowledged the same to be her free Act and Deed, for the uses and purposes therein named, and at the same time declared to me that she did not wish to retract the same.

Henry Martin

Justice of the Peace.

Recorded Feby 21, 1852. at 3 o'clk P.M.

Witness (word "hereby" interlined & word "to" erased) Albert Pabodie

City Clk

This agreement of Lease

Made and entered into on this 19th day of October A.D. 1851. by and between William Belcher of the City & County of Providence & State of Rhode Island of the One part & Asa H. Lilly & William Clarke, both of said City of Providence, of the other part.

Witnesseth, That the said William Belcher for and in consideration of the Rents & Covenants hereinafter contained to be paid & performed by the said Lilly & Clarke, doth hereby Lease to the said Lilly & Clarke,

All my right, title, interest, property, claim & demand in & to Two certain Lots of Land situate in the South Westerly part of said City of Providence, & is laid out & described as Lot No (149) One hundred & forty nine & (150) One hundred & fifty, on a Plat of Lands

called a Plat of Mr Timothy Wiggins Land. Being the same Premises that were leased by the said William Belcher & Asa K Lilly of Benjamin M Jackson, by Leare dated December 22 1849, & recorded in the Land Records of the City of Providence, in Book 120. page 164. Reference to said Leare being had.

To Have & to Hold the same, with all the rights, privileges and appurtenances thereof, to them the said Lilly & Clarke, from and after the day of the date hereof, until the 22 day of December A.D. One Thousand Eight hundred & fifty five.

Yielding and paying therefor, yearly and every year during said term, unto the said William Belcher, his Heirs and Assigns, the yearly Rent of Twenty Dollars, payable at the end of each and every Six Months during said term.

And the said Lilly & Clarke, for themselves, their Heirs, Executors & Administrators do covenant & agree to and with the said William Belcher, his Heirs and Assigns, that they will well and truly pay or cause to be paid, to the said William Belcher, his Heirs and Assigns, the Yearly Rent aforesaid, at the times and in the manner hereinbefore appointed for the same to be paid.

And it is further agreed by and between the Parties aforesaid, that in case the yearly Rent aforesaid or any part thereof shall be behind and remain unpaid for the space of Twenty days after either of the times whereon the same is appointed to be paid, that then and in that case it shall be lawful for the said William Belcher his Heirs or Assigns, to Re enter in and upon the Premises hereby Leased and this Leare shall cease and be ended.

In Witness whereof, the Parties aforesaid have hereunto set their hands and seals, the day and year first aforewritten.

Executed in presence of
Nathaniel Searle

William T Belcher. (Ls)
Asa K. Lilley. (Ls)
William Clark. (Ls)

County of Providence Ss. In Providence on this 23 day of Feby A.D. 1852.

Then the above named William Belcher, Asa K Lilly & William Clark severally acknowledged the preceding Instrument by them signed, to be their free act and Deed.

Before me. Nathaniel Searle
Justice of the Peace

Recorded Feby 23. 1852. at 8.35 o'clk A.M.

Witness Albert Pabodie
City Clerk

This Indenture

Made and executed between Henry Matherson of the City & County of Providence & State of Rhode Island, of the One part, and Amos C Barstow & Apollos Richmond, both of the City & County of Providence aforesaid, doing business together, in Company under the Name & Firm of A.C. Barstow & Co. of the other part.

Witnesseth

That the said Matherson, for the Consideration hereinafter mentioned, hath demised, granted and to farm let and doth hereby demise, grant & to farm let unto said Barstow & Richmond, their Executors, Administrators and Assigns

A certain Lot of Land situated on the West side of the River in said Providence, on the Westerly side of Chesnut Street, formerly called Convenient Street bounded and described as follows, to wit, Beginning at the South Easterly corner of Daniel Fields Land on said Chesnut Street, thence Westerly bounding Northerly on said Fields Land, about One hundred and eighty feet more or less to Parsonage Street, thence Southerly bounding Westerly on said Parsonage Street, on said One hundred feet, thence Easterly bounding Southerly on other Land of said Matherson, about One hundred and eighty feet more or less to said Chesnut Street, thence Northerly bounding Easterly on said Chesnut Street, Sixty feet, to the place of beginning.

To Have and to Hold the said demised Premises, with their Appurtenances, for and during the term of Five Years from the day of the date of these Presents fully to be complete and ended.

And the said Barstow and Richmond, for themselves, their Executors & Administrators, do covenant and agree to pay or cause to be paid, to the said Matherson, his Heirs or Assigns as Rent for the same, the sum of One hundred Dollars per Year for the said Five years to be paid quarterly, in equal quarterly payments, at the end of each and every quarter, the first quarterly payment whereof to be made on the third day of August next,

And the said Barstow & Richmond hereby pledge and bind all the Buildings, that may hereafter erected and made on said Premises for the payment of the aforesaid Rent.

And it is further covenanted & agreed by & between said parties, that said Matherson, his heirs or Assigns shall further Lease said Premises unto said Barstow & Richmond, their Executors, Administrators & Assigns, for and during a further term of five years, & the said Barstow & Richmond covenant & agree to hire the same as aforesaid, at such Rent as three judicious & disinterested Men as shall be agreed on by said Parties shall determine, to be paid quarterly as aforesaid.

And it is further Covenanted and agreed by & between said parties, their respective Heirs, Executors, Administrators and Assigns, that at the expiration of the last mentioned term of five years, the

said Barstow & Richmond, their Heirs or Assigns shall have liberty if they choose, to purchase said Lot of Land at a price to be determined on by such three judicious & disinterested Men, to be appointed as aforesaid: and the said Matherson for himself, his Heirs and Assigns, doth Covenant with said Barstow and Richmond, their Executors, Administrators and Assigns, to sell them the same at the expiration of said last mentioned five years upon payment of the sum that shall be determined upon by said three Men to be appointed as aforesaid; and to give them a good and sufficient Deed of the same, to vest in them, the said Barstow & Richmond, their Heirs & Assigns, a good and perfect Estate in fee Simple.

In Witness whereof We, the said Parties have hereunto set our hands and seals, this Third day of May, in the Year of our Lord Eighteen hundred and forty nine.

Signed, sealed & delivered } Henry Matherson. (L.S.)
in presence of }
Robert Knight } Apollos Richmond. (L.S.)
A. C. Barstow. (L.S.)

Providence Sc. In the City of Providence May 14th A.D. 1849.
Then personally appeared Henry Matherson, Amos C Barstow and Apollos Richmond, Subscribers and Parties to the aforegoing written Instrument and severally acknowledged the same to be their free Act & Deed. hands & seals.
Before me Robert Knight
Justice of the Peace.

Recorded Feby 24. 1852. at 9.20 o'clk A.M.
Witness Albert Pabodie
City Clk

This Indenture

Made & executed between Henry Matherson, of the City & County of Providence & State of Rhode Island of the one part, and Amos C Barstow & Apollos Richmond, both of the City & County of Providence aforesaid, doing business together in Company, under the Name & firm of A C Barstow & Co. of the other part

Witnesseth. That the said Matherson for the consideration hereinafter mentioned, hath demised, granted & to farm let & doth hereby demise, grant & to farm let unto said Barstow & Richmond, their Executors Administrators & Assigns

A certain Lot of Land situated on the West side of the River in said Providence, on the Westerly side & adjoining Chesnut Street formerly called Convenient Street, bounded and described as follows to wit, Beginning at the corner of Parsonage Street & at the corner of a Contemplated Street, called Manchester Street, at a Stone set in the Ground, thence Easterly bounding Southerly on said Manchester Street, about One hundred and ninety feet, more or less to said Chesnut Street, thence Northerly bounding Easterly on said Chesnut Street, about Seventy seven feet, more or less, to a Lot

of Land formerly Leased to said Barstow & Richmond, by said Matherson, thence Westerly bounding Northerly on said Lot leased as aforesaid, about One hundred and ninety feet more or less, to said Parsonage Street, thence Southerly bounding Westerly on said Parsonage Street, about Seventy five feet, be the same more or less, to the place of beginning.

To Have and to Hold said demised Premises, with their Appurtenances, for and during the term of Fifteen Years from the Fifteenth day of April A.D. 1850. fully to be complete and ended.

And the said Barstow & Richmond, for themselves, their Executors and Administrators, do covenant and agree to pay or cause to be paid to the said Matherson, his Heirs or Assigns, as Rent for the same, the sum of Ninety five Dollars per year, for the first five years, to be paid quarterly, in equal quarterly payments, at the end of each and every quarter, the first quarterly payment whereof to be made on the fifteenth day of July next, and at the expiration of the first five years, if said Parties cannot agree, the Rent is to be determined by three judicious and disinterested Men, to be chosen by said Parties for the next five years; and so in like manner for the last five years;

The said Barstow & Richmond agree to pay & the said Matherson agrees to receive such Rent as shall be determined upon as aforesaid, unless said Parties shall agree upon the Rent themselves.

And the said Barstow & Richmond hereby pledge and bind all the Buildings now erected, or hereafter to be built & erected on said Lot, for the payment of said Rent,

In Witness whereof, We, the said Parties have hereunto, interchangeably, set our hands & seals, this Sixth day of November, in the Year of our Lord Eighteen hundred and fifty.

Signed, sealed &c in presence of } Henry Matherson. (L.S.)
Robert Knight }
Apollos Richmond. (L.S.)
Amos C. Barstow. (L.S.)

Providence Sc. In the City of Providence November 6th A.D. 1850.
Then personally appeared ~~Henry Matherson~~ Henry Matherson Amos C Barstow & Apollos Richmond, Subscribers and parties to the within written Instrument and severally acknowledged the same to be their free Act and Deed.
Before me. Robert Knight
Justice of the Peace.

Recorded Feby 24. 1852. at 9.20 o'clk A.M.
Witness "Henry Matherson" named
Albert Pabodie
City Clk

This Indenture

Made and entered into this Fifth day of February A.D. 1852, by and between William H. Gale, of the City & County of Providence & State of Rhode Island, of the one part, and George Mooney of said City of Providence of the other part

Witnesseth,

That the said William H. Gale for and in consideration of the Rents, Covenants and Agreements hereinafter mentioned, hath demised and leased, and by these Presents doth demise and lease unto him the said George Mooney

A certain Lot of Land, with the Buildings and Improvements thereon, situate in said City of Providence, on the South Westerly side of Page Street, & bounded & described as follows. Viz. Northeasterly by said Page Street, on which it measures thirty feet, Northwesterly by a Lot of Land leased to the City of Providence, in which stands the Engine House of Union Fire Company, three, and measuring on said Lot Fifty four feet, Southwesterly by Land leased to the said William H. Gale, from Thomas J. Stead and Benjamin Dyer, on which it measures Twenty four feet, and Southeasterly by Land leased to Payton & Hawkins, & measuring thereon Fifty four feet.

To Have and to Hold the same, with the rights, privileges and appurtenances thereof, unto him the said George Mooney, his Executors, Administrators and Assigns, for & during the term of Ten Years from the First day of December A.D. 1851, said term expiring on the first day of December A.D. 1861, he the said George Mooney, his Executors, Administrators or Assigns yielding & paying therefor, during the said term, the Annual Rent of Two hundred Dollars, the first payment of Thirty & 56/100 Dollars to be made on the first day of April A.D. 1852, and thereafter, in four equal quarterly payments of Fifty Dollars each, on the first day of July, on the first day of October, on the first day of January and on the first day of April in each and every year during the said Term, excepting the last payment, which shall be the sum of Thirty three & 33/100 Dollars, and shall be made on the first day of December A.D. 1861.

And the said George Mooney doth hereby, for himself, his Executors, Administrators and Assigns, covenant and agree to & with the said William H. Gale, his Executors, Administrators and Assigns, to pay or cause to be paid, the said Rent in manner aforesaid, excepting the said Premises shall be destroyed or greatly injured by reason of fire or other unavoidable Accident, in which case the said George Mooney shall pay, at the rate aforesaid, for and during the time the same are by him occupied, and at his, their or some of their proper costs & charges, from time to time, and at all times during the said term, to keep in good and tenantable repair, all and singular the Premises hereby Leased, the casualty of fire and unavoidable accidents excepted, and at the expiration of said term or other sooner determination of this present demise, to deliver up and surrender the said Premises unto him the said William H. Gale, his Executors, Administrators or Assigns, peaceably and quietly, in as good condition as the same now are, reasonable use and wear and tear thereof and fire and other casualties excepted.

And it is hereby agreed by & between the parties hereto, that interest shall be paid upon any Rent that may be in arrear, and that if the said Rents hereby reserved or either of them, or any part thereof, shall remain unpaid for the space of thirty days next after either of the days of payment as herein before specified, then the said William H. Gale, his Executors, Administrators or Assigns, at his or their option, may enter upon the said premises and determine this Lease.

And it is hereby further agreed, that the said William H. Gale, his Executors, Administrators and Assigns, shall have a lien on the Chimney erected by the said George Mooney on the Southwesterly part of the Building on said Premises, and also upon any Steam Engine, Steam Boiler, Shafting and fixtures which now are or hereafter may be put in said Building, or in any other Building on said Premises for the payment of the said Rents hereby reserved, with full power to take possession of and sell the same, and apply the proceeds thereof, to the payment of any Rent in arrear as aforesaid, and that the same shall not be sold, or removed from the said premises by the said George Mooney his Executors, Administrators or Assigns until the Covenants and Agreements on his or their part herein contained have been faithfully performed, according to the true intent and meaning thereof.

And it is further agreed by the parties hereto, that the said William H. Gale, his Executors, Administrators and Assigns, and the tenants of him or them occupying the Land adjoining the Premises hereby leased shall have the right and privilege of raising and repairing to and from the Artesian Well on the Premises hereby demised, and of taking Water therefrom; and that no Water shall be taken from said Well by the said George Mooney, his Executors, Administrators or Assigns, except for the use of said Premises, and that no alteration shall be made by him or them in said Well, nor shall any pipes be inserted therein, nor shall said premises be used for Irish tenements.

And it is hereby further agreed, that the said George Mooney, his Executors, Administrators and Assigns, shall have the right and privilege of removing any Building by him or them erected upon said premises, provided the Rent hereby reserved be fully paid, and the same be done without damage to the premises, and prior to the expiration of this Lease, and that the said William H. Gale, his Executors, Administrators or Assigns, at the ~~expiration~~ termination of this Lease, shall pay for the said Chimney so erected as aforesaid, such sum as may be decided to be the true value thereof at that time, by three impartial Men, or any two of three such Men, one to be named by each party hereto and a third to be chosen by the two so named by the said Parties.

And the said William H. Gale, for himself, his Executors, Administrators and Assigns doth hereby covenant to and with the said George Mooney, his Executors, Administrators & Assigns, that he and they, performing all & singular the Covenants and Agreements on his or their part

part herein contained, shall and may peaceably have, use & enjoy said Premises, with the Appurtenances for & during the said term.

In Testimony whereof, the said Parties have hereunto set their Hands and Seals, the day and year herein-first mentioned.

Signed, sealed and delivered in presence of
James M Allen

Wm H. Gale. (L.S.)
George Mooney. (L.S.)

Providence ss. In the City of Providence this 26th day of February A.D. 1852.

Then personally appeared William H Gale and George Mooney, and severally acknowledged the preceding Instrument by them signed, to be their free Act and Deed.

Before me, Benjamin T Eames
Justice of the Peace.

Recorded Feby 26, 1852. at 11.55 o'clk A.M.

Witness: the word "expiration" erased

Albert Pabodie
City Clk

A

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