CITY OF PROVIDENCE, R. I. RECORD OF DEEDS

START 239

Arnold Mary E. by Atty. et al	Lease	To	Geo. H. Hill & Christopher A. Peirce	8	✓
Aldrich Benj. K. Mortgagee		"	Daniel B. Hawes	32	
Arnold Samuel S.	Lease	"	Chas. C. Matheuson	34	
do. et al. Renewal	"	"	Geo. Hail	51	
Albro Stephen G. & Mary E. et al.		"	Bohan P. Bigram	56	
Arnold Jesse S.	B. Sale	"	Oren D. M. Underwood	61	✓
Angell Wm. P. Heirs & Admr. of	Agreet	"	Elizabeth M. Bicknell & Mary A. Sessions	109	
Angell Keziah W. Wm. R. & Daniel B. et al.	"	"	do. "	109	✓
Arnold Geo. C.	Lease.	"	Calvin & Albert L. Wilbur	204	
American Eyelet Co. by Mortgagee	B. Sale	"	Jas. B. Read & Harrison H. Richardson Trustees	211	
Allen Henry W.		"	Maria L. Bushee wife of Daniel S.	504	
Alden Chas. H. & Erastus C. et al.	Release	"	Burnett S. Bragum & Emma S. Westcott	236	✓
Armstrong Scott C. Heirs of		"	Sarah K. Parsons wife of Henry L.	509	
Adie Alex. F.	Lease	"	Mandly B. Hart	260	
Allens Print Works	Street	"	City of Providence	266	✓
Arnold James by Devisee		"	Anna C. Ely	280	
do. "		"	Eliza H. Allen	281	
Aldrich Benj. F.	Agree't	"	Sarah A. Olney	282	✓
Allen Zachariah Trustee		"	Richard J. Arnold et al.	327	
Arnold Alex. J.			Revocation of Trust	329	✓
Amness Benj. C.	Agreet	"	Jos. S. Wanton & S. B. Stevens jr.	365	
Ames Sullivan D.	Pr. Atty.	"	Wm. Ames	380	✓
Allen Frank G. & wife	"	"	Sarah A. Allen	440	✓
Arnold Wm. U. et al	Lease.	"	Mary A. Vinon	483	
Arnold Phebe A. wife of Wm. U. by Atty et al.	"	"	do.	483	"
Arnold Wm. J. by Atty. et al.	"	"	do.	483	
Arnold Lyman		"	Silas Moore	490	
Almy Benj. F.	Lease	"	John Burns	492	✓

Barber Euson	B. Sale	To	Bennett W. Wheeler	5	
Bailey Wm. M. Trustee		"	Chas. J. Sweet	6	
Barnes Elvira G. by Trustee		"	Albert S. Gallup	16	
do. ———		"	do.	18	
Bucklin Wm. D.	Lease	"	Albert G. Reynolds	24	✓
Beal Wilbur F. & wife et al.		"	Elvira J. Smith	61	✓
Bailey Wm. M. for self & by Assigns	Release	"	Marinus W. Gardiner & wife	73	
Brownell Lucia E.	Lease & Renewals	"	William Barstow & Company	92	✓
Bicknell Elizabeth M. et al.	Agree't	"	Heirs & Admr. of Wm. P. Angell	109	
Barnaby Jerothmuel B.	Lease	"	Patrick Waldean	114	
Barnd W. H.	B. Sale	"	Wm. Scattergood	118	
Bradford Geo. W. & Clarence L.		"	Jas. Tucker	121	
Barnaby Jerothmuel B.	Lease &c.	"	Howe Sewing Machine Co.	122	
Brown Mary A. et al.		"	Josiah S. Haskell	124	
Barr Geo. & wife by Mortgagee		"	John & Jas. Turley	128	
Burnaby Jerothmuel B.	Lease	"	Wm. H. Young	137	
Brastow Henry B. & wife by Atty. et al.	Release	"	Albert D. Tippitt	138	
Burnham Geo. H.		"	Frederic Fuller	143	
Burlingame Jas. S. vs. G. A. Hilton & wife			Decree of Court	119	✓
Barnaby Jerothmuel B.	Lease	"	Singer Mfg. Co.	156	
Beckwith Amos N. & wife	Pr. Atty	"	Daniel Beckwith	160	
Bongartz John H.	Lease	"	Unity Temple of Honor No. One	165	
Becker John F. & wife by Mortgagee		"	David L. Harris	169	
Becker Johns Frank et al	Release	"	Admr. Est of John F. Becker	171	
Boyer Michael H. by J. A. D. Joslin		"	Rhoda K. Joslin	178	
Byron Ann by Exr.		"	Gardner T. Swarts	196	✓
Bogman Benj.	Trans. Lease & B. Sale	"	Cyrus Harris	211	
Barstow Wm. et al.	Agree't	"	Jos. P. Manton	215	
Butler Hospital for the Insane		"	Moses B. Jenkins	226	
Burdick Mary C. et al.	Lease	"	Michael Conolly	236	
Brownell Chas. D. W. & wife by Agt.	Assent to Lease	"	Noah D. Payne	241	✓
Burgess Walter S.		"	Trustees under Will of Asnah Sackett	506	
do.		"	Thos. Davis	507	
Bishop Carlos C.	B. Sale	"	Henry C. Bishop	254	
Burrough Geo. A.	Agree't	"	John Snow	263	
Brayton Ladourck et al. Trustees		"	Hannah Coghill	516	
Bullock Andrew D. et al.	B. Sale	"	Chas. W. Scott Jr.	268	
Bent of Edward & Frank H.	"	"	Amos W. C. Arnold	269	
Brown Joseph F.		"	John King	518	✓
Bennett Patrick Heirs of		"	Francis Hughes	528	
Brown Harriot by Devisees	Release	"	Elijah Selden	291	
Brown Nicholas W. et al.	B. Sale.	"	Catherine Noonan	292	✓
Brown Nelson Mortgagee		To	Michael H. Moloney	298	✓
Butler Wm.	Lease	"	Am. Steamboat Co.	300	
Beverly Ardelia C. G. wife of Geo. Heirs of by Gn.		"	Geo. Beverly	301	
Butts Sabrina A.	Lease	"	Richard T. Barton	310	
Baker Elisha W.	"	"	Lewis A. Reed	321	
Butchers & Drovers Bk.	Release	"	Russell A. Denison	544	
Burgess Frederick		"	Peter Branagan & wife	337	
Bush Patience M. et al	Lease	"	Henry Dobsen	358	
Balch John R. Trustee et al	"	"	do.	358	✓
Bagley David	B. Sale	"	Samuel W. Pierce	364	
Brown Pardon F. by Mortgagees		"	John Carpenter & Co.	368	
Brown A. Nicholas by Admr.	Lease.	"	E. M. Sperling	388	
do.	Ext. of, by Admr. & Gn. (Renwal)	"	Julius Shuman	389	
Bailey Wm. M. Trustee		"	Edward Roche	391	
Burlingame James B.	B. Sale	"	Samuel G. Curry	394	
Bailey Wm. M. et al Trustees et al.	Lease	"	Franklin Lodge No. 23 I. O. O. F.	407	
Bogle John	Trans.	"	Alfred Mc Nally	412	
Butts Ann S.	———	"	Mary A. Robertson	417	✓
Boyd Chas. A. Mortgagee		"	Jonathan Boyd	423	
do	"	"	do.	424	
do.	"	"	do.	425	
do.	"	"	do.	426	
Brown Richmond L. by Mortgagee		"	Sarah C. Brown	427	
Barnes Edward	Request	"	John R. Balch	429	
Blake Josiah A.	Pr. Atty.	"	Thos. R. Browne	430	
Beverly Ardelia C. G. Heirs of		"	Mary C. Eastman	434	
Bushnell Frank P.	B. Sale	"	Mary A. Nixon	435	
Boyd Chas. A. Mortgagee		"	Jonathan Boyd	437	
Brown James W. by Mortgagee		"	Wm. H. Herrick	446	
Brastow Henry B. & wife	Pr. Atty.	"	Fredk. M. Sackett	447	
Bucklin James C.	Agree't	"	Sidney S. Rider	449	
Briggs Edwin A.	B. Sale	"	Edwin B. Burnham	450	
Brown Joseph F. et al. Mortgagees		"	Leonard F. & Geo. M. Joslin	450	
Beverly Ardelia C. G. Heirs of		"	Mary C. Eastman	457	
Burlingame James P.	B. Sale	"	Roll Stone Machine Co.	459	
Bullock Calvin J. W. by Mortgagee		"	Daniel N. Davis	461	
Bligh John	Recipt	"	Michael Caulfield	466	✓
Bongartz John H.	Lease	"	Frank Meenan	481	✓

Copeland Marcus D.	B. Sale	To	Samuel H. Brayton	1	
Chace Henry A. et al Trustees		"	Hope Lodge No. 4 I. O. O. F.	1	
Chandler Elizabeth G. by Atty. et al	Lease	"	Geo. H. Hill & Christopher A. Peirce	8	
Copeland Marcus D.	B. Sale	"	A. C. Buchanan	12	
Chapin Mary M. wife of Geo. W.	Agree't	"	Almon Wade	16	✓
Correns Albert B. & wife by 4 mortgages		"	Daniel B. Hawes	32	
Clarke John		"	Nathaniel C. Bushee	37	
Capwell Burrington A.		"	Mary C. Chace	498	
Congdon Henry R. Assignee	B. Sale	"	Wm. Barstow	47	
Crowell Jos. D. & wife	"	"	Geo. M. Griffin & Co.	49	
Clarke Asahel P. & wife et al		"	Rohan P. Byram	54	
Cavenaugh Catherine E. et al		"	do	54	✓
Cole C. T. & Co.	B. Sale	"	Thos. R. Greene	65	
Curren Thos. by Guar		"	Gardner T. Swarts	66	
Cook Adin B.	B. Sale	"	Ermin A. Baker	76	
Cleveland Lizzie F.	"	"	Wm. B. Grover	78	
Cheney S. W. & K. D.	Release	"	Michael Fitzgerald	90	
Cluine John	B. Sale	"	Joanna S. Scott	100	✓
Carpenter Thos. J. & wife et al		"	Geo. T. Spicer & Wm. S. Arnold	101	
Comstock Wm.	Lease	"	M. V. Phillips & Robt. E. Smith	102	
Cronin Michael	Trans. "	"	Wm. Chapman	107	
Chapman Wm.	" "	"	Catharine Cronin wife of Michael	108	
Cosgrove Jas. M.		"	Thos. Mc Grath & wife	499	
Calder Wm. Heirs of by Gn.		"	Catherine C. Calder wife of Geo. B.	132	
Calder Andrew A. Heirs of by Gn.		"	do. "	132	
Calder Howard E. & Grace B. by Gn.		"	do "	132	
Calder Emily J.	Dower	"	do. "	132	
Calder Albert L. Trustee		"	do. "	133	
Calder Wm. Heir of by Trustee		"	do "	133	
Clarke Elizabeth wife of John H. Est. of by Partition		"	Jas. M. Clarke et al	140	
Clarke Jas. M. et al by Comm.	"	"	Cyrus Taft & wife et al	140	
Clarke Elizabeth wife of John H. Est. of		"	Decree of Court	141	✓
Cahoon Chas. W.	Trans. Lease	"	Emory Cook	145	
Corporation of Grace Ch.	Bur. Got	"	Benj. T. Reynolds	155	
Cosgrove James M.		"	Rosey Mc Grath wife of Thos.	502	✓
Chatterton Geo. et al.	Agree't	"	Jos. P. Manton	215	
Curry Samuel G. & wife	Pr Atty.	"	Geo. A. Richards	225	
Carroll Julius et al.	Release	"	Burnet S. Bragum & Emma S. Westcott	236	✓
Carpenter Jos. H. Heirs of		"	City of Providence	256-7	
Carpenter Chas. E.		"	do.	258	
do.		"	do.	259	
Coghill Hannah		"	Cyrus Harris & Lodowick Brayton Trustees	517	✓
Carpenter Francis W.	Agree't	To	Thos. Harkness & wife	267	✓
Clarke Frederick H. Heirs of		"	Abby K. Clarke	526	✓
Carter Henry L.		"	James Stanley & John P. Gorney	541	
Chapin Edward P.	P. Atty.	"	Wm. C. Chapin	314	
Callender Mc Auslan & Troup	Lease	"	Jeremiah Heath	323	
Calder Wm. H. & wife et al.	"	"	Silvanus Burgess	330	
Chafee Zechariah Assignee	Release	"	William R. Walker	349	
Callender Mc Auslan & Troup	Lease	"	Olive Branch Temple of Honor No. 7	354	✓
Carpenter John & Co.	Trans. "	"	Henry C. Martin & Co.	370	
do.	B. Sale	"	do. "	371	
Church Benj. T.	Lease	"	Emanuel C. Mello	379	
Clarke Harriet H. Mortgagee		"	Beriah C. Kenyon	395	✓
Cooke Joseph J.	Agree't	"	Chas. F. Sampson & wife	422	
Chestnut St. M. E. Ch. Trustees of	Release	"	West Prov. Land Co.	438	
Cosgrove Thos.	Lease	"	Alonzo Williams	442	
Carpenter Horace F.	Trans. "	"	John Austin	454	
Corp. of Grace Ch.	Bur. Got	"	W. D. Budlong & Wm. Porter	467	✓
Crook Mary Heirs of		"	John Crook	478	
Cowell Chas. H. Admr.	Release	"	Henry C. Bushnell	487	✓

C

D

Davis Thos et al	Release	To	Jos. G. Johnson	21	✓
Dexter Stephen A.	B. Sale	"	Chas. N. Dexter	27	
Drown Wm. H. for self & as Trustee		"	Anna B. Russell	37	
Dyer Elisha	Trust.	"	Geo. R. Phillips Trustee	50	
Durfee Philip H. et al.	"	"	Trustees of Power St. M. E. Ch.	53	✓
Dorrance John R. & wife	Bus. lot	"	Wm. J. Arnold.	73	✓
Dike Arba B. Trustee		"	Thos. R. Drowne	106	✓
Dyer Elisha Trustee under will of		"	Horatio Rogers Trustee	149	
Doyle John & wife	Agree't.	"	Michael Duffy	167	
do	Lease	"	do.	168	
Duffy Michael	Agree't		John Doyle & wife	167	
Draper Cornelius	B. Sale	"	Edwin Draper	179	✓
Dougherty Anthony by Devisee		"	Elizabeth Dougherty	209	
Dougherty Bridget		"	do.	209	
Dunham Chas. C. Heir of by Gn		"	Fredk. Miller	214	
Dunham Maria F. by Gn		"	do.	214	
Dailey Albert	Trust	"	Geo. B. Earle	219	
Dey Jas W	Agree't.	"	Agt. for Thos. H. Rhodes	221	
Drown Wm. H. Trustee			Anna B. Russell	232	✓
Dike Arba B. et al.		"	Cromwell & Richard C. Moulton	248	
Day James W.		"	Wm. Woodward	512	
Dealey Daniel		"	Patrick Dealey	514	
Ennis Richard	Trans Lease	"	Isaac Hymes	262	✓
Dexter Newton	Pr. Atty.	"	Arthur F. Dexter	277	
Dike Arba B. et al.	Release	"	John H. Bongartz	299	✓
Davis Mary A.		"	Wm. H. Dyer	538	
Daly James		"	Elizabeth R. Masterson	542	
Davis Joseph et al.		"	Benj. B. Adams	305	
Davis Joseph Heirs of et al.		"	do.	305	
Dodge Christopher G.	Lease	"	Samuel G. Hardman	311	
Dolloff Wellington P.	Agree't	"	E. S. Stanley	339	
Dike A. B. for self & as Agt. & Trustee et al	Lease	"	Henry Dobson	358	✓
Dyer Elisha	Pr. Atty.	"	Elisha Dyer Jr.	363	
Davis Alberto R. & wife	B. Sale	"	Frank P. Bushnell	374	
Dring Thos. Heirs of		"	Fredk. F. Anthony	385	
Dawley Peleg by Mortgagee		"	Charles H. Hidden	397	
do.	"	"	Wilkins U. Hidden	398	✓
Dike Arba B. Atty of Mortgagee		"	Wm. A. Warner	458	
Dorr Allen	Pr. Atty.	"	Wm. Ames	460	
Duncan Samuel W. & wife			Mary P. Eastman	434	✓
Dorrance John R. & wife et al.	Lease	"	Mary A. Wilson	483	✓

E–F

Earle Wm. Trustee & Atty	Lease	To	Geo. H. Hill & Christopher A. Peirce	8	✓
Elsbree Shirley A. et al.		"	Henry Watkins	25	
Ellis Henry W.	B. Sale	"	Chas. H. Perkins et al	50	✓
Ellis Wm.	Lease	"	H. H. & S. O. Parker	69	✓
Emmerton Wm. H. Heirs of		"	John K. Harris	113	
Emmerton Kate & Sarah E. by Gn. et al.		"	do.	113	
Emmerton Mary E. R.	Power.	"	do.	113	
Eaton Sarah B. Trustee under Will of		"	Jas J. Gearayt & Margaret Gearayt	139	✓
Evans Bailey W. et al	Release	"	Benj. F. Almy	282	✓
Engsturme C. C.	Agree't	"	A. B. Rice & Co.	338	✓
Earle Benj. D. Trustee Est. of et al.	Lease	"	Franklin Lodge No. 23 I. O. O. F.	407	
Earle Geo. B. et al.		"	do.	407	✓

E continued below

Franklin Edward C. Est of by Commrs.	Power	To	Mary A. Franklin	2	✓
Fifth National Bk	Street		City of Providence	31	
Flint Henry S. & Monro	Lease	"	Lowe Anthony & Lowell	38	
Fuller Geo. P. et al.		"	Boham P. Byram	54	✓
Francis Lucretia A.	Pr. Atty	"	John A. Austin	152	✓
Fanning Charlotte B. Heirs of		"	Elizabeth H. Brown & Abby A. Hann	247	
Ferrin Henry F.	B. Sale	"	Annie Porter	264	
Franklin Foundry & Machine Co.	Street	"	City of Providence	265	✓
Finnigan Patrick	B. Sale	"	Christopher Donnelly	277	
Fogarty Michael	"	"	Patrick Murrooney	279	
Fitch Charles M.		"	Frederick Burgess	535	✓
French Warren A. et al. by Mortgagee		"	Wm. R. Walker	325	✓
Flyn James	Lease	"	Casper Hill	444	✓

Eaton Sarah B. Trustees under Will of		To	Francis Mc Bride	479	✓

Gladding Mary J. Trustee under Will of et al.	Grease	To	Geo. H. Hall & Christopher A. Peirce	8	
Gallagher Felix	B. Sale	"	Michael Harvey	9	
Gallup Albert L.		"	A. & W. Sprague Mfg. Co.	19	
Graham John	B. Sale	"	Andrew Dolan	20	✓
Green Cornelia E.	Grease	"	Chas. C. Mathewson	35	
do. et al.	Renewal	"	Geo. Hail	51	
Gardiner M. R.	"	"	Wm. Davidson	59	
Griffin Geo. M. & Co.	Pr. Atty.	"	Cyrus H. Morse	60	✓
Gorrell Thos. et al.	B. Sale	"	Thos. R. Greene	65	
Glasson Margaret A.		"	Frederic Fuller	91	
Godding Clara W. by Guar.		"	John F. Parks	96	✓
Gerin John by Mortgagee		"	Daniel Falvey	115	
Goddard M. B. Trustee et al.	Street	"	City of Providence	117	✓
do.	"	"	Butler Hospital for the Insane	228	
Gregg Geo. by Mortgagees		"	Robt. Muir	229	✓
Greene Allen		"	City of Providence	575	
Gardner Clarence T.	Pr. Atty.	"	Econ. Mutual Life Ins. Co.	272	✓
do.	"	"	do.	274	✓
Greatreaks John Heirs of	Bur. Lot	"	Nancy A. Greene	289	
Gardner R. A. et al	B. Sale	"	Catherine Noonan	292	✓
Greene Wm. H.		"	Walter M. Greene	540	
Gurnett Ann E. wife of Gideon	Dower	"	Rebecca A. Steere wife of Thos. E. Steere	312	
Gladding Benj. H. et al.	Agree't	"	Robt. Wheaton	323	
Gallup Albert L.	Release	"	Russell A. Denison	344	
Greene Ann E. & Henry	Agreet	"	Stephen Paine	336	✓
Grinnell Wm. H. et al.	Notice	"	Benj. Andrews et al.	362	
Greene Wilson	B. Sale	"	James R. Hodges	387	
Gardner Henry by Mortgagee		"	James Gilheeney	400	
do	"	"	James O'Reily	401	
do.	"	"	Edward J. Cooney	402	
Gilmore Benj. F.	Lease	"	Geo. Finck	413	
Greene Allen	B. Sale	"	James R. Hodges	417	✓

Hazard Geo. J. et al. Trustees		To	Hope Lodge No. 4 I. O. O. F.	1	
Hill Geo. H. et al.	Trans Grease	"	Prov. & Worcester R. R. Co.	10	
Hughes Jas. Vicar General et al.		"	Thos. F. Hendricken Bishop et al.	13	✓
Hopkins Horatio L. Trustee	Grease	"	Geo. A. Holt.	41	
Howlet Chas. M. & wife	Bur. Lot	"	Robt. W. Jencke	47	
Harris Wm.	Grease	"	Geo. H. Bates & John C. Hobbs	57	✓
Hughes Jas. Vicar General et al.		"	Thos. F. Hendricken Bishop et al.	76	
do.	"	"	do.	79	
do.	"	"	do.	81	
do.	"	"	do.	83	
do.	"	"	do.	85	
do.	"	"	do.	87	
Hewitt Edwin P.	B. Sale	"	W. H. & E. A. Elliott	88	
Howell John B. by Devisee		"	Frederic Fuller	91	
Hunt Joshua M.	B. Sale	"	John Mc Guinness	98	
Hanscom John by Register in Bkcy.		"	Caleb G. Burrows Assignee	99	✓
Hall Chas. S.	B. Sale	"	Frank C. Hall	100	
Hedge J. Dunham & wife et al.		"	Geo. F. Spicer & Wm. S. Arnold	101	
Hopkins Oliver W. & Edgar A.	Trans Grease	"	Wm. H. Hopkins	104	
Hall Chas. S.	B. Sale	"	Michael Desmond	106	
Holroyd Geo. F. & Samuel A.	Grease	"	Jas. S. Davis	116	
Hennessy John B.	"	"	Chas. B. Ricketson	125	
Hall Frank C. by Agt.	B. Sale	"	Geo. A. Gardiner	130	
Hazard Marenus H. & wife	"	"	Bennett W. Wheeler	131	
Howell John B. by Mortgagee		"	Geo. H. Burnham	142	✓
Hoch Christian	B. Sale	"	Charles Gauch	150	
Howard Emily M. Admx.	Pr. Atty.	"	Henry F. Grant Jr.	154	
Harvey Mahala wife of Ira, Trustee for	(Release)	"	Ira Harvey	156	
Hutchins Chester P.		"	Stephen D. Brownell	158	
Hughes Peter F.		"	Margaret Scanlon wife of Peter	163	
Harris David S.		"	Catherine Ochs	500	
Higgins Eugene	B. Sale	"	Geo. H. Burnham	171	
Huntley Margaret wife of Jas. S.	Dower	"	Patrick Mc Sweeney	183	
Hartshorn Isaac	Trans. Grease & B. Sale	"	Sarah A. Coats wife of James	184	✓
Huntley Margaret wife of Jas. S.	Dower.	"	Hugh Carroll	206	
Huntley James S. & wife		"	do.	503	
Howland Henry A. et al. Mortgagee	B. Sale	"	Jas. M. Read & H. H. Richardson Trustees	211	
Howard Emily M. Admx.	Pr. Atty.	"	Zechariah Chafee	213	
Heffernan Patrick	B. Sale	"	John Kelley	214	
Hart Thos. W.	Agreet	"	Geo. B. Earle	220	
Hail Geo. G.	Lease	"	Noah D. Payne	238	✓
Harris Cyrus	B. Sale	"	Simon S. Collins	245	✓

Ham Wm. Heirs of		To	Elizabeth H. Brown & Abby A. Ham	247	
Hutchins Ezra		"	John W. Smith	253	
Harris Cyrus et al. Trustees		"	Hannah Coghill	516	
Harkness Thos. & wife	Agreet	"	Francis W. Carpenter	267	
Houghton Leonard et al	B. Sale	"	Chas. W. Scott Jr.	268	
Henry Geo.		"	Pardon Wilbur	520	✓
Hoppin Carrington		"	Wm. W. Hoppin	521	
Hoxdly Samuel		"	Alfred H. Gates	525	
Hughes Francis		"	Jane Tilley & Ellen & Mary Bennett	529	
Hall Isaac		"	Addie F. Hall	531	✓
Hunt Josiah D. & wife et al.		"	Jeremiah Tenner	302	
Hunt Maria J. et al.		"	do.	302	
Hartshorn Isaac by Atty.	Release	"	Wm. H. Reynolds	308	
Harris Mrs. Daniel M.	Agree't	"	Wm. C. Richmond	309	
Hennessy John B.	B. Sale	"	Moses B. Thayer	384	
Hope Thomas		"	Sarah Taylor wife of Isaac	547	
Hartshorn Isaac	Release	"	Emily B. Reynolds wife of Wm. H.	350	
Himes Henry F.	B. Sale	"	Peter Brucker	357	✓
Howell John B. by Exr.		"	Bryan Kiernan	362	
Hoxdly Westcott	Lease	"	Leander C. Gardiner	366	
Hicks Ratcliffe Adms. & Heirs of		"	Frances C. Jillson	377	
Hidden Henry A. Atty. of Mortgagee		"	Charles E. Hidden	397	
do.	"	"	Milkins H. Hidden	398	
do	"	"	James Gilheeney	400	
do.	"	"	James O'Riely	401	
do	"	"	Edward J. Cooney	402	
Hunt Josiah D. & wife et al.		"	Ebenezer Allen	408	
Hunt Maria J. widow of Joshua et al.		"	do.	408	✓
Howell John B. by Exr.		"	Frederic Fuller	439	
Hull Henry A.	B. Sale	"	C. H. Reeves & L. A. Mathes	437	
Hanscom John & wife by Mortgagees		"	Leonard F. & Geo. M. Joslin	450	
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Waldron Edwin M.	Trans. Lease	"	Palmer Madigan & Co.	278	
White Francis N. & wife by Mortgagees		"	Francis N. White	283	
Ward Eliza Trustee under Will of et al.		"	Stephen N. Mason	293	
Wakefield Ebenezer Heirs of	Trust	"	Elisha C. Mowry	294	✓
Warner Allen B. & wife et al.		"	Jeremiah Fenner	302	
Woolsey Mary E. by Guar.	Dower	"	Elizabeth Hopkins wife of Wm. C.	304	
Wormsley Louise by Mortgagee		"	Geo. W. Johnson	315	
Wilcox Mary S. Mortgagee		"	do.	315	
Wightman Geo. W. et al		"	Mary J. Thompson	317	
White John J. & wife	Trust	"	John H. Watson	319	
Wheaton Robt.	Agree't	"	Jas. H. Read & B. H. Gladding	323	
Winsor & Steere	B. Sale	"	Jenckes and Stanton	348	
Wolf Benno	Lease	"	Wm. W. May	352	
Waite Lloyd A.		"	Solon R. Johnson & Jos. P. Cory	356	✓
Waterman Nancy Heirs of	Notice	"	Benjamin Andrews et al.	362	
Westcott Amasa S.	Lease.	"	John Reichenbach	393	
West Providence Land Co.	"	"	Geo. H. Page & John H. Rowley	404	
Warner Allen B. & wife et al.		"	Ebenezer Allen	408	
Westcott Amasa S.	Lease	"	Jacob Gluck	415	
Ware Wm.	Pr. Atty		Henry Martin	385	✓
Winsor Andrew et al Mortgagees		"	Leonard F. & Geo. M. Joslin	450	
Williamson Gustavus A. by Mortgagee		"	Wm. A. Warner	458	
Wood Godfrey Mortgagee		"	Daniel N. Davis	461	✓

W

Webb Henry A.		To	American Screw Company	471	✓
Waldron David A. Atty of Mortgagee		"	Royal D. Horton	488	
Westcott Amasa S.	Lease	"	Jakob Gluck	489	
Wright Wm. A.	"	"	James J. Sumner	492	
Ward Eliza Trustee under Will of et al.		"	Lewis Dexter	493	✓

Yeomans Albert D.	Lease	"	Albert A. Budlong	235	✓	
Young Wm. H. by Mortgagee		"	Benj. R. Vaughan	344	✓	
Young Ophelia by Guar.		"	Thos. M. S. Williams	368		
Young Wm. H. by Mortgagee		"	Beriah C. Kenyon	395		
do.	"	"	John G. Clarke	396		
do.	"	"	Daniel P. Dyer 2nd.	411	✓	
do.	"	"	Jonathan Boyd	423		
do.	"	"	do.	424		
do	"	"	do.	425		
do	"	"	do.	426		
do.	"	"	do.	437		
do.	——	Trans. Lease	" Westminster Lodge No. 27 I.O.O.F.	442	✓	
do	by Mortgage		" Royal D. Horton	488	✓	

Read Jas. H. et al.	Agreet.		Robt. Wheaton	323		
Rickelson Chas. T.	Release	"	Moses B. Thayer	335		
Rice A. B. & Co.	Agree't.	"	C. C. Engsturm	338		
Rae David	Release	"	David R. Rae & Theodore F. Lewis	348		✓
R. I. Inst. for Sav.	"	"	Owen Boylan	412		
Richards John W.	B. Sale	"	Amos W. C. Arnold	421		✓
Rider Sidney S.	Agree't	"	James C. Bucklin	449		
Rawson Fountain Society	Lease	"	Spencer P. Read	455		
Richards John H. & wife	B. Sale	"	Amy A. Davis wife of Chas. M.	465		
do.	"	Trans. Lease	" do. "	465		✓
Rogers Horatio Trustee			" Elvira B. Rogers	480		
do. " et al.			" Lewis Dexter	493		
Rogers Elvira B. for self & by Trustee			" do.	493		✓

Rabodie Benj. G.	Mortgagee	To	Sarah C. Brown	427	
Palmer Henry et al	B. Sale	"	Patrick London	435	
Power St. Meth. Episcopal Ch. Trustees of		"	West Prov. Land Co.	438	
Pike Jonathan & Albert B. H.		"	Heirs of Mary Randall	441	
Phenix Bk et al	Receipt	"	Shubael H. Cady et al Trustees	468	
do. "	Request	"	do. " "	470	
Parkinson John & wife	P. Atty	"	Wm. Chambers	476	✓

U.S. REVENUE 10 ¢. STAMP

Know All Men

That I Marcus D. Copeland of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Seven hundred dollars to me paid by Samuel H. Brayton of the Town of Cranston in said County and State the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto the said Samuel Brayton Two matched bay horses six years old about fifteen and a half hands high each weighing about eleven hundred twenty five pounds each one bay horse seven years old about fifteen and a half hands high weighing about eleven hundred twenty five pounds.

To have and to hold the same to him the said Samuel H. Brayton his executors administrators and assigns to his and their use forever. And I the said Marcus D. Copeland for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend the said Samuel Brayton his executors administrators and assigns forever.

In witness whereof I have hereunto set my hand and seal this nineteenth day of July A. D. eighteen hundred seventy two.

Signed Sealed and Delivered
in presence of
the words "each" being interlined
in two places.
Byron G. Thompson.
Charles H. Davis.

Marcus D. Copeland [L.S.]

Recorded July 19, 1872
at 3 P.M.

Witness G. A. Williamson Recorder of Deeds

U.S. REVENUE $2.00 STAMP

Know All Men by these Presents

That we Henry A. Chace Gardner T. Swarts and George J. Harvard Trustees all of the City and County of Providence and State of Rhode Island for and in consideration of the sum of one dollar to us paid by Hope Lodge Number (4) Four I. O. O. F. a corporation created by the General Assembly of the State of Rhode Island and located at said Providence the receipt whereof we do hereby acknowledge And also for and in consideration of a request in writing made of us to sell and convey the property hereinafter described as the same is herein and hereby conveyed by said Hope Lodge and also by certain five other corporations formerly voluntary associations but now duly incorporated by and under the laws of the State of Rhode Island as Roger Williams Lodge Number (3) Three I. O. O. F. Canonicus Lodge Number (9) Nine I. O. O. F. Moshassuck Encampment Number (2) Two I. O. O. F. Eagle Lodge Number (2) Two I. O. O. F. and Narragansett Encampment Number (1) One I. O. O. F. and all located at said Providence which said requests are now on record in the Office of the Recorder of Deeds in said Providence have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto said Hope Lodge its successors and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in or to

Seven undivided thirty fifth parts of all the property conveyed to us as Trustees under and by

virtue of a certain deed of trust from Jeremiah S. Remington to us which said deed bears date the 17th day of July A. D. 1869 and is recorded in the Land Records of said Providence in Book No 187 page No. 91 to which said deed reference is had for a more full and particular description

To have and to hold the same with all the rights privileges and appurtenances thereof to the said Hope Lodge its successors and assigns forever. And we the aforenamed Henry A. Chace Gardner T. Swarts and George J. Hazard for ourselves and for our heirs executors and administrators do covenant with the said Hope Lodge its successors and assigns that we will warrant and defend the aforedescribed premises to the said Hope Lodge its successors and assigns forever against the lawful claims and demands of all persons claiming by through or under us

In Testimony Whereof we have hereunto set our hands and seals this fifth day of July Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of J. L. G. Cobb

Henry A. Chace [L.S.]
Gardner T. Swarts [L.S.]
George J. Hazard. [L.S.]

State of Rhode Island &c. Providence sc. Providence July 5th 1872 Then personally appeared Henry A. Chace Gardner T. Swarts and George J. Hazard and acknowledged the aforegoing instrument by them executed to be their free and voluntary act and deed.

Before me J. L. G. Cobb.
Justice of the Peace.

Recorded July 20, 1872 at 9,40 A.M. Witness E. O. Williamson
Accomn of Deeds

State of Rhode Island and Providence Plantations Providence sc.

At the Supreme Court of said State begun and holden at Providence within and for the County of Providence on the fourth Monday of March in the year of our Lord One thousand eight hundred and seventy two

Be it remembered that at the present term of this Court Mary A. Franklin of the City County and State of New York widow of Edward C. Franklin late of said City County and State of New York deceased complains of William H. Low William C. Taber J. Thompson Hallett and Jane C. Hallett his wife all of Providence in said County Hadess summoned by the Sheriff in an action of dower wherein the Plff. demands of the Defts her dower or just one third part of and in a certain messuage or lot of land and buildings and other improvements thereon situate in said Providence and bounded Southerly on Westminster Street on which it measures (2) twenty one feet and (35/100) thirty five hundredths of a foot extending back Northerly from said Westminster Street ninety six (96) feet to the centre of a gangway and holds throughout the width of twenty one feet and thirty five hundredths of a foot with the appurtenances whereof the Plff. says the said Edward C. Franklin deceased was seised and possessed in his demesne as of fee during her coverture and intermarriage with him and whereof she is dowable according to the true intendment of law as of the endowment of the said Edward C. Franklin her late husband and whereof she hath nothing and says that at said Providence on the 15th day of November 1871 she the Plff being on the premises by her attorney of record in this suit did then and there demand her said dower thereof as aforesaid yet the defendants who then and there were and ever since have

been and now are tenants in possession of the premises although one month since the demand was made has long since past have not assigned or set out her said dower but wholly refuse so to do to the damage of the Plff. &c.

Said action was duly entered at said term and being called the same is discontinued as to J. Thompson Hallett and Jane C. Hallett his wife without costs and the defendants William H. Low and William C. Taber make default whereupon it is considered by the Court that the Plff recover and have her dower in the estate and premises in her declaration mentioned and described and also her damages for the detention thereof and that James C. Hidden William H. Douglas and Charles D. Cady be appointed Commissioners to set off and assign to the Plff her just and reasonable dower in the estate and premises described & mentioned in said declaration and to ascertain her damages for detention of her dower after demand therefor. Said Commissioners at said term make report that having been first severally engaged to the faithful performance of their duties as such Commissioners they gave notice to the several parties to said action of the time & place of meeting with said parties and at said time & place after hearing all of said parties who appeared and desired to be heard they set forth to said Plff the whole of the brick building situated upon the land in the pleadings mentioned excepting the shop or store on the first floor of said building together with the whole of the ell or addition to said building used for kitchen and servants quarters together with the use of the yard or part of said land not covered with buildings in common with the tenant of said store.

Said Commissioners further assess the damages by the Plff sustained by detention of her dower after demand therefor over and above the amount already paid by agreement of the parties to February 1, 1872 at the sum of two hundred and seventy five dollars

Upon the coming in of said Report the same is received read and confirmed by consent of parties Whereupon it is considered by the Court by decree entered on the 7th day of the said term to wit July 18, 1872 That the Plff recover and have of the defendants William H. Low and William C. Taber the sum of two hundred and seventy five dollars damages for detention of her dower from February 1 A. D. 1872 with costs to be taxed by the Clerk and that execution issue therefor. And it is further ordered adjudged and decreed that the Plff recover and have of the defendants said Low & said Taber for her sole use during her lifetime as and for her dower out of the estate of her late husband said Edward C. Franklin the whole of the brick building situated upon the land in the pleadings mentioned excepting the shop or store on the first floor of said building together with the whole of the ell or addition to said building used for kitchen and servants quarters together also with the use of the yard or part of said land not covered with buildings in common with the tenant of said store.

State of Rhode Island & Providence Plantations Providence sc.
Clerks Office Supreme Court.

I Charles Blake Clerk of the Supreme Court of said State for said County of Providence do hereby certify that the foregoing is the original judgment of said Court entered by order thereof July 18th A. D. 1872 in the matter of the action Mary A. Franklin vs William H. Low et al. as appears by the files and records in the Clerks Office of said Court now remaining In testimony whereof I hereto subscribe my name and affix the seal of said Court this 19th day of July A. D. 1872.

Charles Blake Clerk [L.S.]

Recorded July 20, 1872 at 11, 30 A. M. Witness E. O. Williamson Accomn of Deeds

U.S. REVENUE $1.00 STAMP

This Indenture of Lease

Made and executed this twentieth day of July A.D. one thousand eight hundred and seventy two by and between Charles H. Saunders of the City of Providence State of Rhode Island of the one part and John B. Lawsey of said Providence of the other part Witnesseth

That the said lessor for the consideration hereinafter mentioned have demised granted and to farm let and do hereby demise grant and to farm let unto the said lessee his executors administrators and assigns.

The dwelling house situated on the north westerly corner of Hopkins and Point Streets in said Providence and now numbered 18 (eighteen) on said Hopkins Street. Together with the lot of land connected with said house.

To have and to hold said premises for and during the term of five years from the first day of July A.D. 1872 to terminate and end on the first day of July A.D. 1877. And the said lessee for himself and for his executors administrators and assigns doth covenant and agree to pay or cause to be paid to said lessor or their successors or assigns the sum of four hundred & twenty five dollars yearly and every year during said term for rent and hire of the above named premises in payments of One hundred six 25/100 dollars each on the first days of October January April and July successively to the end of the term of five years and in case of failure on his part to pay any rent within ten days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessor shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term. And the said lessee doth further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee doth further agree to keep the interior of the premises in good repair including the setting of glass in the windows and doors during the continuance of this lease and at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to the said lessor or their assigns in as good order as they now are common and ordinary wear and inevitable casualties only excepted.

And the said lessor agree to keep the exterior of the premises in good repair. And the said lessor on the conditions and terms above mentioned do hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of five years commencing and terminating at the dates aforesaid.

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this twentieth day of July A.D. 1872.

Signed Sealed and Delivered in presence of Charles Selden.

Charles H. Saunders (L.S.)
John B. Lawsey. (L.S.)

Providence County ss.

In Providence this twentieth day of July A.D. 1872 then Charles H. Saunders and John B. Lawsey personally appeared before me and severally acknowledged the within instrument by them signed to be their free and voluntary act and deed.

Charles Selden
Justice of the Peace.

Recorded July 20, 1872 at 2.30 P.M. Witness E.A. Williamson
Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Know All Men by these Presents

That I Eason Barber of Providence Rhode Island for and in consideration of the sum of four hundred dollars to me in hand paid at or before the ensealing and delivery of these presents by Bennett W. Wheeler of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Bennett W. Wheeler his executors administrators and assigns

All the buildings and improvements on a lot of land situated on the north east corner of Gilmore and Lester Streets in said Providence (being a lot of land owned by and leased of Ferdinand Collier). Together with said lease and all my right title and interest in and to said lot under and by virtue of said lease.

To have and to hold the same unto the said Bennett W. Wheeler his executors administrators and assigns forever. And I do for myself my heirs executors and administrators covenant and agree to and with the said Bennett W. Wheeler to warrant and defend the sale of the said chattels real hereby sold unto the said Bennett W. Wheeler his executors administrators and assigns against all and every person and persons whomsoever.

In testimony whereof I have hereunto set my hand and seal this 19th day of July A.D. eighteen hundred and seventy two

Executed in presence of John C. Perkis

Eason Barber (L.S.)

Providence County ss. In Providence this 22d day of July A.D. 1872 Then Eason Barber personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

John C. Perkis Justice of the Peace.

Recorded July 22, 1872 at 2.45 P.M. Witness E.A. Williamson
Recorder of Deeds

$1.50

This Indenture of Lease

Made and executed this eleventh day of June A.D. 1872 by and between Richard Consonby of the City and County of Providence and State of Rhode Island of the one part and J. Augustus George of said Providence of the other part

Witnesseth that the said lessor for the consideration hereinafter mentioned has demised granted and to farm let and does hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

A certain lot of land with the dwelling house and all the buildings and improvements thereon and all the rights privileges and appurtenances thereunto belonging situate at Number (91) Ninety one on Bridgham Street in said City of Providence

To have and to hold said premises for and during the term of five years from the first day of July A.D. 1872 to terminate and end on the first day of July A.D. 1877. And the said lessee for himself and for his executors administrators and assigns does covenant and agree

to pay or cause to be paid to said lessor or his heirs or assigns the sum of six hundred ($600) dollars yearly and every year during said term for rent and hire of the above premises in payments of One hundred and fifty dollars each on the first day of each and every three months after and succeeding said first day of July A.D. 1872 (the first payment to be made on the first day of October A.D. 1872) successively to the end of the term of five years and in case of failure on his or their part to pay said rent within ten days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessor shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as a tenant holding over his term. And the said lessee does further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee does further agree to keep the interior of the premises in good repair including the setting of glass in the windows and doors during the continuance of this lease and at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to said lessor or his assigns in as good order as they now are common and ordinary wear and tear and inevitable casualties only excepted. And the said lessee also covenants and agrees that said lessor may enter to view and make improvements in said premises as may be necessary or expedient.

And the said lessor agrees to keep the exterior of the premises in good repair. And the said lessor on the conditions and terms above mentioned doth hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of five years commencing and terminating at the dates aforesaid.

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this eleventh day of June A.D. 1872.

Signed Sealed and Delivered
in presence of
Joseph Cushing

Richard Ponsonby. [L.S.]
J. Augustus George. [L.S.]

State of Rhode Island City of Providence ss. Providence June 11th 1872 In the City of Providence on this eleventh day of June A.D. 1872 Then personally appeared the above named Richard Ponsonby and J. Augustus George subscribers to the foregoing instrument and each severally acknowledged the same to be his free and voluntary act and deed

Before me Charles Pitts Robinson
Public Notary.

Recorded July 22, 1872 at 4.05 P.M. } Witness G.A. Williamson
Recorder of Deeds.

U.S. REVENUE $6.00 STAMP.

NOTE. SEE DEED BOOK No. 465 Page 465

Know All Men by these Presents

That I William M. Bailey of North Providence in the State of Rhode Island &c. Trustee under and by virtue of those instruments recorded in the Office of the Recorder of Deeds in the City of Providence in said State in Deed Book Number 193 at pages 527 529 and 533 respectively and the instruments therein

referred to by virtue and in exercise of the power vested in me under said instruments and of every other right and power me hereto enabling and with and pursuant to the assent request and direction of Araelia G. Van Zandt wife of Charles B. Van Zandt named in said instruments as is evidenced by her signature and seal hereto and for and in consideration of the sum of

One Hundred dollars to me as such Trustee paid by Charles J. Sweet of the City of Providence and State of Rhode Island the receipt whereof is hereby acknowledged do grant bargain sell and convey to the said Charles J. Sweet his heirs and assigns forever

A certain lot of land situate in said City of Providence being Lot Number Forty Nine (49) as laid out platted and delineated on a plat of house lots called the Rope Walk Lot made by Benoni Lockwood June 7th 1830 and recorded in Deed Book of the Deeds of Real Estate for said City of Providence No. 60 between pages 132 and 133 together with the buildings thereon. Said lot measuring forty feet (40) on Hope Street and extending back of the same width one hundred (100) feet together with the buildings on Lot Number Fifty (50) on said Plat being a part of the dwelling house on said lot Number 49 Forty nine including the ell part of said building together with all my freehold or other interest in and to said lot Number Fifty (50) with the improvements thereon as the same were assigned and conveyed unto Charles Potter deceased by a certain indenture of lease executed by and between Harriet Brown and the said Charles Potter deceased dated the twenty first day of November in the year of our Lord One thousand eight hundred & fifty three further renewed by and between said Harriet Brown and William M. Bailey Administrator de bonis non with the Will annexed of Charles Potter to which said indenture of lease reference is here had as recorded in Book 137 page 231 of the Records of Deeds of Real Estate in said City of Providence and in Book 164 page 466 of said Records.

To have and to hold the same with the appurtenances unto and to the use of the said Charles J. Sweet his heirs and assigns forever. And I the said William M. Bailey Trustee as aforesaid covenant with said Charles J. Sweet his heirs and assigns to warrant and defend the aforedescribed estate and premises to the said Charles J. Sweet his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me as Trustee as aforesaid

In Testimony Whereof we hereto set our hands and seals the first day of May A.D. Eighteen hundred and seventy two. 1872.

Signed Sealed and Delivered in presence of
W. M. Bailey Jr. witness to W. M. B.
Anne B. F. Woods as witness to the
signature of A. G. Van Zandt.

William M. Bailey. [L.S.]
Trustee
Araelia G. Van Zandt. [L.S.]

State of Rhode Island &c. Providence ss. In Providence in said County on the twenty third day of July A.D. 1872 William M. Bailey personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed as Trustee as therein named.

W. M. Bailey Jr. Public Notary.

Recorded July 24, 1872 at 9.35 A.M. } Witness G.A. Williamson Recorder of Deeds.

U.S. REVENUE $3.00 STAMP.

This Indenture of Lease

Made and entered into this first day of July A.D. 1871 by and between William Earle of the City of Providence in the State of Rhode Island Trustee under the will of Mary T. Gladding late of said Providence the said William Earle Attorney of Elizabeth G. Chandler of said Providence and the said William Earle Attorney of Mary E. Arnold of said Providence of the first part and lessors and George H. Hill and Christopher A. Peirce both of said Providence doing business under the firm of Hill and Peirce of the second part and lessees Witnesseth

That the said lessors for and in consideration of the rents and covenants hereinafter contained to be paid kept and performed on the part of said lessees do hereby lease to the said lessees their executors administrators and assigns for and during the term of five years from and after the first day of June A.D. 1871

The Joseph Tillinghast heirs' wharf estate so called on the South side of James Street in said City of Providence having a front of eighty feet on the Harbor line and running back holding the same width about eighty eight feet to South Water Street also a lot of land on the East side of said South Water Street about sixty feet square bounded Southerly on land of John Kingston Easterly on land of the said William Earle and Elizabeth G. Chandler Northerly on other land of lessors and Westerly on South Water Street.

To have and to hold the leased premises with all the rights and privileges thereof for the term aforesaid to them the said lessees their executors administrators and assigns. And the said lessees covenant and agree to pay rent for said premises at the rate of twelve hundred dollars per year payable semi annually on the first days of December and June during said term.

And the said lessees further covenant and agree that they will not underlet said leased premises or any part thereof without the consent of the lessors in writing that they will keep the Bridge wharf in good repair and will relay the North wall in the dock at their own expense and that all improvements and repairs on the buildings and wharf shall be made at their own expense that the leased premises shall be used for a coal yard and for no other purpose and that no steam engine or any nuisance whatever shall be kept or stored on said premises that all buildings and improvements erected and made upon said premises belonging to the lessees shall be and remain pledged to the lessors for any and all rents and damages which may accrue under this lease that in case the rent is not paid within twenty days after the same is due and has been demanded and in case of the breach of any other covenant of the lessees it shall be lawful for the lessors or their legal representatives to enter upon said premises if they see fit and terminate this lease without further notice or demand

It is agreed between the parties hereto that this lease may be renewed if the lessees so elect for a further term of five years at a rent to be fixed by three disinterested men one to be chosen by the lessors and one by the lessees and the third by the two so chosen the rent not to be less than twelve hundred dollars per year and to be payable semiannually as aforesaid. This lease and the covenants therein contained shall be binding on the legal representatives of the respective parties. In witness whereof the parties have hereto set their hands and seals the day and year first above written.

Executed in the presence of
Saml. W. Peckham.

George H. Hill [L.S.]
Christopher A. Peirce [L.S.]
Wm. Earle [L.S.]
Trustee

E. G. Chandler [L.S.]
by Wm. Earle Atty.
Mary E. Arnold [L.S.]
by Wm. Earle Atty.

Providence ss.

In the City of Providence this first day of July A.D. 1871 personally appeared William Earle Trustee William Earle Attorney for Elizabeth G. Chandler and William Earle Attorney for Mary E. Arnold and acknowledged the within instrument by him signed to be his voluntary act & deed as Trustee and the voluntary act and deed of said Elizabeth G. Chandler and said Mary E. Arnold and his voluntary act as their attorney and at the same time and place personally appeared George H. Hill and Christopher A. Peirce and acknowledged the within instrument by them signed to be their voluntary act and deed.

Before me Saml W. Peckham.
Justice of the Peace.

I hereby consent to the running of a donkey engine on the wharf hereby leased not later than 10 P.M.

Wm. Earle Trustee & Atty.

Recorded July 25, 1872 at 11, 25 A.M. Witness H. A. Williams
Recorder of Deeds

U.S. REVENUE 5¢ STAMP.

Know All Men by these Presents

That I Felix Gallagher of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of one dollar and of all indebtedness of me to Michael Harvey to me in hand well and truly paid at or before signing sealing and delivery of these presents by said Michael Harvey of said Providence the receipt whereof I the said Gallagher do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Harvey

One bay horse one tip cart with tail and side boards and harness being the same heretofore purchased by me of Richard Fenner

To have and to hold the said granted and bargained property unto the said Harvey his heirs executors administrators and assigns to his only proper use benefit and behoof forever and I the said Gallagher do vouch myself to be the true and lawful owner of the said horse harness and tip cart and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself & heirs executors and administrators hereby covenant and agree to warrant and defend the said personal property unto the said Harvey his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever excepting a mortgage on the same Richard Fenner aforesaid.

In Witness Whereof I the said Gallagher have hereunto set my hand and seal this 25th day of July in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
Charles E Gorman.

his
Felix X Gallagher [23]
mark

Recorded July 25, 1872
at 11.30 A. M. } Witness J. A. Williamson Accorder of Deeds

U S REVENUE $2.00 STAMP

I William Earle of the City of Providence Trustee and Attorney hereby consent that George H. Hill and Christopher A. Peirce of said Providence copartners as Hill and Peirce the lessees in a certain lease from me the said William Earle as Trustee and Attorney dated July 1st 1872 of the Joseph Tillinghast heirs wharf estate (so called) may assign said lease to the Providence & Worcester Rail Road Company on condition that said Company shall observe and keep the verbal contract & agreement made between me and said lessees by which said lessees agreed not to have any openings in the East end nor in the roof of the coal shed on the premises leased without my consent in writing and that on a breach of said condition by said Company the lessors or their legal representatives may enter upon the leased premises if they see fit and terminate said lease without further notice or demand said assignment to take effect from and after the first day of June 1872.

Witness my hand this third day of July 1872.

Witness to signature W. Earle
Joh. R. Balch

Wm Earle
Trustee & Atty.

Know All Men

That we George H. Hill & Christopher A. Peirce of Providence copartners as Hill & Peirce in consideration of one dollar to us paid by the Providence and Worcester Rail Road Company a corporation created by the General Assembly do transfer convey assign and set over to said Company and its assigns that lease made to us by William Earle Trustee and Attorney dated the first day of July 1871 and all our right title and interest in the land & estate thereby leased together with the coal sheds and all other improvements belonging to us now on said leased land To have and to hold the same with the appurtenances unto said Company and its assigns according to the provisions of said lease and on condition that said Company observe and keep the agreement mentioned in the foregoing consent to this assignment with regard to openings in the East end and in the roof of the coal shed on the premises leased and provided said Company shall hold us harmless and indemnified from and against all claims for rent due and hereafter to be due or covenants hereafter to be performed from the owners of said land and shall pay all rent due and hereafter to be due and perform all the covenants hereafter to be performed under the provisions of said lease This assignment to take effect from and after the 1st day of June 1872.

In Witness Whereof we hereto set our hands and seals the third day of July A. D. 1872.

Signed & Sealed
in presence of
John R. Balch

George H. Hill [29]
Christopher A. Peirce [27]

And we the Providence and Worcester Rail Road Company hereby accept this assignment of lease on the condition and with the provisions therein named and agree to pay all rents due and to become due and to perform all the covenants hereafter to be performed under the provisions of said lease and that in case of a breach of said condition the lessors or their legal representatives may if they see fit enter upon said premises and terminate said lease without further notice or demand. Witness our corporate name and seal hereto affixed by the hand of our President at Providence July Third 1872.

In the presence of
John R. Balch

Prov. & Wor. Rail Road Co [23]
by Earl P. Mason Prest.

Providence ss. In Providence the 19th day of July A. D. 1872 before me personally appeared Earl P. Mason & acknowledged the foregoing instrument by him signed as President of the Providence & Worcester Railroad Company to be his free act and deed and the free act and deed of said Company.

Edwin Metcalf Public Notary.

City and County of Providence ss.

On the twentieth day of July A. D. 1872 then George H. Hill and Christopher A. Peirce personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Henry Martin Justice of the Peace.

Recorded July 25, 1872
at 3.30 P. M. } Witness J. A. Williamson
Accorder of Deeds

Know All Men by these Presents

U S REVENUE $3.50 STAMP

That the Providence and Worcester Railroad Company in consideration of one dollar paid to said corporation by John O'Connor of Providence in the State of Rhode Island (the receipt whereof is hereby acknowledged doth hereby grant sell assign and convey unto the said John O'Connor a certain Lease of the Joseph Tillinghast heirs wharf estate in said Providence from William Earle Trustee and others to Hill and Peirce bearing date July 1 1871 and transferred to said Corporation July 3, 1872 and also all the right title and interest of said corporation in and to the premises described in said Lease reserving however the right to use a portion of said premises for railroad purposes in like manner and to a like extent as the same have been heretofore used.

And the said O'Connor in consideration of the premises doth hereby covenant with the said Corporation its successors or assigns that he will pay to it or them the sum of Six hundred and twenty five dollars on the first day of December next after the date hereof and

thereafter a yearly rent of Fifteen hundred dollars payable in equal semi-annual payments on the first days of June and December until the expiration of the term limited in the above recited lease. That he will keep and perform all the covenants and conditions of said lease on the part of the lessees therein named and the stipulations on the part of said Corporation made in the aforesaid transfer and the consent thereto given by the said Earle and that the said Corporation its successors or assigns may enter into possession of said leased premises at any time after any payment herein stipulated to be made has become due and remained unpaid for the term of twenty days upon which entry this lease and transfer shall become null and void

In Witness Whereof the said Corporation has caused its corporate name to be subscribed and its corporate seal affixed hereto by its President duly authorized for that purpose and the said O'Connor has hereto set his hand and seal the fifth day of July in the year of our Lord Eighteen hundred and seventy two

Signed Sealed and Delivered in presence of John R. Balch to signature E. P. Mason Prest. E. Metcalf to J. O'Connor.

Prov. & Worc. Rail Road Co. [L.S.]
by Earl P. Mason Prest.

John O'Connor [L.S.]

Providence ss. In Providence the 19th day of July A. D. 1872 before me personally appeared Earl P. Mason & John O'Connor & severally acknowledged the foregoing instrument to be their free act and deed and the said Mason also acknowledged the same to be the free act and deed of the Providence and Worcester Rail Road County

Edwin Metcalf.
Public Notary

Recorded July 25, 1872 at 3.35 P.M. } Witness E. C. Williamson
Recorder of Deeds.

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I Marcus D. Copeland of the City and County of Providence State of Rhode Island for and in consideration of ten dollars and other valuable considerations to me paid by A. G. Buchanan of said Providence which I do hereby acknowledge do hereby bargain sell set over and deliver unto said A. G. Buchanan all my right title and interest of any kind and nature whatsoever in the following viz.

One pair black horses now belonging to M. D. Copeland doing business at One hundred & thirty Dorrance St. in said Providence or wherever the same may be found or situated.

To have and to hold the same to him said A. G. Buchanan his executors administrators and assigns to his and their use forever. And I said M. D. Copeland for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said A. G. Buchanan his executors administrators heirs and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this thirteenth day of April A. D. Eighteen hundred and seventy two.

In presence of Henry H. Sherman
Byron S. Thompson

M. D. Copeland [L.S.]

Recorded July 26, 1872 at 11 10 A.m. } Witness E. C. Williamson Recorder of Deeds

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U.S. REVENUE 20¢ STAMP

Stamp Duty Paid Wm. Ames Collector of Internal Revenue.

To All Persons to whom these Presents shall come

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting Know ye That we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and L. S. Mc-Mahon Vicar General of said Diocese of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said L. S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with all the buildings and improvements thereon standing viz.

One certain lot of land with all the buildings and improvements thereon situate on the Southerly side of High Street in said Providence and is bounded Northerly on said High Street on which it measures fifty feet Easterly by land of James Keah ninety seven feet Southerly by the Catholic Church Lot fifty 50 feet and Westerly by said Catholic Church Lot one hundred feet being Lot No. 363 on City Assessors Plat No. 24 Also one other lot of land with all the buildings and improvements thereon situate on the Northerly side of Pond Street in the Westerly part of said Providence and is bounded Southerly on said street Westerly on the Catholic Church Lot Northerly on land now or formerly of William Tyler and Easterly on a gangway.

Also a certain lot of land with all buildings and improvements thereon situated on the Southerly side of High Street in said Providence and thus bounded and described Beginning at the Northwest corner thereof being the north east corner of land formerly of Joseph J. Tenner thence running Easterly bounding Northerly by said High Street on which it measures fifty feet thence Southerly bounding Easterly by a double lot numbered three and four on a Plat of land formerly owned by James Rhodes surveyed and platted by Benoni Lockwood to Pond Street thence Westerly bounded Southerly by said Pond Street fifty feet to land formerly of Joseph J. Tenner and thence Northerly to the place of beginning being the same land on which the main body of the Cathedral now stands. Also one other lot of land situated between Broad & Pond Streets adjoining the last described lot being the same land originally conveyed to Wm Tyler by deed from M. R. Early recorded in Book 101 Page 28.

Also one other lot of land adjoining the above which was originally conveyed to said Tyler by deed from said Early dated March 13 1846 recorded in Book 101 page 37 reference to said deeds may be had for a further description of said premises. Also one other lot of land with all the buildings and improvements thereon situated on the Easterly side of Fenner Street in said Providence and thus bounded and described Beginning at the Northwesterly corner thereof thence running Southerly bounding Westerly on said Fenner Street forty feet to land formerly of Joseph G. Fenner thence Easterly bounding Southerly on said land formerly of said Fenner forty five feet more or less to the Catholic Church Lot thence Northerly bounding Easterly on said Church Lot forty feet to land formerly of said Fenner thence Westerly bounding Northerly on land formerly of said Fenner forty five feet more or less to said Fenner Street at the place of beginning being the same land originally conveyed to William Tyler by deed from Joseph Butler dated Nov. 5th 1845 recorded in said Providence in Book No. 99 page 156.

Also one other lot of land with all the buildings and improvements thereon situated on the Southerly side of Pond Street in said Providence bounded Northerly on said street on which it measures twenty feet Easterly by the Westerly line of Lot No. Seven on a Plat of land formerly owned by James Rhodes which plat is recorded in said Providence in Book No. 23 page 454 Southerly by land now or formerly of Benjamin Aborn and Westerly by the Easterly line of Lot No. Eight on said plat it being the most Easterly of the three lots numbered Eight on said Plat Also a certain strip of land being part of Lot No. Seven on said plat and thus described Beginning at the Northeasterly corner of said Lot No. Eight thence Easterly on said Pond Street ten feet thence Southerly to said Aborns land thence by said Aborns land six feet to the Southeasterly corner of said Lot No. Eight thence Westerly on said Lot No. Eight to the place of beginning being the same premises with the same privileges and terms (so far as the same are now applicable thereto) described in a deed from Laughlin Dowling to the late Bishop O'Reilley deceased described in a deed recorded in said Providence in Book No. 22 page 164.

Also one other lot of land with all the improvements buildings thereon situated on the Southeasterly corner of Fenner & Pond Streets in said Providence being the most Westerly of the lots numbered Eight on said plat formerly owned by James Rhodes. Also the undivided half part of the centre lot of said three lots numbered Eight on said plat.

And also one other lot of land with all the buildings & improvements thereon situated on the Northeasterly corner of Pond & Fenner Streets and is laid out and described as Lot No. One on said plat formerly owned by James Rhodes and is thus bounded and described Beginning on said Fenner Street at the Southwest corner of a lot of land whereon stands a wing of the Catholic Church being the Northerly part of said Lot No. One thence running Easterly bounding Northerly on said lot forty five feet to land formerly of Isaac Mathewson and now occupied by the Catholic Church thence Southerly bounding Easterly on said land about forty seven feet to Pond Street thence Westerly bounding Southerly on Pond Street forty five feet to Fenner Street and thence Northerly on Fenner Street about fifty feet to the place of beginning.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and L. F. Mc Mahon Vicar General of the said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to the Saints Peter & Pauls Church Providence Rhode Island a corporation duly

organized and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said Saint Peter & Pauls Church Providence Rhode Island wherever the same may be.

To have and hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese Providence and the said L. F. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever. And we the aforenamed Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and L. F. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and L. F. Mc Mahon Vicar General of the Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness Whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands and seals this sixteenth day of July A. D. Eighteen hundred & seventy two

Signed Sealed and Delivered
in presence of
Charles E. Gorman.
Edward Goodman to J. Hughes
Henry F. Terry.

F. P. Mc Farland (L.S.)
James Hughes (L.S.)
Vicar General.

State of Rhode Island &c Providence &c. At Providence this 16th day of July A. D. 1872 Francis P. Mc Farland personally appeared before me and acknowledged the aforegoing deed by him signed to be his free and voluntary act and deed.

Charles E. Gorman
Public Notary.

State of Connecticut County of Hartford

Be it remembered that on this the seventeenth day of July A. D. one thousand eight hundred seventy two before me the undersigned a Commissioner of Deeds resident in the City & County of Hartford in the State of Connecticut duly qualified & commissioned by the executive authority of the State of Rhode Island to take the acknowledgment of deeds & of other writings to be used & recorded therein personally appeared the above named James Hughes Vicar General & one of the signers of the foregoing instrument & acknowledged the same to be his free act & deed hand & seal. In witness whereof I have hereunto set my hand & seal at my office in Hartford Connecticut on the day & year aforesaid

Edward Goodman (L.S.)
Commissioner of Deeds for the State of
Rhode Island in Hartford Conn.

Recorded July 26, 1872 at 2.55 P.M. } Witness F.A. Williamson Recorder of Deeds

U.S. REVENUE 10¢ STAMP

This Agreement

Made and entered into at Providence this nineteenth day of July A.D. 1872 between Mary W. Chaplin wife of Geo. W. party of the first part and Almon Wade party of the second part Witnesseth That whereas the said party of the first part is the owner in fee of two certain lots of land on the Southerly side of High Street namely Lots Nos. One hundred thirty three (133) and One hundred thirty four (134) as delineated on Assessors' Plat No. 35 the former being situated at the South Westerly corner of High and Parade Streets and the latter adjoining and bounding the said former on the West the two said lots having been conveyed to the said party of the first part by deed from Lodowick Brayton dated April 28th 1871 recorded in land records of Providence in Book of Deeds No. 195 at page 15 and whereas the said party of the second part is owner in fee of a certain lot of land on the Southerly side of said High Street adjoining and bounding Easterly on said Lot No. 134 and numbered (135) One hundred thirty five on said Assessors' Plat No. 35 Said lot having been conveyed to the said party of the second part by Brayton B. Paine by deed bearing date of August 27th A.D. 1852 recorded in Land Records of the City of Providence in Book of Deeds No. 130 at page 198 and whereas a question has arisen in regard to the true division line between said lot No. 134 belonging to the party of the first part and said Lot No. 135 belonging to the party of the second part

Now therefore it is hereby mutually covenanted and agreed between the said parties of the first and second parts that the division line between the said estates be and is hereby forever established as follows Beginning at an iron bolt driven in the ground at a point in the Southerly line of High Street 99 6/100 feet Westerly from the South Westerly corner of said High and Parade Streets which said corner of streets is marked by an iron bolt set in the ground by the City Engineer of the City of Providence thence running in a Southerly direction by a straight line to a granite bound set in the ground at the Southerly end of the fence which now divides the two said lots Nos. 134 and 135.

In Witness Whereof we have hereunto set our hands and seals the day and year first above written.

In presence of
Mary J. Buchanan.
Samuel A. Hazard.

Mary W. Chaplin. [L.S.]

Almon Wade [L.S.]

Recorded July 29, 1872 at 1 P.M. } Witness F.A. Williamson Recorder of Deeds

U.S. REVENUE $14.50 STAMP

Know All Men by these Presents

That I William G.R. Mowry of the City and County of Providence in the State of Rhode Island Trustee named in a certain deed of trust from Elisa G. Barnes dated the second day of

March Eighteen hundred and seventy one and recorded in the land records of said City of Providence in Deed Book No. 193 (One hundred and ninety three) page 442 (four hundred and forty two) in consideration of the sum of Fourteen thousand three hundred and eighty four 50/100 dollars to me paid by Albert G. Gallup of said City of Providence (the receipt whereof is hereby acknowledged) with the consent in writing of the said Elisa G. Barnes endorsed on this deed and pursuant to and by force and virtue and in exercise and execution of the power or authority to me the said William G.R. Mowry for this purpose given or limited by the said deed of trust and of every or any other power or authority in anywise enabling me on this behalf do hereby grant bargain sell alien enfeoffe convey and confirm unto the said Albert G. Gallup his heirs and assigns forever

All that certain lot of land situate on the Southwesterly side of Cove Street in said City of Providence and bounded and described as follows beginning at the Northeasterly corner thereof at a point in the Southwesterly line of Cove Street 40 7/100 (forty 7/100) feet Northwesterly from the intersection of said line with the Northwesterly line of Washington Street thence Northwesterly with said Southwesterly line of Cove Street 30 7/100 (thirty 7/100) feet to a lot of land belonging to the A. and W. Sprague Manufacturing Company numbered 5 (five) on a Plat of the Westerly part of the James Aborn Estate laid out and platted July 10 1847 by Cushing and Walling (which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Book of Plats No. 3 (three) page 68 (sixty eight) reference whereunto is hereby had) thence Southwesterly at right angles with said Cove Street bounding Northwesterly on said lot No. 5 (five) 80 24/100 (eighty 24/100) feet to another lot of land belonging to said A. and W. Sprague Manufacturing Company numbered 8 (eight) on said plat thence Southeasterly bounding Southwesterly on said Lot No. 8 (eight) and running at right angles with the Northwesterly line of Washington Street 15 9/1000 (fifteen 9/1000) feet to said line of Washington Street thence Northeasterly with said Northwesterly line of Washington Street 30 962/1000 (thirty 962/1000) feet to another lot of land belonging to said A. and W. Sprague Manufacturing Company numbered 7 (seven) on said plat and thence Northeasterly bounding Southeasterly on said lot numbered 7 (seven) and running at a right angle with the Southwesterly line of Cove Street 62 734/1000 (sixty two 734/1000) feet to the place of beginning containing 2397 42/100 (two thousand three hundred and ninety seven 42/100) feet. The lot of land hereby conveyed or intended so to be is the lot numbered 6 (six) on said plat.

To have and to hold the said granted and bargained premises with the appurtenances thereof unto and to the use of said Albert G. Gallup his heirs and assigns forever subject to a certain lease from George L. Barnes and wife to A. and W. Sprague now held by said A and W. Sprague Manufacturing Company dated the first day of May Eighteen hundred and sixty three and recorded in the land records of said City of Providence in Deed Book No. 162 page 464 and again in Deed Book No. 184 page 505 for the term of ninety nine years from the date thereof. And I the said William G.R. Mowry for myself my heirs executors and administrators do covenant with the said Albert G. Gallup his heirs and assigns that I will and that my heirs executors and administrators shall warrant and defend said premises hereby conveyed or expressed and intended to be so with the appurtenances thereof unto the said Albert G. Gallup his heirs and assigns for-

ever against the lawful claims and demands of all persons claiming by through or under me.

In testimony whereof I have hereunto in my said capacity of trustee set my hand and seal this twenty fifth day of July A.D. One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
Elisha C. Mowry

Wm. G. R. Mowry [L.S.]
Trustee

State of Rhode Island Providence Co. sc.

In the City of Providence this twenty fifth day of July Eighteen hundred and seventy two personally came before me William G. R. Mowry and in his aforesaid capacity of Trustee acknowledged the foregoing instrument to be his free and voluntary act and deed.

Elisha C. Mowry
Justice of the Peace.

I hereby consent to the sale of the within described estate in the manner and on the terms within mentioned

Providence July 25th 1872 Elvira G. Barnes.

Recorded July 30, 1872. at 10 A.M. } Witness E. A. Williamson
Recorder of Deeds.

U.S. REVENUE 14.50 STAMP

Know All Men by these Presents

That I Elvira G. Barnes of the City and County of Providence in the State of Rhode Island in consideration of the sum of one dollar to me paid by Albert S. Gallup of said Providence the receipt whereof is hereby acknowledged have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto him the said Albert S. Gallup his heirs and assigns forever all the right title interest property claim and demand which I now have or of right ought to have in and to

A certain lot of land situate on the Southwesterly side of Cove Street in said City of Providence and bounded and described as follows viz. Beginning at the Northeasterly corner thereof at a point in the Southwesterly line of Cove Street 40 1/100 (forty 1/100) feet Northwesterly from the intersection of said line with the Northwesterly line of Washington Street thence Northwesterly with said Southwesterly line of Cove Street 30 1/100 (thirty 1/100) feet to a lot of land belonging to the A. and W. Sprague Manufacturing Company numbered 5 (five) on a Plat of the Westerly part of the James Aborn Estate laid out and platted July 10, 1847 by Bushing and Walling (which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Book of Plats No. 3 (three) page 68 (sixty eight) (reference whereunto is hereby had) thence Southwesterly at right angles with said Cove Street bounding Northwesterly on said Lot No. 5 (five) 80 24/100 (eighty 24/100) feet to another lot of land belonging to said A. and W. Sprague Manufacturing Company numbered 8 (eight) on said plat thence Southeasterly bounding Southwesterly on said Lot No. 8 (eight) and running at right angles with the Northwesterly line of Washington Street 15 9/100 (fifteen 9/100) feet to said line of Washington Street thence Northeasterly with

said Northwesterly line of Washington Street 30 9/100 (thirty 9/100) feet to another lot of land belonging to said A. and W. Sprague Manufacturing Company numbered 7 (seven) on said plat and thence Northeasterly bounding Southeasterly on said lot numbered 7 (seven) and running at a right angle with the Southwesterly line of Cove Street 62 73/100 (sixty two 73/100) feet to the place of beginning containing 2397 42/100 (two thousand three hundred and ninety seven 42/100) square feet. The lot of land hereby conveyed or intended so to be is the lot numbered 6 (six) on said plat.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Albert S. Gallup his heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal this twenty fifth day of July in the year of our Lord One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
Elisha C. Mowry.

Elvira G. Barnes [L.S.]

State of Rhode Island Providence Co. sc. In the City of Providence this twenty fifth day of July A.D. One thousand eight hundred and seventy two personally came before me Elvira G. Barnes and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed.

Elisha C. Mowry Justice of the Peace

Recorded July 31, 1872 at 10.02 A.M. } Witness E. A. Williamson
Recorder of Deeds.

U.S. REVENUE 14.50 STAMP

Know All Men by these Presents

That I Albert S. Gallup of the City of Providence in the State of Rhode Island for and in consideration of the sum of one dollar to me paid by the A. & W. Sprague Manufacturing Company a corporation created by the General Assembly of the State of Rhode Island and located at the City of Providence aforesaid (the receipt whereof is hereby acknowledged) do hereby remise release and forever quitclaim unto the said corporation and its 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 that certain lot of land situate on the Southerly side of Cove Street in said City of Providence and bounded and described as follows beginning at the northeasterly corner thereof at a point in the southwesterly line of Cove Street 40 1/100 (forty 1/100) feet northwesterly from the intersection of said line with the northwesterly line of Washington Street thence northwesterly with said southwesterly line of Cove Street 30 1/100 (thirty 1/100) feet to a lot of land belonging to the said corporation numbered 5 (five) on a "Plat of the westerly part of the James Aborn Estate laid out and platted July 10, 1847 by Bushing and Walling" which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Book of Plats No. 3 (three) page 68 (sixty eight) (reference whereunto is hereby had) thence southwesterly at right angles with said Cove Street bounding northwesterly on said lot No. 5 (five) 80 24/100 (eighty 24/100) feet to another lot of land belonging to said corporation numbered 8 (eight) on said plat

thence southeasterly bounding southwesterly on said lot Number 8 (eight) and running at right angles with the northwesterly line of Washington Street 15 7/100 (fifteen 7/100) feet to said line of Washington Street thence northeasterly with said northwesterly line of Washington Street 30 962/1000 (thirty 962/1000) feet to another lot of land belonging to the said corporation numbered 7 (seven) on said plat and thence northeasterly bounding southeasterly on said lot numbered 7 (seven) and running at a right angle with the southwesterly line of Carr Street 62 734/1000 (sixty two 734/1000) feet to the place of beginning containing 2397 48/100 (two thousand three hundred and ninety seven 42/100) feet. The lot of land hereby conveyed or intended so to be is the lot numbered 6 (six) on said plat and it is the same lot which was conveyed and assured to me the said Albert S. Gallup by two deeds dated respectively the twenty fifth day of July Eighteen hundred and seventy two one being from William G. R. Mowry Trustee and the other being from Eliza G. Barnes. Said premises are now subject to a mortgage from me the said Albert S. Gallup to said William G. R. Mowry Trustee for the sum of Twelve thousand dollars dated the twenty fifth day of July Eighteen hundred and seventy two and recorded in the land records of said Providence in Real Estate Mortgage Book No. 57 (fifty seven) page 123 (one hundred and twenty three) reference whereunto is hereby had.

To have and to hold the above described premises with the appurtenances thereof unto and to the use of the said Corporation and its assigns forever subject nevertheless to the said mortgage.

And I the said Albert S. Gallup for myself my heirs executors and administrators do covenant with the said Corporation and its assigns that I will and my heirs executors and administrators shall warrant and defend the aforedescribed premises unto the said Corporation and its assigns forever against the lawful claims and demands of all persons claiming by through or under me except as to the said mortgage.

And I Jane A. Gallup wife of said Albert S. Gallup do release unto the said Corporation and its assigns all my right of dower in and to the above described land and premises.

In Witness whereof we have hereunto set our hands and seals this twenty ninth day of July Eighteen hundred and seventy two.

Signed Sealed & Delivered in presence of J. G. Markland.

Albert S. Gallup. [L.S.]
Jane A. Gallup. [L.S.]

State of Rhode Island City of Providence sc. 29th July A.D. 1872. Then & there the above named Albert S. Gallup acknowledged the above instrument by him signed to be his free & voluntary act & deed.

Before me J. G. Markland
Justice of the Peace.

Recorded July 30, 1872 at 10, 05 A.m. } Witness G. A. Waterman
Recorder of Deeds.

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I John Graham of the City and County of Providence State of Rhode Island in consideration of Three hundred dollars paid by Andrew Dolan of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Dolan the following goods and chattels namely

One Star engine lathe with all the tools belonging to the same now in Shop No. 85 Friendship Street in said Providence.

To have and to hold all and singular the said goods and chattels to the said Andrew Dolan and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said John Graham have hereunto set my hand and seal and affix and cancel the stamp required by law this eleventh day of July in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of John H. Porthouse

John Graham [L.S.]

Recorded July 30, 1872 at 1 P. M. } Witness G. A. Waterman Recorder of Deeds

Know All Men by these Presents

That we Thomas Davis George P. Tew Lauriston Towne and George H. Sackett copartners doing business in the City of Providence in the State of Rhode Island under the style or firm of "Sackett Davis & Co" and being the persons composing the firm of Sackett Davis & Co. of Providence in said State at the time of the making of the mortgage hereinafter mentioned and being also the persons who have composed said firm from thence hitherto and for whose benefit said mortgage was made for and in consideration of the sum of one dollar to us paid by Joseph G. Johnson of said Providence the mortgagor named in a certain mortgage made to the said "George P. Tew as Trustee for the firm of Sackett Davis & Co. of Providence in said State" for securing the payment of said Johnson's certain negotiable promissory note for the sum of Ten thousand dollars bearing even date with said mortgage and made payable to the said Sackett Davis & Co. or order one year from date with interest at the rate of seven per cent per annum payable semi-annually together with said Johnson's indebtedness or liability to said firm for and in respect of their having indorsed and thereafter indorsing his note for his accommodation (which said mortgage is dated the seventh day of February Eighteen hundred and sixty seven and is recorded in the land records of the Town of Cranston in said State in Real Estate Mortgage Book No. 7 (seven) page 407 (four hundred and seven) and a copy whereof is to be found in the land records of said Providence in Deed Book No. 235 (two hundred and thirty five) page 361 (three hundred and sixty one) the receipt whereof is hereby acknowledged and also in consideration that the said note for the sum of Ten thousand dollars and all interest thereon and all and every the notes indorsed by said "Sackett Davis & Co" for the accommodation of said Johnson as aforesaid have been fully paid and satisfied by him

do hereby remise release and forever quitclaim unto the said Joseph G. Johnson his heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to the lands and premises mentioned and described in and by the said mortgage reference whereunto for a description thereof being hereby had.

To have and to hold the same with the appurtenances thereof to the said Joseph G. Johnson his heirs and assigns forever. The sole object of this deed is to cancel and discharge the said mortgage. As Witness our hands and seals this twenty fifth day of April Eighteen hundred and seventy two

Signed Sealed & Delivered
in presence of
J. B. Nones.

George H. Sackett. [23]
Thomas Davis [23]
Geo. P. Sew. [23]
Lauriston Towne. [23]

State of New York City & County of N. York ss

Be it remembered that on this twenty fifth day of April A.D. Eighteen hundred & seventy two Before me the subscriber Joseph B. Nones Comm. of the State of Rhode Island in New York duly commissioned and qualified according to law & residing in said City of New York personally appeared George H. Sackett to me known to be the same person described in & who executed the foregoing writing and acknowledged to me that he executed the same as his free act & deed.

In testimony whereof I have hereunto subscribed my name & affixed my official seal this 25th day of April 1872.

J. B. Nones Commissioner of the State of
[23] Rhode Island for New York
No. 91 Duane St. cor Bd way.

State of Rhode Island Providence sc.

In the City of Providence on this 29th day of April A.D. 1872 then Thomas Davis and Lauriston Towne personally appeared before me and acknowledged the foregoing instrument by him signed to be their free and voluntary act and deed. And in said Providence on this third day of May 1872 George P. Sew personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Francis A. Daniels.
Notary Public.

Recorded July 31, 1872 at 12 M. } Witness G. A. Williamson
Recorder of Deeds.

U.S. INTERNAL REVENUE STAMP 50¢

This Indenture

Made and executed by and between William B. Sweet of the City and County of Providence in the State of Rhode Island party of the first part and Frank Magill of said City of Providence party of the second part Witnesseth That said party of the first part doth hereby demise lease and to farm let unto said party of the second part

The shop for making and repairing the wood work in carriages wagons and other vehicles

standing on a certain piece of land on the South side of Branston Street in said City of Providence being No. 36 on said Branston St. and owned by Thomas Mann and leased to said party of the first part the said shop being on the East side of the aforesaid lot of land and being the lower floor and one room on the floor above the same

To have and to hold the same with the appurtenances unto said party of the second part his executors administrators and assigns for the term of three (3) years and three (3) months from the first day of January A.D. Eighteen hundred and seventy two yielding and paying therefor during said term the annual rent of One hundred and fifteen dollars in equal quarterly payments of twenty eight dollars and seventy five cents each.

And said party of the second part for himself his heirs executors and administrators doth covenant with said party of the first part his heirs and assigns that he said party of the second part will pay said rent in manner as aforesaid and will permit said party of the first part and his assigns to enter upon said premises to view and repair the same whenever they may desire that he will make or suffer no strip or waste on said demised premises and will at the end of said term or sooner termination of said lease peaceably quit and surrender said premises to said party of the first part his heirs and assigns in as good order as the same are now in or may be put in during said term ordinary wear and tear damages by the elements and unavoidable casualties excepted. And further that in case of default in the payments of said rent and such default shall continue for the space of ten days or in case of the breach of any of the foregoing covenants said party of the first part his heirs and assigns may at their option without previous notice or demand determine this lease and reenter upon said premises and the same repossess as of his former estate and finally that he will not make or suffer to be made any alteration in or upon said premises except by and with the consent of said party of the first part first being had and obtained

And said party of the first part for himself his heirs and assigns doth covenant that said party of the second part truly performing all and singular his covenants aforesaid shall quietly occupy said premises during said term without the lawful let or hindrance of any person.

In witness whereof the said parties have hereunto set their hands and seals this first day of January A.D. Eighteen hundred and seventy two.

Signed Sealed and Delivered
in presence of
Eber Bartlett
Wm. B. W. Hallett

Wm. B. Sweet. [23]
F. Magill. [23]

State of Rhode Island Providence sc. In Providence in said County on this second day of February A.D. 1872 personally appeared William B. Sweet and Frank Magill subscribers to the foregoing instrument and acknowledged the same to be their free and voluntary act and deed

Before me Wm. B. W. Hallett
Justice of the Peace.

Recorded August 1, 1872 at 10, 45 a.m. } Witness G. A. Williamson
Recorder of Deeds.

U.S. REVENUE $1.00 STAMP

This Indenture

Made the first day of August one thousand eight hundred and seventy two between John S. Kingston of Providence Rhode Island party of the first part and Patrick Mahoney of said Providence party of the second part Witnesseth That the said party of the first part hath letten and by these presents doth grant demise and to farm let unto the said party of the second part his executors administrators and assigns

The building situated on the Easterly side of South Water Street in said Providence and now numbered 125 (One hundred and twenty five on said street with the appurtenances for the term of five years from the first day of August one thousand eight hundred and seventy two at the yearly rent or sum of Three hundred & forty dollars to be paid in equal monthly payments

And it is agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants herein contained then it shall be lawful for the said party of the first part to reenter the said premises and the same to have again to repossess and enjoy And the said party of the second part doth hereby covenant to pay unto the said party of the first part the said yearly rent as herein specified and promptly when due. And it is agreed that the interior of said premises shall be kept in good order and repair by the lessee and the exterior to be kept in good order and repair by the lessor. And that at the expiration of the said term the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements excepted

And the said party of the first part doth covenant that the said party of the second part on paying the said yearly rent and performing the covenants aforesaid shall and may peaceably and quietly have hold and enjoy the said demised premises for the term aforesaid.

In testimony whereof the parties hereto have hereunto set their hands and seals the day and year first aforewritten

Executed in presence of
Charles Selden.

John S. Kingston [23]
Patrick Mahoney [23]

Providence County ss. In Providence this first day of August A.D. 1872 then John S. Kingston and Patrick Mahoney personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed.

Charles Selden.
Justice of the Peace.

Recorded August 1, 1872 at 2.10 P.M. } Witness E.A. Williamson
Recorder of Deeds.

U.S. REVENUE 50c STAMP

This Indenture

Made this first day of July in the year Eighteen hundred seventy two between William D. Bucklin of Pawtucket and Albert G. Reynolds of Providence Witnesses

That in consideration of the covenants herein contained on the part of the said Albert G. Reynolds to be kept and performed the said William D. Bucklin does hereby lease to the said Albert G. Reynolds

The second and third floors of his shop numbered 669 and 671 North Main St. Providence R.I.

To have and to hold the same to the said lessee for the term of six years from the date hereof. The said lessee paying therefor the yearly rent of One hundred dollars in quarterly instalments during said term. The lessor to keep the building in whatever repair is necessary for carrying on the carriage business. And granting to the lessee the privilege of underletting to a competent and steady workman as much of the shop as he may choose All taxes and assessments to be paid by the lessor.

Provided also that in case the premises or any part thereof shall during the said term be destroyed or damaged by fire or other unavoidable casualty so that the same shall be thereby rendered unfit for use or habitation then and in such case the rent to be abated or discontinued until such time as the premises shall have been put by the lessor or those having his estate in the premises in proper condition for use and business The lessor also grants to the lessee privilege of exhibiting and standing upon the ground in front of the shop such vehicles as he may desire to place there for sale.

In Witness Whereof the parties have hereunto interchangeably set their hands and seals this first day of July Eighteen hundred seventy two.

Executed in presence of
Isabel S. Hawkins
Wm. H. Herald.

William D. Bucklin [23]
Albert G. Reynolds [23]

Recorded August 3, 1872 at 10,40 a.m. } Witness E.A. Williamson
Recorder of Deeds

U.S. REVENUE 5¢ STAMP

Know All Men

That I J. Frank Moore of the City and County of Providence and State of Rhode Island for and in consideration of the sum of One hundred and fifty dollars to me paid by Edward Kilburn of Cumberland in said County and State the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said Kilburn

All of the stock and fixtures of every kind nature and description now belonging to me and lying and being contained in a tobacco store situate at Number (34) Thirty four on Dorrance Street in said Providence

To have and to hold the same to him said Kilburn his executors administrators and assigns forever to his and their use forever. And I said Moore for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Kilburn his executors administrators and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this sixth day of August A.D. 1872.

Signed Sealed and Delivered in presence of
J. J. G. Cobb.

J. Frank Moore [23]

Recorded August 6, 1872 at 9,05 A.M. } Witness E.A. Williamson Recorder of Deeds

U.S. REVENUE $1.50 STAMP

This Indenture

Made this 31st day of July 1872 Witnesseth That I John S. Parkis of the City of Providence in the State of Rhode Island do hereby lease demise and let unto Susan Farrell

A two story dwelling house situate at No. 535 Hoyle Street in said City of Providence

To hold the said premises with the rights easements and appurtenances to the same belonging for the term of five years from the first day of April Eighteen hundred & seventy two (1872) the said Susan Farrell her representatives and assigns yielding and paying therefor the rent of Five hundred dollars yearly. And the said lessee for herself her representatives and assigns doth covenant and agree to and with the said lessor his representatives and assigns that she or they will pay the said rent in monthly payments of forty one dollars & sixty seven cents ($41.67) for each and every month during said term the first monthly payment to be made on the first day of May now next ensuing and that she or they will quit and 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 excepted) as the same now are and she the said lessee will pay the rent as above stated and also make all necessary repairs during said term and that she or they will not make or suffer any waste thereof or suffer to be made any alterations therein and the lessor or those having an estate in the premises at any reasonable times may enter the said premises to view and ascertain if such necessary repairs have been made. Provided always and these presents are upon this condition that if the said lessee her representatives and assigns do or shall neglect to perform any or either of the above covenants aforesaid which on her or their part are to be performed or shall fail or neglect to pay the before mentioned monthly rents for the period of three months then the lessor or those having an estate in the premises whilst such neglect or default continues may without further notice or demand enter upon the said premises and expel the said lessee and those holding under her without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant.

And the said lessor covenants and agrees with the said lessee and her representatives that she and they performing the covenants herein contained on her or 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
W. H. Gardiner witness sig.
of John S. Parkis
Mary H. Harrington

John S. Parkis (23)
Susan W. Farrill (22)

Recorded August 6, 1872 at 12, 10 P. M. } Witness [illegible]
Recorder of Deeds

U.S. REVENUE $1.00 STAMP

Know All Men by these Presents

That I Robert Taft of Uxbridge in the County of Worcester and Commonwealth of Massachusetts in consideration of One thousand dollars paid by Margaret B. Daniels of Providence in the State of Rhode Island

the receipt whereof I do hereby acknowledge do hereby grant remise release and forever quitclaim unto the said Margaret B. Daniels her heirs and assigns all my right title claim and demand in and unto

All that certain tract of land with the dwelling house thereon situated on the Southerly side of Benevolent Street in said Providence and which is more particularly described bounded and set forth in the deed of Samuel Curry Assignee &c. and said Margaret B. Daniels to said Robert Taft dated May 10 1866 and recorded with Providence Deeds Book 170 page 213 intending hereby to convey to said Margaret all the rights and title acquired by me in said deed.

To have and to hold the same to the said Margaret B. Daniels her heirs and assigns to her & their use and behoof forever. And I do covenant to warrant and defend said granted and quit claimed premises to the said Margaret B. Daniels her heirs and assigns forever against the lawful claims and demands of all persons claiming by or under me.

And I Mary B. Taft wife of the said Robert Taft for the consideration aforesaid do hereby release and quitclaim unto the said Margaret B. Daniels her heirs and assigns all the right title claim or demand which I may have in and unto the premises hereby conveyed under or by virtue of the Homestead Exemption Laws of the Commonwealth of Massachusetts and also all right claim or possibility of dower in said premises.

In Witness Whereof we the said Robert Taft and Mary B. Taft have hereunto set our hands and seals this fifteenth day of July in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
Geo. W. Hobbs to R. Taft.
Sarah E. Scott to M. B. Taft

Robert Taft. (24)
Mary B. Taft. (24)

Worcester ss. July 18, 1872 Then personally appeared the above named Robert Taft and acknowledged the above instrument to be his free act and deed.
Before me Geo. W. Hobbs.
Justice of the Peace.

Recorded August 7, 1872 at 9, 20 A. M. } Witness [illegible]
Recorder of Deeds

U.S. REVENUE 5 c. STAMP

Know All Men

That I Stephen A. Dexter of the City and County of Providence and State of Rhode Island for and in consideration of the sum of Seven hundred dollars to me paid by Charles N. Dexter of said Providence the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said Charles N. Dexter

All the stock and fixtures of every kind nature and description now belonging to me and lying and being situate in the picture store situate at number (295) two hundred and ninety five on Westminster Street in said Providence.

To have and to hold the same to him said Charles N. Dexter his executors administrators and assigns to his and their use forever. And I said Stephen A. Dexter for myself my

heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Charles R. Dexter his executors administrators and assigns forever

In Witness Whereof I have hereunto set my hand and seal this fifth day of August A.D. 1872.

Signed Sealed and Delivered
in presence of
J. L. L. Cobb

Stephen A. Dexter [L.S.]

Recorded August 7, 1872 }
at 10,45 A.M. } Witness [illegible] Recorder of Deeds

U.S. REVENUE 50¢ STAMP

This Indenture

Made and entered into the fifteenth day of September A.D. 1871 by and between Shirley A. Elsbree and Henry Talleau both of Providence copartners as Elsbree and Talleau parties of the first part and Henry Watkins of said Providence party of the second part Witnesseth That the parties of the first part in consideration of the rents and covenants hereinafter reserved and contained demise and lease to the party of the second part his executors administrators and assigns

The two rear rooms over store Number 63 Westminster St. on the second floor.

To have and to hold the same with the appurtenances unto the party of the second part his executors administrators and assigns for and during the term of four years and four months from the fifteenth day of September A.D. 1871 up to and including the thirty first day of December A.D. 1875 then to be complete and ended.

Yielding and paying as rent therefor to the parties of the first part their heirs or assigns the yearly sum of Two hundred and fifty dollars in equal monthly payments on the fifteenth day of each month during the said term and also a proportional part of said rent for the time which may elapse between any day for payment of rent as aforesaid and the day when the parties of the first part their heirs or assigns may recover possession of said rooms in pursuance of their right to reenter on the same and terminate this lease.

Provided that if default shall be made in payment of said rent as aforesaid or any part thereof or if breach shall be made of any covenant herein and such default or breach shall continue for the space of fifteen days then the parties of the first part their heirs or assigns may reenter on said premises and terminate this lease and that without prejudice to any claim for rent or breach of covenant and whether said rent shall have been demanded or not And the party of the second part for himself his executors administrators covenant and agree with the parties of the first part their heirs and assigns to pay said rent as aforesaid to use said premises in a lawful careful and proper manner not to assign this lease or underlet said rooms or any part thereof without the written consent of the parties of the first part their heirs or assigns and at the expiration or other termination of this lease peaceably and quietly to leave and deliver to the parties of the first part their heirs or assigns the same rooms in like good order and condition as the same now are ordinary wear and tear and casualties only excepted.

And it is agreed by and between said parties for themselves and their respective heirs executors administrators and assigns that the parties of the first part their heirs or assigns shall not make any repairs on said premises during said term.

In Testimony Whereof the parties aforesaid hereto interchangeably set their hands and seals the day and year first herein written

Signed and Sealed
in presence of
George A. Emerson

Henry Watkins [L.S.]
Elsbree Talleau [L.S.]

Recorded August 7, 1872 }
at 1240 P.M. } Witness [illegible] Recorder of Deeds

U.S. REVENUE $5.00 STAMP

Whereas

William Kelly and Catharine Kelly of Providence Rhode Island on the third day of ~~June~~ September A.D. 1866 executed to Silas Steere of Glocester Rhode Island a deed of mortgage of certain real estate a portion whereof is hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of thirty one hundred eleven ~~50~~/100 dollars bearing even date with said mortgage and made by said William Kelly and Catharine Kelly payable to said Silas Steere or order in one year after date with interest payable semi-annually at the rate of nine per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said note as will fully appear by reference to the record of said mortgage in Book No Thirty (30) page four hundred ninety five (495) of the records of mortgages of real estate in said Providence and Whereas default was made in the payment of said note and said default continued for more than ten days and Whereas said Silas Steere advertised said mortgaged premises for sale at public auction in the Manufacturers and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the nineteenth day of July A.D. 1872 Mary Mc Manly sometimes called Mary Mc Ananly (widow) of said Providence being the highest bidder for the hereinafter described portion of said mortgaged premises became the purchaser thereof for the sum of Forty six hundred and seventy five dollars

Now therefore I the said Silas Steere in consideration of said sum of forty six hundred and seventy five dollars to me paid by said Mary Mc Manly the receipt of which said sum is hereby acknowledged hereby by virtue of the power of sale aforesaid grant bargain sell and convey to said Mary Mc Manly her heirs and assigns forever

The lot of land with buildings and improvements situated at the Westerly corner of Atwells Avenue and America Streets in said Providence laid out as Lot No. Twenty two (22) on plat of house lots in the City of Providence belonging to the estate of Sheldon Batley surveyed & platted April 29th 1858 and recorded in said Providence in Plat Book No. (3) three page fifty one (51) To have and to hold said premises with the privileges appurtenances thereof to said Mary Mc Manly her heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty ninth day of July A.D. Eighteen hundred and seventy two.

Signed Sealed & Delivered in Presence of
the words "sometimes called Mary Mc Ananly"
being first interlined Geo H. Burnham

Silas Steere [L.S.]

State of Rhode Island &c. In Providence the fifth day of August A.D. 1872 then & there Silas Steere acknowledged the aforegoing to be his free act and deed

Before me George H. Burnham
Justice of the Peace.

Recorded August 8, 1872 at 10,30 A.M. Witness F. A. Williamson Assistant Asst of Deeds

U.S. REVENUE 50¢ STAMP.

Know All Men by these Presents

That The Mechanics and Manufacturers Bank a corporation created by the General Assembly of the State of Rhode Island in consideration of one dollar to them paid by The Fifth National Bank in the City of Providence in said State a corporation organized under the laws of the United States of America the receipt of which is hereby acknowledged does hereby give grant bargain sell convey and confirm unto the said The Fifth National Bank in the City of Providence its successors and assigns

A lot of land situated at the junction of West Clifford Street and Dudley Street in the City of Providence in said State lying South Easterly of the North Westerly line of said West Clifford Street at its junction aforesaid with said Dudley Street and is all the land embraced within the lines A.B. B.C. C.D. and D.A. upon the plat hereto annexed which is made part hereof

To have and to hold the same with all the rights privileges and appurtenances thereof to the said The Fifth National Bank in the City of Providence its successors and assigns forever

In Testimony Whereof the Mechanics and Manufacturers Bank have caused their corporate seal to be hereto affixed and this deed to be signed by Albert G. Stillwell their Cashier and agent thereto duly authorized this twenty seventh day of June in the year Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of William R Dunham

The Mechanics & Manufacturers' Bank (24)
by Albert G. Stillwell Cr.

At a meeting of the Directors of the Mechanics and Manufacturers' Bank of Providence held April 29 1865 it was voted That the Cashier at the close of business this day be and he is hereby authorized and directed to transfer all the property and assets of this Bank to the Fifth National Bank of Providence

Henry Staples Secretary.

Providence ſc.

In the City of Providence this 30th day of June A.D. 1872 Albert G. Stillwell personally appeared before me and acknowledged the preceding instrument by him signed to be the free and voluntary act and deed of the Mechanics and Manufacturers' Bank and his free act and deed in his said capacity

Charles H. Parkhurst Public Notary

Recorded August 9, 1872 at 9,40 A.M. Witness F. A. Williamson Recorder of Deeds

U.S. REVENUE 50¢ STAMP.

Know All Men by these Presents

That The Fifth National Bank of the City of Providence in the State of Rhode Island a corporation created under the laws of the United States of America in consideration of three hundred dollars to them paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged do hereby give grant bargain and sell unto the said The City of Providence its successors and assigns

A lot of land situated at the junction of West Clifford Street and Dudley Street in said City of Providence lying South Easterly of the North Westerly line of said West Clifford Street at its said junction with said Dudley Street and is the same land conveyed to the grantors by deed from The Mechanics' and Manufacturers' Bank dated June 27th 1872.

To have and to hold the same with all the rights privileges and appurtenances thereof to the said The City of Providence its successors and assigns for the purposes of a public street and highway.

In testimony whereof The Fifth National Bank in the City of Providence have caused their corporate seal to be hereto affixed and this instrument to be signed by Parley M. Mathewson their President and agent thereto duly authorized this twenty seventh day of June in the year Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of William R Dunham

The Fifth National Bank of Providence R.I.
by Parley M. Mathewson Prest. (41)

Providence ſc. In the City of Providence this 30th day of June A.D. 1872 Parley M. Mathewson personally appeared before me and acknowledged the preceding instrument by him signed to be the free and voluntary act and deed of the Fifth National Bank of Providence R.I. and his free & voluntary act & deed in his said capacity.

Charles H. Parkhurst
Public Notary.

At a meeting of the Directors of the Fifth National Bank of Providence held June 3 1872 it was voted That the President be authorized to sign a deed conveying to the City of Providence for the sum of Three hundred dollars a triangular piece of land at the head of West Clifford and corner of Myrtle and Dudley Streets.

Henry Staples Secretary.

Recorded August 9, 1872 at 9,45 A.M. Witness F. A. Williamson Recorder of Deeds

U.S. REVENUE 5¢ STAMP.

Know All Men by these Presents

That I Stephen Knobb of the City and County of Providence and State of Rhode Island in consideration of Two hundred twelve dollars paid by Henry H. Russell of said City and State the receipt where

of is hereby acknowledged do hereby grant sell transfer and deliver unto the said Russell the following goods and chattels namely

One bay mare being about seven years old and having three white feet Also one dark brown horse being about eleven years old. And the said Knobb is to retain the possession of said horses till such time as the said Russell shall see fit to take the same into his own possession

To have and to hold all and singular the said goods and chattels to the said Russell and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Stephen Knobb hereunto set my hand and seal and affix and cancel the stamp required by law this ninth day of August in the year one thousand eight hundred and seventy two

Signed Sealed and Delivered
in presence of
Geo. L. Sayles

Stephen Knobb. [L.S.]

Recorded August 10, 1872
at 9.40 A.M. } Witness F. C. Williamson Recorder of Deeds

U.S. REVENUE $4.00 STAMP

Whereas

Albert B. Conrens of Providence Rhode Island and Julia A. Conrens his wife on the twenty second day of March A.D. 1859 executed to William H. Drown of said Providence a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of eleven hundred and eighty dollars bearing even date with said mortgage and made by said Albert B. Conrens payable to said William H. Drown or order in one year after date with interest payable semi-annually and in which said mortgage were certain powers of sale in case of default in the payment of said note as will more fully appear by reference to the record of said mortgage in Book No. Sixteen (16) page Seven (7) of the records of mortgages of real estate in said Providence and Whereas said William H. Drown on the thirteenth day of December A.D. 1860 assigned and set over to John R. Bartlett the said deed of mortgage the note thereby secured and also conferred upon said Bartlett all the rights and powers possessed by him by virtue of said mortgage as will appear by reference to the record of said assignment in Book No. Nineteen (19) page six hundred forty two (642) of the records of mortgages of real estate in said Providence and

Whereas on the third day of June A.D. 1867 said John R. Bartlett assigned and set over to said William H. Drown the said deed of mortgage the note thereby secured and also conferred upon said Drown all the rights & powers possessed by him by virtue of said mortgage and the said assignment thereof to said Bartlett as will more fully appear by reference to said assignment to said Drown which is recorded in said Providence in Book No Thirty one (31) page five hundred forty three (543) of the records of mortgages of real estate And Whereas said William H. Drowne on the eleventh day of July A.D. 1872 sold assigned and set over to Benjamin H. Aldrich of said Providence the said deed of mortgage the note thereby secured and also conferred upon said Benjamin H. Aldrich all the rights & powers possessed by him by virtue of the said mortgage and the said assignments thereof as may be seen by reference to the assignment to said Aldrich which is recorded in said Providence in Book No. Fifty (50) page five hundred forty four (544) of the records of mortgages of real estate and Whereas default was made in the payment of said note and said default continued for more than ten days and

Whereas said Benjamin H. Aldrich advertised said mortgaged premises for sale at public auction in the Manufacturers and Farmers Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the sixth day of August A.D. 1872 Daniel B. Hawes of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of thirty six hundred and twenty five dollars

Now Therefore I the said Benjamin H. Aldrich in consideration of said sum of thirty six hundred and twenty five dollars to me paid by said Daniel B. Hawes the receipt of which said sum is hereby acknowledged hereby by virtue of the power of sale aforesaid grant bargain sell and convey to said Daniel B. Hawes his heirs and assigns forever

A lot of land in said Providence with buildings & improvements thereon situated on the South side of Benevolent Street bounded as follows beginning on said street at the northeasterly corner of land of or formerly of John Howe thence running Southerly on said land about eighty feet to the centre of a stone wall that divides said lot from land formerly of Wait Smith thence Easterly on line of said wall forty feet then Northerly at right angles with said wall about eighty feet to said street thence on said street Westerly forty feet to the place of beginning being the same premises conveyed to the grantors of said mortgage by deed recorded in said Providence in Book One hundred seven (107) page ninety four (94) of the records of deeds

To have and to hold the aforegranted premises with the privileges & appurtenances thereof to said Daniel B. Hawes his heirs & assigns forever to his & their sole use & benefit.

In Testimony Whereof I have hereunto set my hand and seal the thirteenth day of August A.D. Eighteen hundred & seventy two.

Signed Sealed & Delivered
in presence of
Geo. H. Burnham

Benjamin H. Aldrich [L.S.]

State of Rhode Island &c Providence sc. In Providence the thirteenth day of August A.D. 1872 then & there Benjamin H. Aldrich acknowledged the aforegoing to be his free act & deed.

Before me George H. Burnham
Justice of the Peace.

Recorded August 13, 1872
at 12.30 P.M. } Witness F. C. Williamson Recorder of Deeds.

U.S. REVENUE 50c STAMP

This Indenture of Lease

Made the first day of February A.D. 1872 by and between Samuel G. Arnold of the first part and Charles C. Mathewson of the second part witnesseth That the said Arnold of the first part in consideration of the rents and covenants hereinafter contained by the said Mathewson of the second part to be paid and performed doth hereby demise lease and to farm let unto the said Mathewson of the second part

One undivided half part of a certain lot of land in the City of Providence bounded on the East by Dodge Street on the South by land now or late of Willard Eddy on the West by land now or late of John C. Eluhrer and of James G. Angell and on the North by land now or late of Catharine A. Kenyon wife of Thatcher R. Kenyon said lot being the lot at the date of these presents under lease to David A. Tourtellot.

To have and to hold the same unto the said parties of the second part his executors administrators and assigns for a term of five years from the first day of March in the year of our Lord 1872 to be computed and ended. Yielding and paying therefor a yearly rent of twenty two dollars and fifty cents on the first day of March in each year of said term to be due and payable whereof the first payment shall be made on the first day of March A.D. 1872. And the said party of the second part for himself his executors administrators and assigns covenants and agrees in consideration of the foregoing demise to and with the said party of the first part his heirs and assigns in manner following that is That he and they will pay the said rent in the manner and at the times hereinbefore provided and interest thereon at the rate of seven per cent per annum if not so paid up to the time of payment thereof. That he and they will pay all taxes which may be assessed on the said demised premises during the said term and will on demand made pay the amount thereof to the said party of the first part his heirs or assigns should the said assessed taxes be assessed to and paid by the said party of the first part his heirs or assigns

That he and they will pay all rates taxes assessments or charges which may be made upon or charged against the said demised premises during the said term for the use of the water now introducing into the City of Providence from the Pawtuxet River That all buildings now standing or hereafter to be erected on the said premises belonging to the said party of the second part his executors administrators or assigns shall be pledged and bound to the said party of the first part his heirs and assigns for the faithful performance of all covenants in this lease contained by the said party of the second part his executors administrators or assigns to be performed

That he and they will not assign this lease without the written permission of the party of the first part his heirs or assigns first obtained That no ardent nor intoxicating liquors shall be sold upon the said premises during the said term That he and they will neither commit nor allow to be committed any wilful or voluntary waste on the said premises during the said term That at the expiration or other sooner determination of the term demised peaceful possession of the said premises shall be surrendered to the said party of the first part his heirs or assigns That if the said rent or any part thereof shall remain due and unpaid for the space of ten (10) days after the same shall become due and payable and after demand has been made therefor in writing or if default shall be made in any of the covenants in this lease contained by the said party of the second part his executors administrators or assigns to be performed it shall be lawful for the said party of the first part his heirs or assigns to put an end to the term demised reenter in the said premises and the same hold free from this lease and from every part thereof.

And the said party of the first part in consideration of the premises covenants to and with the said party of the second part the said party of the first part for himself his heirs and assigns and to and with the said party of the second part his executors administrators and assigns that he and they paying the rents and performing the covenants hereinbefore contained on their part to be paid and performed may quietly and peacefully occupy the said premises during the said term. Witness the hands and seals of the said parties of the first and second parts hereunto placed the year and day above written.

Signed Sealed and Delivered in presence of the word said being first interlined in line 4 page 2. Arnold Green.

Samuel G. Arnold. (L.S.)

C. C. Mathewson. (L.S.)

State of Rhode Island & Providence Plantations County & City of Providence. In said Providence this fifth day of February A.D. 1872 personally appeared before me Samuel G. Arnold & acknowledged the within instrument by him signed to be his free act.

Arnold Green Justice of the Peace.

Recorded August 14 1872 at 9 A.M. Witness R. H. Williamson Recorder of Deeds

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U.S. REVENUE 50c STAMP

This Indenture of Lease

Made the first day of February A.D. 1872 by and between Cornelia C. Green widow of the first part and Charles C. Mathewson of the second part witnesseth That the said party of the first part in consideration of the rents and covenants hereinafter contained by the said party of the second part to be paid and performed doth hereby demise lease and to farm let unto the said Mathewson of the second part

One undivided half part of a certain lot of land in the City of Providence bounded on the East by Dodge Street on the South by land now or late of Willard Eddy on the West by land now or late of John C. Eluhrer and of James G. Angell and on the North by land now or late of Catharine A. Kenyon wife of Thatcher R. Kenyon said lot being at the date of these presents under lease to David A. Tourtellot.

To have and to hold the same unto the said party of the second part his executors administrators and assigns for a term of five years from the first day of March in the year of our Lord 1872 to be computed and ended. Yielding and paying therefor a yearly rent of twenty two dollars and fifty cents on the first day of March in each year of said term to be due and payable whereof the first payment shall be made on the first day of March A.D. 1872.

And the said party of the second part for himself his executors administrators and assigns covenants and agrees in consideration of the foregoing demise to and with the said party of the first part her heirs and assigns in manner following that is That he and they will pay the said rent in the manner and at the times hereinbefore provided and interest

thereon at the rate of seven per cent per annum if not so paid up to the time of payment thereof That he and they will pay all taxes which may be assessed on the said demised premises during the said term and will on demand made pay the amount hereof to the said party of the first part her heirs and assigns should the said assessed taxes be assessed to and paid by the said party of the first part her heirs or assigns

That he and they will pay all rates taxes assessments or charges which may be made upon or charged against the said demised premises during the said term for the use of the water now introducing into the City of Providence from the Pawtuxet River That all buildings now standing or hereafter to be erected on the said premises belonging to the said party of the second part his executors administrators or assigns shall be pledged and bound to the said party of the first part her heirs and assigns for the faithful performance of all covenants in this lease contained by the said party of the second part his executors administrators or assigns to be performed That he and they will not assign this lease without the written permission of the party of the first part her heirs or assigns first obtained

That no ardent nor intoxicating liquors shall be sold upon the said premises during the said term That he and they will neither commit nor allow to be committed any wilful or voluntary waste on the said premises during the said term That at the expiration or other sooner determination of the term demised peaceful possession of the said premises shall be surrendered to the said party of the first part her heirs or assigns That if the said rent or any part thereof shall remain due and unpaid for the space of ten (10) days after the same shall become due and payable and after demand has been made therefor in writing or if default shall be made in any of the covenants in this lease contained by the said party of the second part his executors administrators or assigns to be performed it shall be lawful for the said party of the first part her heirs or assigns to put an end to the term demised reenter on the said premises and the same hold free from this lease and from every part thereof. And the said party of the first part in consideration of the premises for herself and her heirs and assigns covenants to and with the said party of the second part his executors administrators and assigns that he and they paying the rents and performing the covenants hereinbefore contained on their part to be paid and performed may quietly and peacefully occupy the said premises during the said term.

Witness the hands and seals of the said parties of the first and second parts hereunto placed the year and day above written.

Signed Sealed and Delivered Cornelia C. Green (L.S.)
in presence of
the words "to" and "with" being erased
in 5th line from bottom of first page.
C. C. Matheuson (L.S.)
Arnold Green.

State of Rhode Island & Providence Plantations County & City of Providence. In said Providence this fifth day of February A. D. 1872 personally appeared before me Cornelia C. Green and acknowledged the within deed by her executed to be her free act.

Arnold Green.
Justice of the Peace.

Recorded August 14, 1872 at 9 A. M. Witness F. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

U.S. Internal Revenue 5¢ Stamp

That I John Clarke of Providence Rhode Island for and in consideration of the sum of One hundred dollars to me in hand paid at or before the ensealing and delivery of these presents by Nathaniel C. Bushee of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Nathaniel C. Bushee his executors administrators and assigns

The dwelling house and all other buildings and improvements upon a lot of land situated on the Southerly side of Williams Street in said Providence. Also a tract of land measuring on said street 44 (forty four) feet and 5 (five) inches and holding that width extended back Southerly to land of Charles H. Gurney. Being the Easterly portion of the land demised to me by lease from Henry W. Lothrop Trustee under the will of Harriot Brown deceased.

To have and to hold the same unto the said Nathaniel C. Bushee his executors administrators and assigns forever. And I do for myself my heirs executors and administrators covenant and agree to and with the said Nathaniel C. Bushee to warrant and defend the sale of the said chattels real hereby sold unto the said Nathaniel C. Bushee his executors administrators and assigns against all and every person and persons whomsoever.

In testimony whereof I have hereunto set my hand and seal this 12th day of August A. D. eighteen hundred and seventy two.

Signed Sealed and Delivered John Clarke (L.S.)
in presence of
Henry Martin

Providence County ss. In Providence this 14th day of August A. D. 1872 Then John Clarke personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin
Justice of the Peace.

Recorded August 14, 1872 at 3, 15 P. M. Witness F. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

U.S. Internal Revenue 5¢ Stamp

Stamps Duly Paid Wm Ames Collector of Internal Revenue Aug 15, 1872 Deed given without any consideration

m 58-5
m 21-24
m 35-169
335-271
330 482

That I William A. Brown of the City and County of Providence in the State of Rhode Island Trustee under a certain deed of Trust executed by Rebecca S. Russell of said Providence which deed is dated August 4th 1862 and is recorded in Book 161 at page 457 of the records of deeds of said Providence in consideration of the sum of one dollar to me paid by Anna Bartlett Russell of said Providence and for other good and valuable consideration do hereby grant bargain sell alien enfeoff convey and confirm unto the said Anna Bartlett Russell all my right title and interest in and to

A certain lot of land with dwelling houses and other improvements thereon sit-

uated on the Southerly side of High Street in said City of Providence bounded Northerly on said High Street forty five (45) feet Easterly by land formerly of Perry Davis deceased two hundred and forty (240) feet Southerly by Pond Street forty five (45) feet and Westerly by land formerly of James Greaves two hundred and forty (240) feet. 161-457

And I said William H. Drown in consideration of the sum of one dollar to me paid by said Anna Bartlett Russell and for other good and valuable consideration do hereby grant bargain sell alien enfeoff convey and confirm unto the said Anna Bartlett Russell all my right title and interest in and to the above described premises. Meaning and intending to convey and hereby conveying to said Anna Bartlett Russell her heirs and assigns forever all my right title and interest in and to said premises both as Trustee and individually including in both my said capacities an estate in fee simple in said entire premises.

To have and to hold the same to her said Anna Bartlett Russell her heirs and assigns forever. And I said William H. Drown for myself my heirs executors and administrators do covenant and agree to and with said Anna Bartlett Russell her heirs and assigns that I will warrant and defend the above described premises against the lawful claims and demands of all persons claiming by through or under me whether as Trustee or individually

In Testimony whereof I have hereunto set my hand and seal in my said capacity as Trustee and also my hand and seal in my individual capacity this thirteenth day of July A.D. One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
F. A. Daniels

William H. Drown Trustee [L.S.]
Estate of R. S. Russell.
William H. Drown. [L.S.]

State of Rhode Island Providence sc. In the City of Providence on this 13th day of July A.D. 1872 then William H. Drown personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed and his free and voluntary act and deed in his said capacity of Trustee

Francis A. Daniels
Public Notary.

Recorded August 15, 1872 at 10, 35 A. M. } Witness F. C. Williamson
Recorder of Deeds.

$6.50

This Indenture

Made this the thirteenth day of August Eighteen hundred & seventy two between Henry S. Flint & Alonzo Flint both of the City of Providence State of Rhode Island copartners as Flint & Co. of the first part and Richard Howe Noel L. Anthony & John A. Lowell copartners as Howe Anthony & Lowell all of Providence in said State of the second part witnesseth

That in consideration of the yearly rent hereinby reserved and of the covenants conditioned and agreements hereinafter contained by the said Howe Anthony & Lowell their executors administrators and assigns to be respectively paid observed and performed the said Henry S. Flint and Alonzo Flint do demise lease farm let unto the said Howe Anthony & Lowell their executors administrators and assigns

The stores No. 189 and No. 191 Broad Street in said Providence together with the three story building in the rear connected by a passage way and the rear cellar underneath the store No 191 Broad Street as partitioned off and a small cellar underneath No. 189 Broad St. now used as furnace room for heating said store.

To have and to hold the premises hereby demised or intended so to be with the appurtenances unto the said Howe Anthony & Lowell their executors administrators and assigns during the full term of three years from the first day of October Eighteen hundred and seventy two.

Yielding and paying therefor unto the said lessors their heirs and assigns during the said term the yearly rent of Twenty six hundred dollars in even portions monthly on the first day of each month in every year except as to the last year of such monthly payments which shall become due and be made on the first day of September Eighteen hundred & seventy five. Provided however that at the expiration of the said three years it shall be optional with the said Howe Anthony & Lowell to renew the said lease with all its abhurtenances for the term of two years in consideration of said yearly rent of Twenty six hundred dollars payable as aforesaid

Provided always and these presents are upon this condition that if the rent hereby reserved or any part thereof shall be unpaid for ten days after any of the days on which the same ought to have been paid although no formal or legal demand shall have been made therefor or in case of the breach or non observance or non performance on the part of the said Howe Anthony & Lowell their heirs executors administrators and assigns of the covenants herein contained then and in any such cases it shall be lawful for the lessors their heirs or assigns at any time thereafter into and upon the hereby demised premises or any part thereof in the name of the whole to reenter and the same to have again repossess and enjoy and in their former estate anything hereinbefore contained to the contra notwithstanding

And the said Howe Anthony & Lowell for themselves their heirs executors administrators and assigns hereby covenants with the said lessors their heirs and assigns the rent hereby reserved at the time and in the manner hereinbefore mentioned without any deduction whatsoever And also will not assign this lease or underlet or part with the possession of the said premises or any part thereof for the whole or any part of said term without the consent in writing of the said lessors their heirs or assigns. And also will at the end or sooner determination of said term peaceable and quietable surrender up the possession of the said premises to the said lessors their heirs and assigns in as good order and condition as the same now are reasonable wear and tear thereof casualities by fire and the elements only excepted. And also that it shall be lawful for the said lessors their heirs and assigns or their agents servants or workmen at all reasonable hours to enter the hereby demised premises to take plans and examine the condition thereof and in their discretion to repair the same. Provided also and it is hereby further declared and agreed that if at any time during the said term hereby granted the premises hereby demised shall be totally destroyed by fire this lease shall immediately cease. But if said premises shall only be partially damaged by

fire and the same shall not be reinstated by the same lessors their heirs or assigns within a reasonable time thereafter then and in such case the said lessees their executors administrators or assigns may terminate the lease. And in case the said premises shall be reinstated by the lessors their heirs or assigns within a reasonable time then a just abatement shall be made from said rent for the period during which said premises shall be untenantable by reason of being partially damaged as aforesaid. And the said lessors for themselves their heirs executors administrators and assigns hereby covenant with the said lessees their executors administrators and assigns they and them paying the rent hereby reserved and observing and performing the covenants and agreements hereinbefore on them and their part contained shall and may peaceable possess and enjoy the hereby demised premises for the term hereby granted without any interruption by the said lessors their heirs or assigns. As Witness the hands and seals of said parties hereto the day and year first above written

Signed and Sealed in presence of E.D. Metcalf

Henry S. Flint [L.S.]
Alonzo Flint [L.S.]
Richard Lowe [L.S.]
Noel L. Anthony [L.S.]
John A. Lowell [L.S.]

State of Rhode Island
City and County of Providence. Then and there appeared before me this 14th day of August 1872 the said Henry S. Flint Alonzo Flint Richard Lowe Noel L. Anthony & John A. Lowell and acknowledged the within as their free act and deed.

E.D. Metcalf
Justice of the Peace.

Recorded August 15, 1872 at 2.55 P.M. } Witness E.A. Williamson
Recorder of Deeds

U.S. REVENUE $1.00 STAMP.

Know All Men

That I Joss Senior within named in consideration of one dollar to me paid by John Keough of the City and County of Providence and State of Rhode Island do hereby grant and assign to him said John Keough his executors administrators 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 and appurtenances thereof to said John Keough 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 within lease he said John Keough his executors administrators and assigns paying and performing the rents and covenants therein contained on my part to be paid and performed. And I do covenant with said John Keough his executors administrators and assigns that I have good right to assign said premises for and during the residue of the term aforesaid and that said John Keough his executors administrators and assigns may at all times during the residue of said term hold and enjoy the same without any let or hindrance from me my executors or administrators or of any person claiming by through or under me or them. In witness whereof I have hereunto set my hand and seal this fifteenth day of August Anno Domini Eighteen hundred seventy two (A.D. 1872)

Joss Senior [L.S.]

In presence of F. W. Miner.

I Julius Shuman hereby signify my approbation of and give my assent to the above assignment of the within lease.

Julius Shuman [L.S.]

Witness F. W. Miner

State of Rhode Island &c. County of Providence ſc. In the City of Providence on this 15th day of August A.D. 1872 then Julius Shuman and Joss Senior the original parties to the within lease personally appeared before me and acknowledged the same severally to be their free and voluntary act and deed.

Francis W. Miner.
Notary Public

I Joss Senior do hereby guarantee the payment of the rent of the within lease by John Keough to Julius Shuman

Witness F. W. Miner — Joss Senior

Recorded August 15, 1872 at 3.40 P.M. } Witness E.A. Williamson
Recorder of Deeds

Note. For Lease transferred above see Bk 193 page 315.

U.S. REVENUE $1.00 STAMP.

The undersigned lessor Horatio G. Hopkins Trustee of Burrillville in said County of Providence hath let and demised unto the undersigned lessee George A. Holt of the City of Providence in said County this 25th day of July A.D. 1872

The lower tenement and attics now occupied by said Holt together with the barn and all the appurtenances to said tenement & barn belonging the same being situate at No. Brighton Street in said Providence

To have and to hold the same with the rights and privileges thereof for the term of 2 years next after the 1st day of Oct. A.D. 1872 on condition of the payment to said lessor of a yearly rent therefor of Four hundred & seventy five dollars ($475) in equal and successive monthly payments to wit on the first day of each month in said year or term that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of

the premises shall revert in the said lessor and the lessee shall immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns

In Witness whereof said lessor and lessee have hereunto set their hands and seals the day and year first above written.

Signed Sealed and Delivered in presence of Danl. R. Ballou. — Horatio L. Hopkins Trustee [L.S.] Geo. W. Holt. [L.S.]

State of Rhode Island &c. Providence sc. Then personally appeared on this 25th day July A.D. 1872 Horatio L. Hopkins Trustee and acknowledged the within instrument by him signed to be his free and voluntary act and deed

Before me Danl R. Ballou. Public Notary.

Recorded August 16 1872 at 3,45 P.M. Witness E. A. Williamson Recorder of Deeds

U.S. Internal Revenue $14.00 Stamp

This Indenture

Made this seventeenth day of August Eighteen hundred and seventy two between Anna P. Jackson of the City of Providence in the State of Rhode Island of the one part and Caleb Farnum of said Providence Insurance Agent of the other part.

Whereas the said Anna P. Jackson is lawfully seized in fee simple of and in the land and premises hereinafter described and hereby conveyed or expressed and intended so to be together with other lands adjoining the same and otherwise near thereto And Whereas the said Anna P. Jackson hath contracted and agreed with the said Caleb Farnum for the absolute sale to him of the said land and premises hereinafter described upon the terms of his paying to her for the same the price or sum of Thirteen thousand seven hundred and eighty nine dollars and as a further consideration therefor entering into the covenants by or on the part of him the said Caleb Farnum his heirs executors administrators and assigns hereinafter contained

Now this Indenture Witnesseth that in pursuance of the said recited contract and in consideration of the sum of Thirteen thousand seven hundred and eighty nine dollars paid by the said Caleb Farnum to the said Anna P. Jackson at or before the execution of these presents the receipt of which said sum the said Anna P. Jackson doth hereby acknowledge and of the covenants hereinafter contained on the part of the said Caleb Farnum his heirs executors administrators and assigns to be observed and performed the said Anna P. Jackson doth hereby give grant bargain sell alienate enfeoffe convey and confirm unto the said Caleb Farnum his heirs and assigns forever.

All that certain parcel of land situate in the southwesterly part of said City of Providence comprising and consisting of Lots Number 2 (Two) and 4 (Four) and a small part of the southerly end of Lot Number 3 (three) on a plat called "Plan of Land belonging to Anna P. Jackson surveyed by J. Howe April 1870" which said plat is recorded in the land records of said Providence in Book of Plats No. 7 (seven) page 35 (thirty five) reference whereunto is hereby had and is further bounded and described as follows beginning at a granite bound on the westerly side of Greenwich Street and the northerly side of Carter Street thence running northerly on the westerly line of said Greenwich Street 64 3/100 (sixty four 3/100) feet to a granite bound thence westerly at right angles with said Greenwich Street 199 3/10 (one hundred and ninety nine 3/10th) feet to a granite bound at the southwest corner of said Lot No 3 (three) thence southerly on a line parallel with said Greenwich Street 131 47/100 (one hundred and thirty one 47/100 ths) feet to a granite bound on the northerly line of said Carter Street thence easterly on the northerly line of said Carter Street 210 (two hundred and ten) feet to the first point or place of beginning

To have and to hold the same with all the privileges and appurtenances thereof unto and to the use of the said Caleb Farnum his heirs and assigns forever.

And the said Anna P. Jackson for herself her heirs executors and administrators doth covenant with the said Caleb Farnum his heirs and assigns that she is lawfully seized in fee of the aforegranted premises that she has good right to sell and convey the same to the said grantee his heirs and assigns as aforesaid that the said grantee his heirs and assigns shall and may subject and without prejudice to the covenants hereinafter contained on the part of the said Caleb Farnum his heirs executors administrators and assigns to be observed and performed from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly enjoy the said granted and bargained premises with the appurtenances free from all incumbrances whatsoever

And that she the said grantor will and her heirs executors and administrators shall warrant and defend the said granted and bargained premises unto the said grantee his heirs and assigns forever against the lawful claims and demands of all persons except as to under or in respect of the said covenants hereinafter contained on the part of the said Caleb Farnum his heirs executors administrators and assigns to be observed and performed

And this Indenture also Witnesseth that in further pursuance of the said recited contract and in consideration of the premises and also in consideration of the sum of one dollar paid by the said Anna P. Jackson to the said Caleb Farnum at or before the execution of these presents the receipt of which said sum the said Caleb Farnum doth hereby acknowledge the said Caleb Farnum for himself his heirs executors administrators and assigns doth hereby covenant to and with the said Anna P. Jackson her heirs executors and administrators that he the said Caleb Farnum his heirs executors administrators or assigns shall and will at his and their own proper costs and charges within the space of two years from the day of the date hereof in a good substantial and workmanlike manner erect build and completely finish fit for habitation and use upon the said Lot Number 2 (two) a good and substantial dwelling house of not less value than six thousand dollars and to stand and be not less than fifteen feet from the westerly line of said Greenwich Street and not less than ten feet from the northerly line of said Carter Street such distances to be measured from the main sills of said dwelling house exclusive of bay windows and other projections incident to finishing And that if the said Caleb Farnum his heirs executors administrators or assigns shall at any time hereafter erect and build

any dwelling house besides or in addition to the dwelling house hereinbefore mentioned upon any part of the said granted and bargained premises and which shall front on said Carter Street it shall stand and be not less than ten feet from the northerly line of such street measuring from the main sills thereof exclusive of bay windows and other projections incident to finishing

As Witness the hands and seals of said parties hereto the day and year first above written

Signed Sealed & Delivered
in presence of
("Insurance Agent" first interlined)
J. G. Markland.

Amna P. Jackson [L.S.]
Caleb Farnum. [L.S.]

State of Rhode Island City of Providence ss. 17th August A.D. 1872 Then & there the above named Amna P. Jackson and Caleb Farnum acknowledged the above instrument by them signed to be their free & voluntary act and deed.

Before me J. G. Markland.
Justice of the Peace.

Recorded August 17, 1872 at 11, 45 A. M. } Witness F. A. Williamson
Recorder of Deeds.

U.S. REVENUE 50¢ STAMP

Georgia Mc Intosh County

This Indenture made this sixth day of January Eighteen hundred and seventy two between J. H. M. Clinch Administrator de bonis non of the Estate of J. H. Mc Intosh deceased of the County of Camden of the first part and Edwd. E. Howard Trustee for Catharine Ann M. Howard his sister of the City of Providence State of Rhode Island of County and State aforesaid of the other part witnesseth That Whereas at the April Term A. D. Eighteen hundred and fifty four of the Superior Court of the County of Camden the heirs at law of said J. H. Mc Intosh deceased filed a bill in equity praying that said J. H. M. Clinch Admr. de bonis non be required to dispose of all the lands of said J. H. Mc Intosh at private or public sale and said prayer was then and there granted

And Whereas said Administrator de bonis non hath effected the sale of Lot Number 258 (Two hundred and fifty eight in the City of Darien being a part of the Estate of said deceased J. H. Mc Intosh to said Edwd. E. Howard Trustee at private sale Now the said J. H. M. Clinch Administrator as aforesaid in consideration of the sum of Fifty dollars to him in hand paid the receipt whereof is hereby acknowledged has granted bargained sold aliened and conveyed and by these presents does grant bargain sell alien and convey unto said Edwd. E. Howard Trustee as aforesaid for Catharine Ann M. Howard her heirs and assigns

One certain lot of land in the City of Darien known by the number 258 (Two hundred and fifty eight) bounded North by Lot Number Two hundred and seventy three South by Fourth Street East by Lot Number Two hundred and fifty nine West by Lot Number Two hundred and fifty seven with all the rights members and appurtenances to the same in any manner belonging.

To have and to hold said premises to the said Edwd. E. Howard Trustee for the sole and separate use of said Catharine Ann M. Howard free from all the liabilities debts and obligations of

the said Edwd. E. Howard Trustee and any husband of the said Catharine A. M. Howard her heirs and assigns forever and with the privilege to rent or dispose of for the benefit of the said cestui que trust.

In testimony whereof the said J. H. M. Clinch Administrator de bonis non has hereto set his hand and seal the day and year above written.

Signed Sealed and Delivered
in presence of
Interlineations on the second page
near the bottom before signing
Henry Dunlop
N. B. Clinch
J. C. B. Le Conte
Notary Publ Ga

J. H. M. Clinch (No Seal)
Admr.
Est. J. H. Mc Intosh

State of Georgia Mc Intosh County. In accordance with the above I do accept the trust therein imposed and for the specific purposes therein named and pledge myself to so perform the duties thereof as shall be to the sole benefit of the cestui que trust the said Catharine Ann M. Howard my sister

Witness my hand and seal this the 15th day of June 1872.

Executed in presence of me
this June 15 1872
Adam Strain
Lewis Jackson
Ordinary M. C. [L.S.]

Edward Elijah Howard (No Seal)
Trustee

Recorded in Book M of Records this the 22d day of June A. D. 1872. Folio 120 - 121.

Edwd. E. Howard Clerk Superior Court [L.S.]
Mc Intosh County Ga.

State of Georgia Mc Intosh County

I Joseph Hilton Chairman pro tempore of the Board of County Commissioners of said County created under an act of the General Assembly of said State approved January 19th 1872 which Board is a Court of Record having a Clerk and Seal do hereby certify that the above deed is recorded in Record Book M. Folio 120-121 in accordance with the endorsement of the Clerk Superior Court of said County and that Edw. E. Howard is the duly elected and qualified Clerk of said Superior Court. Witness my hand and the seal of the Board of County Commissioners this the 22d day of June A. D. 1872.

Joseph Hilton [L.S.]
Chairman pro tem.
Board County Commissioners
Mc Intosh County Ga.

Recorded August 19, 1872. at 11 A. M. } Witness F. A. Williamson
Recorder of Deeds.

U.S. REVENUE 5¢ STAMP

Office of Charles H. West Carriage Depository Arsenal Lane
Providence R.I. Aug. 19 1872.

Chas H. West

Bot of Gurdon E. Lyman

One bay horse about 7 years old	275.
One Phaeton buggy	175.
1 harness	15.
	465.

Witness B. C. Richards — Rec. Payt. Gurdon E. Lyman.

Recorded August 19, 1872 at 2.50 P.M. Witness F. A. Williamson Recorder of Deeds

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Know All Men by these Presents

That I Rowland Robinson and Helen M. Whipple of the Town of Easton in the County of Washington in the State of New York have made constituted and appointed and by these presents do make constitute and appoint Caleb Congdon of the Town of Cranston in the County of Providence in the State of Rhode Island our true and lawful attorney for us and in our name and stead to enter into and take possession of all such lands tenements hereditaments and real estate whatever in the State of Rhode Island in or in which we are or may be in any way entitled or interested of or in the Estate of Barbara Bailey deceased and to grant bargain and sell the same or any part or parcel of the same for such sum or price and on such terms as to him shall seem meet and for us and in our name to make execute acknowledge and deliver good and sufficient deeds and conveyances for the same either with or without covenants and warranty and until the sale thereof to let and demise the said real estate for the best rent that can be procured for the same giving and granting unto our said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that our said attorney or substitute shall lawfully do or cause to be done by virtue thereof.

In Witness Whereof we have hereunto set our hands and seals this twenty six day of March 1853

In presence of — Royal Slocum

Rowland Robinson. [L.S.]
Helen M. Whipple. [L.S.]

Washington County ss. On this 26 day of March 1853 personally appeared before me Rowland Robinson and Helen M. Whipple both to me known to be the individuals described in and who executed the above power of attorney and who severally acknowledged that they executed the same.

Royal Slocum Justice

Recorded August 20, 1872 at 11, 15 a.m. Witness F. A. Williamson Recorder of Deeds

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I Henry R. Congdon of the City of Providence in the State of Rhode Island Assignee of George H. Talbot of said Providence in consideration of Eight hundred thirty three dollars to me paid by William Barstow of said Providence the receipt of which sum is hereby acknowledged do hereby sell assign transfer and set over unto the said William Barstow

All that stock of boots and shoes and other stock in trade materials and goods of every kind now in the store numbered 44 on North Main Street in said Providence with all the furniture fixtures and apparatus of every kind in said store.

To have and to hold the same to the said William Barstow his executors administrators and assigns forever.

In testimony whereof I have hereunto set my hand and seal this fifth day of July A.D. 1872.

Executed & Delivered in presence of Hiram B. Aylsworth

Henry R. Congdon [L.S.] Assignee

Recorded August 20, 1872 at 12.35 P.M. Witness F. A. Williamson Recorder of Deeds

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U.S. REVENUE 50¢ STAMP

This Indenture

Made this thirteenth day of August in the year of our Lord one thousand eight hundred and seventy two between Charles M. Howlet and Mary A. Howlet of Auburn New York of the first part and Robert W. Jencks of Providence Rhode Island of the second part Witnesseth That the said party of the first part in consideration of the sum of one dollar to them in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged have bargained sold remised and quitclaimed and by these presents do bargain sell remise and quitclaim unto the said party of the second part and to his heirs and assigns forever

All of one lot of land in the Cemetery of the Corporation of Grace Church in Providence aforesaid situated in Cypress Avenue and numbered Three hundred & thirty seven (no. 337) 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.

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof and all the estate right title interest claim and demand whatsoever of the said party of the first part either in law or equity of in and to the above bargained premises with the said hereditaments and appurtenances to have and to hold the said premises subject to all the conditions & restrictions contained in a deed of said premises from said Corporation to said Howlet dated August 19 1848 to the said party of the second part his heirs and assigns to the sole and only proper benefit and behoof of the said party of the second part his heirs

and assigns forever

In Witness Whereof the parties of the first part have hereunto set their hands and seals the day and year first above written

Sealed and Delivered
in presence of
W. E. Haughitt.

Charles M. Howlet [LL]
Mary A. Howlet [LL]

State of New York Cayuga County ss. On this 13th day of August in the year one thousand eight hundred and seventy two before me the subscriber personally appeared Charles M. Howlet and Mary A. Howlet to me known to be the same persons described in and who executed the within instrument and severally acknowledged that they executed the same and the said Mary A. Howlet on a private examination by me apart from her said husband acknowledged that she executed the same freely and without any fear or compulsion of her said husband after the said instrument was shown & explained to her by me & then declared to me that the same was her free voluntary act & deed & that she did not wish to retract the same.

W. E. Haughitt.
Cayuga County Judge.

Recorded August 20, 1872
at 1,40 P. M. Witness F. A. Williamson
Recorder of Deeds.

Whereas

The undersigned Phebe F. Jones of the City of Providence State of Rhode Island on or about the first of September A. D. 1871 being an unlettered person unable to write (except her signature or name) or read writing executed and delivered to Elizabeth S. Jones of said City aforesaid a paper which said Phebe was informed and believed to be the last will & testament of said Phebe wherein said Phebe after giving a legacy of one thousand dollars to R. G. Bennett and five hundred dollars for the keeping in repair the family burying lot devised all the rest & residue of her estate to said Elizabeth consisting of one lot of land in said City of Providence on the Westerly side of Plane Street on which it measures one hundred & fifteen feet more or less holding that width extending back two hundred & twenty five feet more or less to Stamford Street with the improvements thereon two lots on Ash Street in said City of Providence each forty by eighty feet Also an undivided sixth part of the Woodbury Estate adjoining the first described lot of land and appointed Samuel B. Church of said City Executor of said will

And Whereas said Phebe has lately been informed & believes that said paper by her so signed executed and delivered as her last will and testament was not a will but was a deed in fee simple from said Phebe to said Elizabeth fraudulently imposed upon said Phebe by said Elizabeth and her agents and without any consideration having passed from any person

Now this is to notify all whom it may concern That said deed given as aforesaid having been obtained by fraud is void & of no effect and therefore any person taking any conveyance of the said property therein described & conveyed or any part thereof will do so at their peril and will be held responsible for the same.

In Witness Whereof I have hereto set my hand & seal this nineteenth day of August A. D. 1872

Signed in presence of
Earle C. Harris
Chase Wiggin

Phebe F. Jones [LL]

Providence ss. Providence Augt. 20 1872 This day personally appeared before me Phebe F. Jones signer of the above instrument and acknowledged the same to be her free & voluntary act.

Earle C. Harris
Public Notary.

Recorded August 21, 1872
at 3,10 P. M. Witness F. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

U. S. REVENUE 5 Cts. STAMP

That I H. N. Crowell in the County of Providence & State of Rhode Island for and in consideration of the sum of One hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by George M. Griffin & Company the receipt whereof I the said H. N. Crowell do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said George M. Griffin & Co.

One express wagon with red body and dark running gear.

To have and to hold the said granted and bargained chattel unto the said Geo. M. Griffin & Co. their heirs executors administrators and assigns to their only proper use benefit and behoof forever and I the said H. N. Crowell do vouch myself to be the true and lawful owner of the said chattel and have in me full power good right and lawful authority to dispose of the said chattel in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said chattel unto the said George M. Griffin & Co. their heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said H. N. Crowell have hereunto set my hand and seal this seventh day of February in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered in presence of } Hen. H. N. Crowell [LL]

I Joseph D. Crowell of Providence husband of the said H. N. Crowell do hereby release & quitclaim unto George M. Griffin & Co. all my right title & interest in & to the property conveyed by this bill of sale for and in consideration of the sum of one dollar to me paid by said Geo. M. Griffin & Co. the receipt whereof is hereby acknowledged. In witness whereof I have hereunto set my hand & seal this seventh day of February A. D. 1872.

Joseph D. Crowell

Recorded August 22, 1872
at 9,15 A. M. Witness F. A. Williamson Recorder of Deeds.

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I Henry W. Ellis of the City and County of Providence and State of Rhode Island in consideration of the sum of one dollar to me paid by Charles H. Perkins and Henry C. Clark of the City and County of Providence and State of Rhode Island and Almoran Harris and William Ellisbree Jr. of Cranston County and State as aforesaid the receipt whereof is acknowledged do by these presents grant bargain sell and convey unto them the said Charles H. Perkins Henry C. Clark Almoran Harris & William Ellisbee all my property of every kind nature and description in and about the premises occupied by me at the corner of Orange Dyer & Clifford Streets in said Providence including buildings fixtures tools stock and goods in process of manufacture or otherwise.

In Witness Whereof I hereunto set my hand and seal this 8th day of August A.D. 1872

In presence of
J. M. Ripley

Henry W. Ellis (L.S.)

Recorded August 22, 1872 at 3.15 P.M. } Witness F. A. Williamson
& Recorder of Deeds

U.S. REVENUE $6.50 STAMP

Know All Men by these Presents

That I Elisha Dyer of the City and County of Providence and State of Rhode Island in consideration of the sum of One thousand dollars to me paid by George R. Phillips of said Providence the receipt whereof I do hereby acknowledge do hereby remise release and forever quitclaim unto said George R. Phillips and his heirs forever

A certain lot of land with all the buildings and improvements thereon situated in said City of Providence on a gangway running from Greene Street to Jackson Street bounded Northerly on said gangway Easterly on land of John Andrews heirs Westerly on land of Amos L. Barstow and Southerly on land of Martha Barstow. Being the same estate conveyed to this grantor by deed from William S. Arnold dated April 11th 1870 and recorded in Book No. 190 page 319 of the Providence Records

To have and to hold the same to him the said George R. Phillips and his heirs in trust nevertheless to sell convey mortgage and encumber the same for the joint benefit and advantage of himself and William H. Benner and Thomas Phillips all of said Providence

And I the said Elisha Dyer for myself my heirs executors and administrators do covenant with the said George R. Phillips his heirs and assigns that I will warrant and defend the same to said George R. Phillips his heirs and assigns forever against the lawful claims of all persons claiming by through or under me.

And I Anna J. Dyer wife of the said Elisha Dyer in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee his heirs and assigns all my right of dower in and to the afore granted premises

In Witness Whereof we have hereunto set our hands and seals this eleventh day of May A.D. 1872

In presence of
W. J. Dyer

Elisha Dyer (L.S.)
Anna J. Dyer (L.S.)

State of Rhode Island Providence sc. In Providence this 20th day of May A.D. 1872 personally appeared before me Elisha Dyer subscriber to the foregoing instrument and acknowledged the above deed by him signed to be his free voluntary act and deed.

Peter T. Hughes.
Justice of the Peace

Recorded August 22, 1872 at 3.17 P.M. } Witness F. A. Williamson
& Recorder of Deeds

U.S. REVENUE 50¢ STAMP

This Indenture

Made and executed this Ninth day of June Anno Domini One thousand eight hundred and seventy one by and between Cornelia E. Green widow of the City and County of Providence and State of Rhode Island and Samuel G. Arnold of Middletown in the County of Newport and State aforesaid of the first part and George Hail of Warren County of Bristol and State aforesaid of the second part Witnesseth

That the said parties of the first part in accordance with the report of certain referees agreed on between the parties of the first part and the party of the second part in accordance with the provisions of a certain lease executed the twenty first day of October Eighteen hundred and fifty between Frances R. Arnold Cornelia E. Green and Samuel G. Arnold of the first part and Hannah Braley of the second part and electing to renew the said last named lease do hereby renew the said last named lease for a further term of ten years (10 years) from the first day of April Anno Domini Eighteen hundred and seventy one to be computed and ended. Provided however that the rent reserved during this term of renewal shall be one hundred and seventy five dollars ($175) annually payable in equal semi annual payments on the first day of each October and April during said term together with all taxes which may be assessed on the premises described in said Indenture of Lease

That the said party of the second part doth covenant and agree for himself his executors and administrators and assigns to and with the parties of the first part their heirs and assigns to pay the rent herein and hereby reserved That the said parties of the first part for themselves their heirs and assigns and the said party of the second part for himself his executors administrators and assigns mutually covenant and agree that all the covenants and agreements in the said lease contained shall continue in full force and validity unchanged except the covenant as to the amount of rent therein stated.

In Testimony Whereof the said parties hereunto set their hands and seals the year and day above written

Cornelia E. Green (L.S.)

S. G. Arnold. (L.S.)

State of Rhode Island and Providence Plantations County and City of Providence

Before me in said Providence this ninth day of June A.D. 1871 personally appeared Samuel G Arnold and Cornelia C Green and severally acknowledged the forgoing instrument by them executed to be their free act.

Arnold Green Justice of the Peace.

Recorded August 23, 1872 at 3,30 P.M. Witness G.A. Williamson Recorder of Deeds

U.S. REVENUE $1.00 STAMP

Know All Men

That I John W. Greene of the City of Providence in the State of Rhode Island Guardian of the person & estate of Frederick W. Stalker (a minor) of said Providence by virtue and in the exercise of the power & authority in this behalf to me granted by the Municipal Court of said City of Providence and in consideration of the sum of Six hundred & twenty five dollars to me as such guardian well & truly paid by Benjamin M. Hubbard of said Providence the receipt whereof is hereby acknowledged do hereby grant bargain sell & convey unto the said Benjamin M. Hubbard his heirs & assigns forever

The one undivided fourth part of a certain lot of land with the buildings & improvements thereon situate in said City of Providence on the Easterly side of and adjoining A. Street and is laid out and designated as Lot No. 22 (Twenty two) on a plat of house lots surveyed and platted by Schubarth & Haynes April 1853 which said Plat is recorded in the Records of Plats in Book No. 4 page 20 in the Recorders Office in said City of Providence

To have and to hold the said granted premises with all the appurtenances thereto belonging to him the said Hubbard his heirs and assigns forever. And I the said John W. Greene for myself my heirs executors & administrators do hereby covenant & promise to & with Benjamin M. Hubbard his heirs & assigns that I am duly appointed & qualified as Guardian as aforesaid and that I am duly authorized & empowered by said Court to sell the above granted premises in manner as aforesaid

In Testimony whereof I have hereto set my hand & seal at Providence this 25th day of July A.D. One thousand eight hundred & seventy two (1872)

Signed Sealed and Delivered in presence of C.A. Updike. John W. Greene [LS] Guardian

Providence ss. In the City of Providence this 25th day of July 1872 Then came before me the above named John W. Greene and acknowledged the above deed by him signed in said capacity to be his free act and deed.

Caesar A. Updike. Justice of the Peace.

Recorded August 24, 1872 at 9,35 A.M. Witness G.A. Williamson Recorder of Deeds

U.S. REVENUE $7.50 STAMP

Know All Men by these Presents

That we Philip H. Durfee and Ellery Millard of Providence in the State of Rhode Island &c. in consideration of seven thousand four hundred thirty eight 74/100 dollars to us paid by the Trustees of Power Street Methodist Episcopal Church a corporation created by the General Assembly of said State the receipt whereof is hereby acknowledged do give grant bargain sell and convey unto said The Trustees of Power Street Methodist Episcopal Church and their assigns forever.

That lot or parcel of land situate in said Providence bounded Northerly on Power Street ninety eight 24/100 feet Westerly on Hope Street seventy five feet Southerly on a line parallel with the Southerly line of Power Street and on land of said Durfee and Millard ninety two 78/100 feet and Easterly on land formerly of James W. Cooke seventy four 74/100 feet. Being part of the land which was lately conveyed to us by Henry B. Williams and Mary E. Williams his wife

To have and to hold the same with the appurtenances unto and to the use of said The Trustees of Power Street Methodist Episcopal Church and their assigns forever.

In Trust that said premises shall be used kept maintained and disposed of as a place of Divine worship for the use of the ministry and membership of the Methodist Episcopal Church in the United States of America subject to the discipline usage and ministerial appointments of said Church as from time to time authorized and declared by the General Conference of said Church and the Annual Conference in whose bounds the said premises are situate And we said Philip H. Durfee and Ellery Millard in consideration of the premises for ourselves and our heirs executors and administrators covenant and agree with said The Trustees of Power Street Methodist Episcopal Church and their assigns that we are lawfully seized in fee simple in our own right of said granted premises that the same are free from encumbrance and the same to said The Trustees of Power Street Methodist Episcopal Church and their assigns forever against the lawful claims and demands of all persons to warrant secure and defend.

And I Elizabeth S. Millard wife of said Ellery Millard in consideration of the premises remise release and forever quitclaim to said The Trustees of Power Street Methodist Episcopal Church and their assigns all my right title and interest and right of dower in and to the aforedescribed premises. In Witness whereof we hereto set our hands and seals the sixteenth day of August A.D. 1872

Signed & Sealed in presence of G. M. Carpenter Jr. by P.H.D. and E.M.

Philip H. Durfee [LS]
Ellery Millard [LS]
Elizabeth S. Millard [LS]

Providence ss. In Providence 21st August 1872 Ellery Millard and 24th August 1872 Philip H. Durfee severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Before me G. M. Carpenter Jr. Public Notary.

Recorded August 24, 1872 at 2,45 P.M. Witness G.A. Williamson Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Know All Men

That we Asahel P. Clarke and Annie M. Clarke his wife and Catherine E. Cavanaugh of the City and County of Providence in the State of Rhode Island and Julia E. Joyce of the Town of Medford in the County of Middlesex and State of Massachusetts and George P. Fuller of the Town of Arlington in the County of Middlesex and State of Massachusetts in consideration of the sum of Four hundred and sixty dollars to us paid by Bohan P. Byram of said Providence the receipt whereof we do hereby acknowledge do hereby release remise and forever quitclaim unto said Bohan P. Byram his heirs and assigns forever all our right title and interest as Heirs at Law of the late Elizabeth S. Turner of said Providence in and to

Four undivided forty eighth parts of the real estate belonging to the said Elizabeth S. Turner situated in the Seventh Ward in said Providence on the Southerly side of Broadway being the same premises conveyed to the said Elizabeth S. Turner by deed from Isaac Paine and Mary Greene dated April 2, 1867 and recorded in Book 177 page 392 of the records of said Providence for recording deeds of real estate

To have and to hold the same together with all the privileges and appurtenances thereof to him said Bohan P. Byram his heirs and assigns forever and we the said Asahel P. Clarke and Annie M. Clarke his wife Catherine E. Cavanaugh Julia E. Joyce George P. Fuller for ourselves our heirs executors and administrators do covenant with the said Bohan P. Byram his heirs and assigns that we will warrant and defend the same to said Bohan P. Byram his heirs and assigns forever against the lawful claims of all persons claiming by through or under us.

In Witness Whereof we have hereunto set our hands and seals this first day of February A.D. eighteen hundred & seventy two.

Signed Sealed and Delivered in presence of Wm. C. Townsend witness to signatures of Asahel P. Clarke A.M. Clarke C.E. Cavenaugh and Julia E. Joyce. I. C. Carter

Asahel P. Clarke. [H.S.]
Anna M. Clarke. [H.S.]
Catherine E. Cavenaugh. [H.S.]
Julia E. Joyce. [H.S.]
Geo. P. Fuller. [H.S.]

State of Rhode Island Providence County ſc. In Providence in said County on this first day of February A.D. 1872 then Asahel P. Clarke Catherine E. Cavenaugh Julia E. Joyce personally appeared and acknowledged the within instrument by them signed to be their free and voluntary act and deed. At the same time and place Annie M. Clarke wife of the said Asahel P. Clarke also one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after hearing said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Wm. C. Townsend. Justice of the Peace.

Commonwealth of Massachusetts Middlesex ſs February 5th A.D. 1872

Then personally appeared the above named George P. Fuller and acknowledged the above instrument by him subscribed to be his free act and deed before me. I. C. Carter. Justice of the Peace.

Recorded August 29 1872 at 2 P.M. Witness G. A. Williamson Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Know All Men

That we William H. Potter and Lydia A. Potter his wife of the Town of Scituate in the County of Providence and State of Rhode Island Whiteman S. Steere of the City and County of Worcester in the State of Massachusetts and Thomas F. Steere of Brooklyn County of Alameda and State of California in consideration of the sum of Five hundred dollars to us paid by Bohan P. Byram in the City and County of Providence and the aforesaid State of Rhode Island the receipt whereof we do hereby acknowledge do hereby release remise sell and forever quitclaim unto said Bohan P. Byram his heirs and assigns forever all our right title and interest as Heirs at Law of the late Elizabeth S. Turner of said Providence in and to

One undivided twelfth part of the real estate belonging to the said Elizabeth S. Turner situated on the Southerly side of Broadway in said Providence being the same premises conveyed to the said Elizabeth S. Turner by deed from Isaac Paine and Mary Greene dated April 2 1867 and recorded in Book 177 page 392 of the records of said Providence for recording deeds of real estate

To have and to hold the same together with all the privileges and appurtenances thereof to him said Bohan P. Byram his heirs and assigns forever and we the said William H. Potter and Lydia A. Potter his wife Whiteman S. Steere and Thomas F. Steere for ourselves our heirs executors and administrators do covenant with the said Bohan P. Byram his heirs and assigns that we will warrant and defend the same to said Bohan P. Byram his heirs and assigns forever against the lawful claims of all persons claiming by through or under us. And we Julia E. Steere wife of the said Thomas F. Steere and Annie E. Steere wife of the said Whiteman S. Steere for and in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto him the said Bohan P. Byram his heirs and assigns all our rights of dower and power of thirds in and to the aforedescribed premises

In Witness Whereof we have hereunto set our hands and seals this thirteenth day of June A.D. eighteen hundred seventy two.

Signed Sealed and Delivered in presence of Isaac Saunders to the first four signatures

William H. Potter [H.S.]
Lydia A. Potter [H.S.]
W. S. Steere [H.S.]
A. E. Steere [H.S.]
Thomas F. Steere [H.S.]
Julia E. Steere [H.S.]

State of Rhode Island Providence County ſc.

In Scituate in said County William H. Potter personally appeared and acknowledged the within instrument by him signed to be his free and voluntary act and deed this thirteenth day of July A.D. 1872. At the same time and place Lydia

A. Potter wife of the said William H. Potter also one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Isaac Saunders
Notary Public

Providence ſc.

In Scituate this 18th day of July A.D. 1872 Then personally appeared before me Whiteman T. Steere subscriber to the within instrument and acknowledged the same to be his free voluntary act and deed hand and seal

Isaac Saunders. Notary Public.

State of California County of Alameda ſs.

On this 25th day of June A.D. one thousand eight hundred and seventy two personally appeared before me W. C. Mason a Notary Public in and for the County of Alameda Thomas T. Steere and Julia E. Steere whose name is subscribed to the annexed instrument as the parties thereto personally known to me to be the same person described in and who executed the said annexed instrument as the parties thereto and they personally duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[L.S.] W. C. Mason Notary Public.

Recorded August 29, 1872 at 2 P. M. } Witness F. A. Williamson
Recorder of Deeds

U.S. REVENUE 50 CTS. STAMP

This Indenture

Made the twentieth day of May in the year of our Lord one thousand eight hundred and seventy two between Stephen G. Albro Benjamin E. Seely Julia A. Seely and Mary E. Albro of Pepin County Wisconsin parties of the first part and Bohan T. Bepam of Providence Rhode Island party of the second part Witnesseth That the said parties of the first part for and in consideration of the sum of fifty seven dollars paid to Stephen G. Albro fifty seven dollars paid to Julia A. Seely and fifty seven dollars paid to Mary E. Albro to them in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged have given granted bargained sold remised released and quitclaimed and by these presents do give grant bargain sell remise release and quitclaim unto the said party of the second part to his heirs and assigns forever the following described property to wit

Our interest in the house No. 244 Broadway Providence Rhode Island belonging to the estate of the late Elizabeth L. Turner.

To have and to hold the same together with all and singular appurtenances and privileges thereunto belonging or in any wise thereunto appertaining and all the estate right title interest and claim whatsoever of the said parties of the first part either in law or equity to the only proper use bene-

fit and behoof of said party of the second part his heirs and assigns forever.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written

Signed Sealed and Delivered in presence of
Perry E. Doane
R. Morsbach

Stephen G. Albro. [L.S.]
Benjamin E. Seely. [L.S.]
Julia A. Seely. [L.S.]
Mary E. Albro her mark [L.S.]

State of Wisconsin County of Pepin. On the 20th day of May A.D. 1872 came before me Stephen G. Albro Benjamin E. Seely & Mary E. Albro the above named grantor and acknowledged the execution of the foregoing deed freely and voluntarily for the uses and purposes therein mentioned

Robert Morsbach Notary Public. [L.S.]

State of Wisconsin Pepin County

And there afterwards on the same day Julia Seely wife of the aforenamed Benj. E. Seely personally appeared before me and being by me examined privately and apart from her said husband Benj E. Seely acknowledged the same instrument by her signed and by me then shown and explained to her to be her voluntary act and declared to me that she did not wish to retract the same.

Robert Morsbach Notary Public. [L.S.]

Recorded August 29, 1872 at 2 P. M. } Witness F. A. Williamson
Recorder of Deeds

U.S. REVENUE $2.50 STAMP

This Indenture of Two Parts

Made and executed this twenty sixth day of August in the year 1872 by and between William Harris of Providence in the State of Rhode Island party of the first part and George H. Bates and John C. Hobbs of said Providence copartners in business under the name of George H. Bates and Company parties of the second part Witnesseth That the said party of the first part for and in consideration of the rents and covenants herein reserved and contained on the part of the said parties of the second part to be paid and performed doth hereby demise lease and to farm let to said parties of the second part their executors administrators and assigns

One certain lot of land situate in said Providence at the corner of Central Street and C. Street measuring 40 feet by 100 feet with the buildings and improvements thereon comprising a building with a store in the first story and a tenement above and a barn being the same premises now occupied by the said party of the first part

To have and to hold said premises with all the privileges and appurtenances to the same belonging unto them the said parties of the second part their executors administrators and assigns for and during the term of five years from the date hereof to be computed and ended

Yielding and paying therefor yearly and every year during said term unto

said party of the first part his heirs and assigns the yearly rent of One thousand dollars in four equal quarterly payments of $250 each on the 26th days of November February May and August in each year during said term The first payment whereof to be made on the 26th day of November next ensuing the date hereof and the said parties of the second part for themselves their heirs executors and administrators do covenant and agree with the said party of the first part his heirs executors administrators and assigns as follows That the said parties of the second part their executors administrators and assigns will yearly and every year during said term pay unto the said party of the first part his heirs or assigns the yearly rent of $1000 at the times and in the manner hereinbefore appointed for the payment thereof and interest on the same if not so paid wh to the payment thereof That they will at all times during said term at their own cost keep the interior of said demised premises in good and tenant able repair and will at the end of said term or other sooner termination of the same surrender and yield up said premises to the said party of the first part his heirs or assigns in as good order and repair as they now are common wear and accidents by fire only excepted and that it shall be lawful for the said party of the first part his heirs or assigns in case said rent or any part thereof shall be unpaid for twenty days after the time appointed for the payment thereof and after demand for the same and also in case said parties of the second part shall do or suffer to be done any wrl ful or voluntary waste on said premises to enter upon said premises and the same to have again and enjoy discharged of this lease and every part thereof

And the said party of the first part for himself his heirs executors and administrators hereby covenants and agrees to and with the said parties of the second part their executors administrators and assigns that the said parties of the second part their heirs and assigns shall have the right to purchase said demised premises at any time within three months of the date hereof for the sum of twelve thousand dollars and shall have the right to purchase the same at any time within six months from the date hereof for the sum of twelve thousand and five hundred dollars and that in case of the purchase thereof for either of said sums he the said party of the first part his heirs or assigns shall take a note for the sum of ten thousand dollars in part payment for the same secured by mortgage upon said premises said note to be payable in one year from the date thereof and to draw interest at the rate of Seven per centum per annum payable semi-annually in advance and he further agrees that he will cause the Pawtuxet water to be introduced into said premises as soon as water pipes have been laid in B Street and to place two faucets one in said store and one in said tenement the said parties of the second part agreeing that in case they purchase said premises as hereinbefore provided they will reimburse to said party of the first part the expense of the introduction of said water.

And said party of the first part for himself his heirs executors and administrators further agrees with said parties of the second part their executors administrators and assigns that in case said demised premises or any portion thereof should be destroyed or damaged by fire during the continuance of said term he or they will and shall at their own proper cost as speedily as possible rebuild or repair and restore the same to as good a condition as they are now in and if by means of such destruction or damage by fire said parties of the second part should be deprived of the use of all or any part of said premises for more than the term of one month then for the time over and above one month and for the portion for and of which they shall be so deprived the rent hereinbefore reserved shall cease and not be charged In testimony whereof we the said parties have hereunto set our hands and seals the day and year first above written.

Witness William Harris (21)
Levi Salisbury Geo. H. Bates (22)
John C. Hobbs. (23)

State of Rhode Island Providence sc.

In said Providence on this twenty eighth day of August 1872 Then personally appeared William Harris one of the subscribers to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed

Before me Levi Salisbury Public Notary

Recorded August 30, 1872 at 1 P. M. Witness E. C. Williamson Recorder of Deeds

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U.S. REVENUE $3.00 STAMP

This Agreement

Made by and between M. R. Gardiner and William Davidson both of the City of Providence and State of Rhode Island Witnesseth

That the said M. R. Gardiner agrees to rent or lease to the said Wm. Davidson his estate on Mathewson Street next North of Westminster Church consisting of land dwelling house and barn for the term of ten years commencing on the first day of March Eighteen hundred & twenty one and ending on the twenty eighth day of February Eighteen hundred and eighty one on the following terms & conditions viz.

Rent to be One thousand dollars per year for the first five years ending on the first day of March Eighteen hundred and seventy six and Twelve hundred dollars per year from the first day of March Eighteen hundred and seventy six to the twenty eighth day of February Eighteen hundred and eighty one Rent payable quarterly or at the end of every three months Said Davidson has the liberty to put on a small building on the lot South and adjoining the house for an office to accommodate him in his business said building to be of good style and finish so as not to injure the appearance of the estate if possible said building to be put on at Davidson own expense and not to be taken away at the expiration of this lease.

Said Gardiner agrees to keep the buildings in good repair on the outside and said Davidson is to take good and sufficient care on the inside. It is further agreed by said Gardiner that said Davidson has the privilege at the end of three years from the date of this lease to purchase the estate if he wishes for the sum of Eighteen thousand and five hundred dollars or at the end of five years from the date of this lease for the sum of Twenty thousand dollars payable on such terms and conditions as then may be agreed on by the parties

In case of default for the term of ten days shall be made in the payment of said rent after the payment thereof shall have been demanded said party of the first part his heirs and assigns may if he or they think proper terminate this lease And for the faithful performance of the conditions of this lease each party binds himself his heirs and assigns to the other party his heirs and assigns in the full and just sum of one hundred dollars as fixed and liquidated damages

In Testimony Whereof we hereto subscribe our names this second day of March.

Eighteen hundred and seventy one.
Executed in presence of
Charles Selden.

M. R. Gardiner. [LS]
William Davidson. [LS]

Providence County ss. In Providence this second day of March A. D. 1871 then M. R. Gardiner and William Davidson personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed

Charles Selden
Justice of the Peace.

Recorded September 3, 1872
at 12 M.

Witness F. A. Williamson
Recorder of Deeds.

U.S. INTERNAL REVENUE STAMP 5¢

Know All Men by these Presents

That I Levi C. Phillips of Providence in the County of Providence for and in consideration of the sum of Six hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by John H. Phillips of Providence the receipt whereof I the said Levi C. Phillips do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said John H. Phillips

One Black horse 5 yrs. old one top buggy 1 single & 1 double harness

To have and to hold the said granted and bargained articles unto the said John H. Phillips his heirs executors administrators and assigns to his and only proper use benifit and behoof forver and I the said Levi C. Phillips do vouch myself to be the true and lawful owner of the above discribed articles and have in me full power good right and lawful authority to dispose of the said chattels in manner as aforesaid and I do for myself heirs executors and administrators hereby covenant and agree to warrant and defend the said chattels unto the said John H. Phillips his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Levi C. Phillips have hereunto set my hand and seal this third day of September in the year of our Lord one thousand eight hundred and seventy two.
Executed and Delivered
in presence of

Levi C. Phillips. [LS]

Recorded September 3, 1872
at 5 P. M.

Witness F. A. Williamson Recorder of Deeds

U.S. INTERNAL REVENUE STAMP 50¢

Know All Men by these Presents

That I George M. Griffin of North East in the County of Erie in the State of Pennsylvania doing business in the City of Providence and State of Rhode Island as George M. Griffin & Company have

made constituted and appointed and by these presents do make constitute and appoint Cyrus H. Morse of Providence in the State of Rhode Island my true and lawful attorney for me and in my name place and stead to sign execute acknowledge and deliver all deeds and mortgages of the estate and property of said George M. Griffin & Company also to sign all checks drafts receipts and all papers and writings connected with the business of said George M. Griffin & Company.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said attorney or my substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the 24th day of August in the year one thousand eight hundred and seventy two.
Sealed and Delivered
in the presence of
H. A. Gross

Geo. M. Griffin [LS]

State of Pennsylvania County of Erie ss. Be it known that on the 24th day of August one thousand eight hundred and seventy two before me H. A. Gross a Notary Public in and for the County of Erie duly commissioned and sworn dwelling in the Borough of North East personally came and appeared Geo. M. Griffin to me personally known and known to me to be the same person described in and who executed the above Power of Attorney and acknowledged the above Power of Attorney to be his act and deed. In testimony whereof I have hereunto subscribed my name and affixed my seal of office the day and year last above written

[LS] H. A. Gross. Notary Public.

Recorded September 4, 1872
at 11, 20 A. M.

Witness F. A. Williamson
Recorder of Deeds

Providence Sept. 4th 1872 5¢

Mr. Chen D. M. Underwood

Bo't of Jesse S. Arnold

1 horse & wagon 300. 00

Receid Pay't. J. S. Arnold

Recorded September 4, 1872
at 11, 30 A. M.

Witness F. A. Williamson
Recorder of Deeds

U.S. INTERNAL REVENUE STAMP $8.50

Know All Men by these Presents

That we William C. King and Sarah J. King his wife and Elizabeth Potter all of Providence in the State of Rhode Island and Wilbur F. Beal and Mary B. Beal his wife William K.

Potter and Arthur R. Potter all of Boston in the Commonwealth of Massachusetts in consideration of the sum of Six thousand and seventy one 40/100 dollars to us paid by Elsina J. Smith of said Providence the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto her the said Elsina J. Smith her heirs and assigns forever

Five undivided seventh parts of that lot of land with the dwelling house and all other improvements thereon situate in that part of said Providence formerly in the Town of Cranston and Northwesterly from Cranston Street bounded and described as follows beginning at a point at the Easterly corner of said lot of land at the junction or crossing of two lines one being seventeen (17) feet from and parallel with the Northeasterly side of the house on said lot and the other being thirty (30) feet from and parallel with the Southeasterly side or front of said house thence Southwesterly on the last mentioned line (125) one hundred twenty five feet thence at right angles Northwesterly (185) one hundred eighty five feet thence at right angles Northeasterly (125) one hundred twenty five feet thence at right angles Southeasterly on the first mentioned line (185) one hundred eighty five feet to the place of beginning and bounded on all sides by land late of Henry A. Potter deceased and containing 23.125 square feet of land Together with a right of way over a strip of land (17) seventeen feet wide leading from said granted premises to said Cranston Street Being the same land and premises conveyed to Hannah Luther late of said Providence deceased by deed from Arthur W. Potter and wife dated September 22nd A.D. 1865 a copy whereof is recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 232 page 67 reference to which and to the deed therein referred to is hereby made as a part hereof and subject to the restrictions and covenants therein contained or referred to

To have and to hold the same with all the appurtenances thereof unto and to the use of her the said Elsina J. Smith her heirs and assigns forever And we the said William C. Sarah J. Wilbur F. Mary B. William K. Arthur R. and Elizabeth for ourselves and for our heirs executors and administrators do covenant to and with the said Elsina J. Smith her heirs and assigns that we are lawfully seized of the aforesaid premises in fee simple and have good right to convey the same as aforesaid and that we will forever warrant and defend the same unto her the said Elsina J. Smith her heirs and assigns against the lawful claims and demands of all persons

And I said Wilbur F. Beal as Guardian of the Estates of Clara W. Potter and Annie L. Potter minor children of Arthur W. Potter late of said Providence deceased by and in pursuance of authority to me granted by a decree of the Municipal Court of said Providence November 28th A.D. 1871 and in consideration of the sum of twenty four hundred twenty eight 00/100 dollars to me paid by said Elsina J. Smith the receipt whereof is hereby acknowledged do grant bargain and convey unto her said Elsina J. Smith her heirs and assigns forever

Two undivided seventh parts of the aforedescribed land and premises being the interest of said Clara W. and Annie L. therein

To have and to hold the same with all the appurtenances thereof unto and to the use of her the said Elsina J. Smith her heirs and assigns forever

In Testimony whereof we have hereto set our hands and seals this twenty sixth day of August one thousand eight hundred and seventy two A.D. 1872

Signed and Sealed
in Presence of
Abbie F. Brown.

William C. King. [L.S.]
Sarah J. King [L.S.]
Wilbur F. Beal [L.S.]

Jas. B. Bell to W.K.B. W.B.B.
W.K.R. A.R.P. E.P. and W.F.B.
Guardn.
J.W. Lewis witness to W.C.K.
and S.J.K.

Mary B. Beale [L.S.]
William K. Potter [L.S.]
Arthur R. Potter [L.S.]
Elizabeth Potter [L.S.]
Wilbur F. Beal Guardian [L.S.]

State of Rhode Island Providence ss. In Providence this 26th day of August A.D. 1872 the within named William C. King personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed. And then and there Sarah J. King wife of said William C. King also personally appeared before me and being by me examined privily and apart from her said husband she acknowledged the same instrument by her signed and by me shown and explained to her to be her voluntary act and deed and declared to me that she did not wish to retract the same.

Jas. W. Lewis. Notary Public.

Commonwealth of Mass.
Suffolk ss. In Boston this 28th day of August A.D. 1872 the within named Wilbur F. Beal William K. Potter Arthur R. Potter and Elizabeth Potter personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed and at same time and place said Wilbur F. Beal also acknowledged the same instrument by him signed as Guardian to be his free act and deed in his said capacity

And then and there Mary B. Beal wife of said Wilbur F. Beal also personally appeared before me and being by me examined privily and apart from her said husband she acknowledged the same instrument by her signed and by me shown and explained to her to be her voluntary act and deed and declared to me that she did not wish to retract the same

In Witness Whereof I have hereunto set my hand and affixed my official seal as a Commissioner of Deeds for the State of Rhode Island at my office at the City of Boston in the County and Commonwealth aforesaid on the day and year in this certificate written.

Jas. B. Bell Commissioner of Deeds for the
State of Rhode Island residing in Boston [L.S.]

Recorded September 4, 1872
at 3, 35 P.M.

Witness E.A. Williamson
Recorder of Deeds

This Indenture

U.S. INTERNAL REVENUE 50 ¢ STAMP

Made this twenty eighth day of August A.D. 1872
by and between Amey W. Randall and Charlotte Potter both of Providence in the State of Rhode Island sole devisees under the Will of Henry A. Potter deceased parties of the first part and Elisa J. Smith of said Providence party of the second part Witnesseth

That Whereas said Henry A. Potter died by deed a copy whereof is recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 224 page 503 convey unto Elisa-

beth Potter wife of Arthur M. Potter

A certain lot of land in said deed fully described being a portion of his the said Henry A. Potter's farm then situate in the Town of Cranston together with a right of way 17 feet wide leading from said granted premises to the Cranston road"

And Whereas said parties of the first part have caused to be recorded in said Office a Plat called Copy of part of a Plat of a farm belonging to the late Henry A Potter in Providence with the addition of Anthony Av. and Jo. Street by John C. Harris Jr." which Plat is recorded in Book of Plats Number 11 at page 5 upon which plat Anthony Avenue is so laid out and delineated that the Northeasterly line thereof runs with and bounds on the southwesterly line of the lot of land conveyed in the deed herein before referred to and "Jo Street" is so laid out and delineated thereon as to cover a small portion of the Southerly corner of said lot of land And Whereas said party of the second part has become the owner of the aforesaid land and right of way in said deed conveyed

Now therefore we said parties of the first part in consideration of one dollar to us paid by said party of the second part the receipt of which is hereby acknowledged and in further consideration of the release and agreement hereinafter contained by said party of the second part do give grant and convey unto said Elisa J. Smith her heirs and assigns

That triangular parcel of land bounded northwesterly on the aforesaid lot of land in said deed conveyed southeasterly on "Jo Street" as delineated on said plat and northeasterly on a line in continuation of the northeasterly line of said lot of land and also release to said party of the second part her heirs and assigns the restrictions contained in said deed that no building shall be placed on said lot within one hundred and fifty feet of said Henry A. Potter's barn

To have and to hold the same unto and to the use of her the said Elisa J. Smith her heirs and assigns forever. And I said party of the second part in consideration of the aforesaid conveyance and release by said parties of the first part and of the lay out by them of Anthony Avenue and Jo. Street as on said Plat delineated do hereby agree that that portion of said lot of land as is covered by said Jo. Street as delineated on said Plat may be used as a street for the mutual benefit of both parties hereto their heirs and assigns and also release to said parties of the first part their heirs and assigns all right of way over any portion of said farm excepting said Anthony Avenue and Jo. Street as the same are laid out and delineated on said plat.

Witness our hands and seals the day and year first herein written.

Signed and Sealed
in presence of
J. W. Spurr

Amey W. Randall. [L.S.]
Charlotte Potter. [L.S.]
Elisa J. Smith. [L.S.]

State of Rhode Island Providence ss.

In Providence this 31st day of August A.D. 1872 the within named Amey W. Randall Charlotte Potter and Elisa J. Smith personally appeared before me and acknowledged the foregoing instrument by them signed to be their free act and deed.

Jos. W. Spurr Notary Public.

Recorded September 4, 1872 }
at 3.35 P.M. } Witness E. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Chas. T. Cole of Providence and Thomas Gorrill of North Providence copartners in the firm of C. T. Cole & Co. of North Providence all in the County of Providence and State of Rhode Island for and in consideration of the sum of fifteen hundred dollars to us in hand well and truly paid at or before signing sealing and delivery of these presents by Thomas R. Greene of Pawtuxet in the County of Kent the receipt whereof we the said C. T. Cole & Co. do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Thomas R. Greene the following described personal property contained in Almy Bros. Building No. 27 Baily St. in said North Providence

1 Box cot'n yarn 16 section beams # 30 yarn 10 beams dressed warp No. 30 yarn

To have and to hold the said granted and bargained property unto the said Thomas R. Greene his heirs executors administrators and assigns to his only proper use benefit and behoof forever and we the said C. T. Cole & Co. do vouch to be the true and lawful owners of the said property and have in us full power good right and lawful authority to dispose of the said property in manner as aforesaid and we do for ourselves heirs executors and administrators hereby covenant and agree to warrant and defend the said property and this sale thereof unto the said Thomas R. Greene his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof we the said Cole & Gorrill have hereunto set our hands and seals this fifth day of September in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
S. D. Greene.

Chas. T. Cole [L.S.]
T. Gorrell [L.S.]

Recorded September 6, 1872 }
at 12, 25 P.M. } Witness E. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I George B. Peck of the City and County of Providence and State of Rhode Island Guardian of the person and estate of Fanny Peck of said Providence by virtue of the authority vested in me by the General Assembly at their June session A.D. 1845 and by and with the advice and direction of the Municipal Court of the City of Providence exercising Probate jurisdiction therein in consideration of five dollars paid me by Abigail Williams of said Providence the receipt whereof I do hereby acknowledge do hereby in my said capacity give grant bargain sell and convey unto said Abigail Williams her heirs and assigns forever all the right title and interest which said Fanny Peck has in and to

A certain strip of land situated in the Northerly part of the City of Providence lying adjoining a certain house lot heretofore conveyed by me to said grantee and on the Westerly side of

said house lot and extending the whole length of said lot which said strip of land is two feet in width the whole length thereof.

To have and to hold the said granted and bargained premises with all the privileges and appurtenances thereof to her said Abigail Williams his heirs and assigns forever and to his and their only use benefit and behoof. And I said George B. Peck for myself my heirs executors and administrators do covenant with said Abigail Williams her heirs and assigns that I have good right to sell and convey the same to said Abigail Williams to hold as aforesaid and that I will warrant and defend the same to her her heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me in my said capacity.

In Witness Whereof I have hereunto set my hand and seal this thirtieth day of August in the year one thousand eight hundred and fifty.

Signed Sealed and Delivered in presence of Stephen Martin

George B. Peck. (L.S.) Guardian

Providence ss. Providence August Thirtieth A.D. 1850. Then George B. Peck in his said capacity acknowledged the foregoing to be his free act and deed.

Before me Stephen Martin. Justice of the Peace.

Recorded September 7, 1872 at 9,30 A.M. Witness T. A. Williamson Recorder of Deeds

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$1.00 U.S. STAMP

Know All Men by these Presents

That I William W. Douglas of the City and County of Providence in the State of Rhode Island &c Guardian of the person and estate of Thomas Curren of said Providence of full age by virtue of the power and authority granted me in my said capacity by the Municipal Court of said City of Providence holden at Providence on the second day of July A.D. 1872 in consideration of the sum of Seven hundred dollars to me paid by Gardner T. Swarts of said Providence the receipt whereof I do hereby acknowledge being the highest sum bid for the lands hereinafter described at a public auction legally had and notified do grant bargain sell and convey unto the said Gardner T. Swarts his heirs and assigns

A certain piece or parcel of land lying on the Northerly side of Binney Street in the Southwesterly part of said City of Providence and measuring on said street eighty feet more or less and extending back at right angles from said street eighty feet more or less said land comprising two lots numbered Twenty four and Twenty five on a Plat of Lots belonging to John D. Cranston made by H. B. Schubarth June 1856 said lots being likewise numbered One hundred and twenty one and One hundred and twenty two on Assessors Plat Number Fifty being the same lots conveyed to the said Thomas Curren by deed of John D. Cranston dated April 7 1864.

To have and to hold the granted premises with the appurtenances thereto belonging to him the said Gardner T. Swarts his heirs and assigns to his and their only proper use benefit and behoof forever. And I the said William W. Douglas for myself my executors and administrators do covenant with the said grantee his heirs and assigns that in making the said sale I have in all things observed the rules and directions of the law and that I will and my heirs shall warrant and defend the granted premises to the said grantee his heirs and assigns against the lawful claims and demands of said Thomas Curren and his heirs and all persons claiming the same by through or under them or either of them.

And I Mary Curren wife of Thomas Curren in consideration of the sum paid as aforesaid do hereby release and quitclaim unto the said grantee his heirs and assigns all my right of dower in and to the aforegranted premises.

In testimony whereof we have hereunto set our hands and seals this first day of August in the year of our Lord Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of Chas. D. Sadey. Richard B. Smith

Wm. W. Douglas (L.S.) Guardian of Thomas Curren

Mary X Curren (L.S.) mark

State of Rhode Island &c. Providence ss.

In Providence this second day of September A.D. 1872 personally came William W. Douglas Guardian of Thomas Curren and acknowledged the aforegoing instrument by him signed in his said capacity to be his free and voluntary act and deed.

Before me Chas. D. Sadey. Justice of the Peace.

Recorded September 7, 1872 at 10,40 A.M. Witness T. A. Williamson Recorder of Deeds

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NOTE. SEE DEED BOOK, NO. 313 PAGE, 417

25 c. U.S. STAMP

Know All Men by these Presents

That I Emma A. Rhodes of the City and County of Providence and State of Rhode Island have made constituted and appointed and by these presents do make constitute and appoint Frank A. Rhodes of the City County and State of New York my true and lawful Attorney to have the general care and supervision of all my property and estate wheresoever the same may be situated or however described.

NOTE. SEE DEED BOOK, NO. 313 PAGE, 417

And to that end I do hereby authorize my said attorney to collect all the rents dividends profits interest and annual income from my said property and estate and after paying therefrom all expenses for repairs insurance and taxes to pay over to me or to my order such portion of my said income as I may from time to time require and the balance thereof and the proceeds of any sales he shall invest in my name and in such manner as he shall think most conducive to my interests I hereby giving and granting unto my said attorney full power and authority to execute any receipts or other instruments and to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully and effectually as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said attorney

or his substitute shall lawfully do or cause to be done by virtue hereof

In witness whereof I have hereunto set my hand and seal this fourteenth day of June in the year of our Lord One thousand eight hundred and sixty eight.

Signed Sealed and Delivered in presence of Geo W Rook

Emma A. Rhodes [L.S.]

Recorded September 7, 1872 at 12 M. } Witness G. O. Williamson Recorder of Deeds

U.S. REVENUE $1.50 STAMP

Know All Men by these Presents

That I Wallace C. Rhodes of the City County and State of New York have made constituted and appointed and by these presents do make constitute and appoint Frank A. Rhodes of Elizabeth in the State of New Jersey my true and lawful attorney to have the general care and supervision of all my property and estate wherever the same may be situated or however described.

And to that end I do hereby authorise my said attorney to collect all the profits interest dividends and income of all my said property stock shares or whatever the same may be and to pay over to me or to my order such portions of my said income from time to time as I may require and the balance thereof and the proceeds of any sales he shall invest in my name and in such manner as he shall think most conducive to my interest. And I hereby further authorize and empower my said attorney to change any and all investments of my said property and to make sale of any portion thereof to execute any deeds bills of sale or other instruments which may be necessary for the purposes herein named and generally to do and perform all acts matters and things relative to my said property and estate as fully and effectually as I might or could do if personally present with full power of substitution and revocation I hereby ratifying approving and 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 third day of June in the year of our Lord One thousand eight hundred and seventy two (A. D. 1872)

Signed Sealed and Delivered in presence of John F. Tobey.

Wallace C. Rhodes [L.S.]

State of Rhode Island &c Providence ss In the City of Providence this third day of June A. D. 1872 personally appeared before me the undersigned John F. Tobey a Notary Public duly commissioned and sworn for the County of Providence and residing in the City of Providence in said County the within named Wallace C. Rhodes known to me to be the person named in and who executed the aforegoing power of attorney and then and there acknowledged the same by him signed and sealed to be his free and voluntary act and deed. In witness whereof I have hereunto set my hand and affixed my notarial seal of office this third day of June A. D. 1872.

John F. Tobey Notary Public [L.S.]

Recorded September 7, 1872 at 12 M. } Witness G. O. Williamson Recorder of Deeds

U.S. REVENUE 50 c. STAMP

This Indenture

Made the seventh day of September 1872 by and between William Ellis of Providence in the State of Rhode Island of the first part and H. H. Parker and S. C. Parker of said Providence of the second part Witnesseth That the said party of the first part doth hereby demise lease and to farm let unto said parties of the second part The lower story of the wooden building belonging to him the said Ellis standing upon a lot of land leased of Mrs Nancy K. Bishop situated on the northwest corner of Eddy and Blackstone Streets in said Providence together with the right to use so much of the land west of said building so leased by said Ellis as may be wanted to erect a building not more than 24 feet x 14 feet to be used for a barn for the accommodation of a horse and wagon

To have and to hold the same with the appurtenances unto said parties of the second part their executors administrators and assigns for the term of one year from and after the eighteenth day of September 1872 Yielding and paying therefor during said term the annual rent of One hundred and twenty dollars in equal monthly payments of ten dollars each on the 18 day of each and every month during said term.

And the said parties of the second part for themselves their heirs executors and administrators do covenant and agree to and with said party of the first part his heirs executors administrators and assigns as follows That they said parties of the second part their executors administrators and assigns will monthly and every month during said term pay unto said party of the first part his heirs or assigns the monthly rent of ten dollars at the times and in the manner hereinbefore appointed for the payment thereof. That they the said Parkers shall and will make such improvements as shall be necessary for their accommodation on the inside of said building namely the building to be ceiled over head with matched boards one matched and planed board partition across the building with a door in it also to be ceiled and plastered on the sides Pawtuxet water to be introduced into the building and the expense if not more than one hundred dollars to be taken out of the rent if more than that sum the money is to be advanced by said Ellis That it shall be lawful for the said Ellis his heirs or assigns in case said rent or any part thereof shall be unpaid by the said Parkers their executors administrators or assigns for ten days after the time herein appointed for the payment thereof and after demand for the same to determine this lease and re-enter upon said demised premises and the same repossess as of his former estate.

And the said party of the first part agrees to and with said parties of the second part that in case of fire which shall damage said premises and improvements before said rents shall have paid said parties of the second part for moneys laid out therein then he the said party of the first part will make said parties of the second part whole as to said improvements. That said parties of the second part shall have the right to continue to occupy said premises at the same rate of rent as hereinbefore stated during the rest of the term of this lessors lease.

Said parties of the second part agree to and with said party of the first part that they will not sell or suffer to be sold any intoxicating liquors on said premises.

In Witness Whereof said parties have hereunto set their hands and seals this Seventh day of September 1872.

Signed Sealed and Delivered in presence of Charles M. Salisbury — William Ellis [L.S.] H. H. Parker [L.S.] S. C. Parker [L.S.]

State of Rhode Island Providence sc. In Providence on this seventh day of September 1872 then personally appeared William Ellis one of the subscribers to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me Charles M. Salisbury. Justice of the Peace.

Recorded September 9, 1872 at 9,27 a. m. Witness G. A. Williamson Recorder of Deeds

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U.S. Internal Revenue 5c Stamp

KNOW All Men

That I Thomas P. Sweetser of the City and County of Providence and State of Rhode Island for and in consideration of the sum of Forty two hundred dollars to me paid by Thomas H. Sweetser of Reading in the County of Middlesex and State of Massachusetts the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said Thomas H. Sweetser the following personal property viz.

All of the stock tools machinery and fixtures of every kind nature and description now situate and contained in a jewelry shop situate at Number (32) Thirty two Elm Street in said Providence. And also all debts now due and owing to me on account of any business heretofore transacted by me in said shop.

To have and to hold the same to him the said Thomas H. Sweetser his executors administrators and assigns to his and their use forever. And I said Thomas P. Sweetser for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Thomas H. Sweetser his executors administrators and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this seventh day of May A. D. 1872.

Signed Sealed and Delivered in presence of J. S. S. Cobb — Thomas P. Sweetser [L.S.]

Recorded September 9, 1872 at 1,40 P. M. Witness G. A. Williamson Recorder of Deeds

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Having received full payment and satisfaction for the debt secured by mortgage deed from William Harris recorded in Providence in Mortgage Book 49 page 49 I cancel and discharge the same and release to said Harris his heirs and assigns all my right title and interest thereunder in the estate therein conveyed.

Witness my hand and seal the 5th day of September A. D. 1872.

Signed & Sealed in presence of G. M. Carpenter Jr. — Mary A. Tetlow [L.S.]

Providence sc. In Providence 5th September 1872 Mary A. Tetlow acknowledged the foregoing instrument by her signed to be her free act and deed.

Before me G. M. Carpenter Jr. Public Notary.

Recorded September 9, 1872 at 2 50 P. M. Witness G. A. Williamson Recorder of Deeds

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Assignment of Bankrupts Effects

In the District Court of the United States For the District of Rhode Island

In the Matter of Henry S. Remington Bankrupt } In Bankruptcy.

District of Rhode Island ss.

Know all men by these presents That Nelson W. Aldrich of Providence in the County of Providence and State of Rhode Island in said District has been duly appointed Assignee in said matter Now therefore I James M. Clarke Register in Bankruptcy of said District by virtue of the authority vested in me by the fourteenth Section of an Act of Congress entitled "An Act to establish a Uniform System of Bankruptcy throughout the United States" approved March 2 1867 do hereby convey and assign to the said Nelson W. Aldrich Assignee as aforesaid all the Estate Real and Personal of the said Henry S. Remington Bankrupt aforesaid including all the property of whatever kind of which he is possessed or in which he was interested or entitled to have on the 6th day of July A. D. 1872 with all his deeds books and papers relating thereto excepting such property as is exempted from the operation of this Assignment by the provisions of said Fourteenth Section of said act.

To have and to hold all the foregoing premises to the said Nelson W. Aldrich and his heirs forever In Trust Nevertheless for the use and purposes with the powers and subject to the conditions and limitations set forth in said Act.

In Witness Whereof I the said Register have hereunto set my hand and caused the seal of said Court to be affixed this 17th day of August A. D. 1872.

James M. Clarke [L.S.] Register in Bankruptcy

Recorded September 11, 1872 at 12, 25 P. M. Witness G. A. Williamson Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Know All Men by these Presents

That Whereas by deed dated the 31st day of December A. D. 1863 a copy of which is hereto annexed William W. Bishop and wife leased to William Jackson of Providence in the State of Rhode Island a certain lot of land situate at the corner of Friendship and Orange Streets in said Providence as by said lease will more fully appears and whereas Edward Pearce of said Providence is now the owner of the reversion after said lease of said demised land Now it is agreed by and between the said Edward Pearce and William Jackson in manner following The said Jackson releases to said Pearce his heirs and assigns all his interest in the gangway on the Westerly side of said demised land and in said lease mentioned and also the room in the building on said land now in the occupancy of and agrees that said Pearce his heirs and assigns may occupy said gangway and room with an engine and boilers and may operate the same for the remainder of the term of said lease as hereinafter provided and the said Pearce his heirs and assigns shall pay or allow to said Jackson his executors administrators or assigns for the use of said gangway and room till the end of the first term of ten years under said lease the sum of One hundred and twenty five dollars per year and also such sums as said Jackson may be obliged to pay for extra premiums of insurance by reason of the presence and operation of said engine and boilers on said premises

And it is further agreed that at or about the end of the first term of ten years under said lease the rent of the land demised in said lease and also the rent to be paid or allowed for the use of said gangway and room for the then next succeeding period of ten years shall be appraised as provided in said lease and said lease shall be renewed for the then next succeeding period of ten years said Jackson paying the appraised rent of said land and said Pearce paying or allowing the appraised rent of said gangway and room and also such extra premiums of insurance as said Jackson may be obliged to pay as aforesaid. And it is further agreed that said Jackson his executors or administrators shall not assign said lease without the consent in writing of said Pearce his heirs or assigns. And it is further agreed that at the expiration of said second term of ten years under said lease the buildings and improvements then on said demised land shall be appraised as provided in said lease and shall be paid for by said Pearce his heirs or assigns and thereupon said buildings shall be transferred and assigned to him or them and said lease shall absolutely cease and determine and said Jackson his executors administrators or assigns shall surrender possession of said demised land and said buildings and improvements to said Pearce his heirs or assigns In witness whereof we hereto set our hands and seals the first day of October A.D. 1871.

Signed and Sealed in presence of Wm. R. Cooke.

Edward Pearce. [LS]
Wm. Jackson. [LS]

And it is further understood and agreed that in case said Jackson requests it said Pearce shall furnish to said Jackson the same quantity of steam and steam power that is now furnished to him said Jackson by Henry Blundell & Co. to wit twenty five dollars per month And in case said Jackson requires extra power said Pearce shall furnish it at the rate of one hundred and twenty five dollars per horse per annum.

Edward Pearce.
Wm Jackson.

State of Rhode Island &c. Providence sc. In Providence and in said County personally appeared Edward Pearce on this twelfth (12) day of September and acknowledged the annexed to be his free act and deed.

Geo. E. Martin Justice of the Peace.

Recorded September 12, 1872 at 12, 50 P. M. } Witness

Note. For record of instrument to which above was annexed see Bk. 167 page 114.

U.S. REVENUE 50¢ STAMP

Know All Men by these Presents

That we John R. Dorrance and Mehetabel S. Dorrance his wife of Providence in the State of R. Island in consideration of fifty dollars to us in hand well and truly paid do remise release and forever quitclaim unto William J. Arnold son of William W. Arnold his heirs and assigns forever

One half of all our right title and interest in and unto fifty seven lots in the burying ground laid out by Isaac Manchester situate on the Westerly side of Plane Street in the City of Providence in said State they being a part of the ninety lots formerly purchased of said Manchester by our grandfather James U. Arnold.

To have and to hold the premises as above described for the sole use of a burying ground forever. In witness whereof we have hereunto set our hands and seals this first day of May A. D. Eighteen hundred and seventy two.

Signed Sealed and Delivered in the presence of Henry Martin.

John R. Dorrance [LS]
Mehetabel S. Dorrance [LS]

Providence County sc. In Providence this twelfth day of July A.D. 1872 then John R. Dorrance personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. And then afterwards on the same day Mehitabel S. Dorrance wife of the said John R. Dorrance being examined by me privily and apart from her said husband declared the same instrument shown and explained to her by me to be her voluntary act and that she did not wish to retract the same.

Henry Martin Justice of the Peace.

Recorded September 13, 1872 at 12, 25 P. M. } Witness E. O. Williamson

Recorder of Deeds

Know All Men

That we William M. Bailey of North Providence in the County of Providence in the State of Rhode Island and James A. Smith of Providence in said County Assignee of said William M. Bailey in consideration of the discharge of a certain recognizance

entered into by Marinus W. Gardiner as principal and the said William M. Bailey as surety said recognizance being particularly described in a certain mortgage deed from the said Marinus W. Gardiner and his wife Mary E. Gardiner to the said William M. Bailey dated the 6th day of March A.D. 1863 and recorded in Book 12 page 245 of the Records for Mortgages of Personal Property and in Book 24 page 459 of Records of Mortgages of Real Estate in said Providence reference thereto being had do hereby cancel and discharge said mortgage in full.

Witness our hands and seals this 31st day of July A.D. 1872.

Signed Sealed and Delivered
in presence of
Horatio Rogers
to James Y. Smith's signature
Francis Colwell Jr. witness
to signature of William M. Bailey

William M. Bailey (L.S.)

James Y. Smith Assignee (L.S.)
of William M. Bailey.

State of Rhode Island &c. Providence County Sc. In the City of Providence in said County on this eleventh day of September 1872 personally appeared before me the above named James Y. Smith and acknowledged the foregoing instrument by him signed and sealed as Assignee of William M. Bailey to be his free and voluntary act and deed in his said capacity and his own free and voluntary act and deed.

Horatio Rogers Justice of the Peace.

State of Rhode Island &c. Providence County Sc.

In the City of Providence in said County on the 13th day of September 1872 personally appeared the above named William M. Bailey and acknowledged the foregoing instrument by him signed and sealed to be his free and voluntary act and deed.

Before me Francis Colwell Jr.
Justice of the Peace.

Recorded September 14, 1872 } Witness G. A. Williamson
at 10, 20 A. M. Recorder of Deeds

U.S. REVENUE RHODE ISLAND $2.00

To All People to whom these Presents shall come.

The Mechanics Savings Bank sends greeting. Whereas Michael O'Reilley of Providence on the second day of July A.D. 1870 executed a deed of Mortgage of certain real estate hereinafter described to Oliver C. Moulton of said Providence for the purpose of securing payment of a negotiable promissory note for the sum of Seventeen hundred dollars bearing even date with said deed of mortgage and made by said Michael O'Reilley payable to said Oliver C. Moulton or order in two years from date with interest at the rate of Seven per cent per annum payable semi-annually and in which said mortgage were certain powers of sale in case of default in the payment of said note as will fully appear by reference to the record of said mortgage in Book 45 page 253 of the records of mortgages of real estate in said Providence And Whereas said Oliver C. Moulton transferred and assigned said mortgage to the Mechanics Savings Bank by a transfer of the same dated June 23d 1871

and recorded in said records in Book 47 page 524. And Whereas default was made in the payment of said note and said default continued for the term of ten days according to the tenor of the mortgage And Whereas said Mechanics Savings Bank advertised the premises hereinafter described for sale in the Providence Daily Journal one of the public newspapers printed in said Providence for three successive weeks prior to the day of sale in all respects according to the terms of said mortgage And Whereas at the public auction held in pursuance of said advertisement on the fifth day of September A.D. 1872 Dennis Mc Morrow of Providence being the highest bidder for the hereinafter described premises became the purchaser thereof for the sum of Thirty five hundred fifteen (3515) dollars

Now therefore the said Mechanics Savings Bank in consideration of said sum of Seventeen hundred dollars to it paid by said Dennis Mc Morrow the receipt of which said sum is hereby acknowledged hereby by virtue of the power conferred upon it by said deed of mortgage and by said transfer hereinbefore referred to grant bargain sell and convey to said Dennis Mc Morrow his heirs and assigns forever

That lot of land with the buildings and improvements thereon situate in the Westerly part of the City of Providence on the plain South of the Hoyle Tavern being part of the Tyler lots and is numbered Six (6) on a plat thereof and bounded as follows Easterly by Street A measuring forty (40) feet more or less Southerly by a gangway measuring eighty (80) feet Westerly by land formerly of Benoni Tyler measuring forty (40) feet Northerly by land now or lately belonging to Drayton Gardner measuring eighty (80) feet more or less.

Being same premises conveyed to Michael O'Reilley by deed from Wm. M. Bowen and Oliver C. Moulton dated second day of July A.D. 1870 and recorded in Providence.

To have and to hold the aforegranted premises with the appurtenances thereof to said Dennis Mc Morrow his heirs and assigns forever.

In Testimony whereof the said Mechanics Savings Bank by Wm Knight its Treasurer for that purpose duly authorized have hereunto set its hand and corporate seal this twelfth day of September Eighteen hundred and seventy two (1872)

Signed Sealed and Delivered
in presence of
H. A. Harrington.

Mechanics Savings Bank (L.S.)
By Wm. Knight Treas.

State of Rhode Island Providence County Sc.

In Providence this twelfth day of September A.D. 1872 Then Wm Knight Jr. personally appeared before me and acknowledged the signing of the above instrument to be his free act & deed and the free act and deed of the Mechanics' Savings Bank

H. A. Harrington
Public Notary

Recorded September 14, 1872 } Witness G. A. Williamson
at 10, 40 A. M. Recorder of Deeds

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I Adin B. Cook of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of Two hundred fifty dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Ermin A. Baker of said City County and State the receipt whereof I the said Adin B. Cook do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Ermin A. Baker One undivided half of a dark brown mare six years old it being hereby expressly understood that although said Baker buys but one half of said mare still he the said Baker is to pay all the expenses of keeping said mare and is to have the use and control of her until sold and I the said Adin B. Cook do warrant said mare to be sound and kind said mare to be sold on or before March First A.D. Eighteen hundred seventy four A.D. 1874.

To have and to hold the said granted and bargained mare unto the said Ermin A. Baker his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Adin B. Cook do vouch myself to be the true and lawful owner of the said mare and have in me full power good right and lawful authority to dispose of the said mare in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said mare unto the said Ermin A. Baker his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever

In Witness Whereof I the said Adin B. Cook have hereunto set my hand and seal this seventeenth day of August in the year of our Lord one thousand eight hundred and seventy two. A.D. 1872.

Executed and Delivered in presence of L. M. Monk

A. B. Cook (LL)

Recorded September 17, 1872 at 1,20 P.M.

Witness E. A. Williamson Recorder of Deeds

Stamp Duty Paid Wm. Ames Collector of Internal Revenue Deed without consideration Contract

U.S. REVENUE 5¢ STAMP

To All to Whom these Presents shall come

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting

Know Ye That we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said

Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respecturly now have in any manner or of right ought to have or claim in and to the following described real estate together with all the buildings and improvements thereon standing viz.

Three certain lots of land with all the buildings and improvements thereon situated on the Westerly side of Poke Street in said Providence. Being the same land conveyed to the said Bishop Mc Farland by three deeds one from John B. Fitzpatrick dated April 16th 1859 on record in the Recorder's Office in said Providence in Book No. 154 page 36 one from Hugh Carmody dated January 9th 1860 on record in said Office in Book No. 155 page 289 and one from Peter Browne dated November 26 1862 also on record in said Office in Book No. 163 page 443 Reference may be had to said deeds for a full description of said land.

Also one certain lot of land with all the improvements thereon situated on the Southerly side of John Street in said Providence and is laid out and designated as Lot No. 271 (Two hundred & seventy one) on the City Assessors' Plat No. 16 (Sixteen) and is bounded Northerly on said John Street on which it measures forty five & 5/10 feet Easterly partly on Lot No. 270 (Two hundred & seventy) and partly on Lot No. 319 (three hundred & nineteen) on said plat one hundred fourteen & 7/10 feet Southerly on said Lot No. 319 (three hundred & nineteen) fifty five feet and Westerly on Lot No. 272 (Two hundred seventy two) on said plat one hundred & fourteen feet or howsoever otherwise said lot may measure Being the same land conveyed to Saint Joseph's Church Providence Rhode Island by deed from Nathaniel L. Bushee bearing date June 8th 1869.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to "Saint Joseph's Church Providence Rhode Island" a corporation duly organized and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said Saint Joseph's Church Providence Rhode Island wherever the same may be.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever.

And we the aforenamed Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said

Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness Whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands and seals this fourteenth (14th) day of August A.D. Eighteen hundred seventy two (1872)

Signed Sealed and Delivered
in presence of
W. Edgar Simonds
George G. Hill.

F. P. Mc Farland. [L.S.]
Jas. Hughes V. G. [L.S.]

U.S. REVENUE 5c. STAMP

State of Connecticut County of Hartford City of Hartford ss. On this fourteenth day of September A.D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed.

W. Edgar Simonds Commissioner [L.S.]
for Rhode Island in Connecticut.

Recorded September 18, 1872
at 10,35 a.m. } Witness F. A. Williamson
Recorder of Deeds

U.S. REVENUE 25c. STAMP

Know All Men

That we John L. Snow and Betsey Snow of Providence R. I. do hereby constitute and appoint Samuel Boyd of Providence R. I. our Attorney in our name and to our use to demand and receive all our debts and claims of and from all persons hereby giving to the said Samuel Boyd all our power in the premises and ratifying all that he may lawfully do therein.

In witness whereof we set our hands and seals.

Providence June 2d. 1871.

Witness Julia A. Horton.

John L. Snow. [L.S.]
Betsey Snow. [L.S.]

Recorded September 18, 1872
at 12,30 P.M. } Witness F. A. Williamson
Recorder of Deeds

U.S. REVENUE 5c. STAMP

Know All Men

That I Lizzie F. Cleaveland of the City and County of Providence and State of Rhode Island for and in consideration of the sum of One dollar to me paid by William B. Grover of said Providence the receipt whereof I do hereby acknowledge do hereby bargain

sell set over and deliver unto said Grover the following personal property viz.

Three marble top tables one extension table one side board one what not one etagere four sofas two arm chairs one reception chair one camp chair six common chairs one rocking chair one cuckoo clock one hat rack one sewing machine three mirrors two marble top bureaus one rosewood bedstead three carpets one smoking chair. Meaning and intending hereby to convey all of the household furniture including crockery and bedding of every kind and description now being and contained in a house or tenement now occupied by me and situate at Number Fifty nine (59) on Snow Street in said Providence.

To have and to hold the same to him said Grover his executors administrators and assigns to his and their use forever. And I said Lizzie F. Cleaveland for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Grover his executors administrators and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this nineteenth day of September A.D. 1872.

Signed Sealed and Delivered
in presence of
Geo. R. Downing Jr.

Lizzie F. Cleaveland [L.S.]

Recorded September 20, 1872
at 9, 55 a.m. } Witness F. A. Williamson
Recorder of Deeds

U.S. REVENUE 10c. STAMP

Stamps Duty Paid
Wm. Ames
Collector of
Internal Revenue
Sept. 19, 1872
Deed without
Consideration.

To All Persons to whom these Presents shall come

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting. Know ye That we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with all the buildings and improvements thereon standing viz.

Eight certain lots of land situated in the Ninth Ward of said Providence and are laid out and designated as Lots No. 19 (nineteen) 20 (twenty) 35 (thirty five) 36 (thirty six) 21

(twenty one) Twenty two (22) 33 (thirty three & 34 (thirty four) on a "Plat of land in Cranston belonging to John W. Field laid out and platted from former surveys by Cushing & Walling 1847" on record in the Town Clerk's Office Cranston each of said lots being about forty feet wide and about eighty feet deep

Also one other tract of land situated on the Southerly side of Jessamine Street in said Ninth Ward and thus described Beginning on the Southerly side of said street on the Easterly line of Wilson D. Simmons land thence Easterly on said street eighty feet thence Southerly nearly at right angles seventy six feet thence Westerly parallel with said street forty feet thence Southerly to a bound on Potters Avenue forty feet East from said Simmons East line thence Westerly on said Potters Avenue to land of said Simmons thence Northerly on said Simmons land to the place of beginning Being the same land conveyed to the said Francis P. Mc Farland by deed from James Hughes dated Sept. 20 1870 & recorded in Book No. 191 page 273 of the Providence Records. Also one other lot of land situate on the Southerly side of Jessamine Street in said Providence (formerly in Cranston) bounded & described as follows viz: Beginning on said Jessamine Street on the Westerly line of land now or formerly owned by Joseph R. Burrows & Son being also the Westerly line of the John W. Field Plat thence Southerly on said Burrows land 76 (seventy six) feet thence turning and running Westerly parallel with said Jessamine Street to land of Francis Bennett thence Northerly on the Easterly line of said Bennetts land to said Jessamine Street thence Easterly on the line of said street to the place of beginning. Being the same lot conveyed to the said Francis P. Mc Farland by deed from Peter Green & wife recorded in the Providence Records in Book No. 189 page 354.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to "The Church of the Assumption Providence Rhode Island" a corporation duly organized and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said "Church of the Assumption Providence Rhode Island" wherever the same may be.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever.

And we the aforenamed Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the Diocese of

Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In witness whereof we have hereunto set our hands and seals this fourteenth (14th) day of August A.D. Eighteen hundred & seventy two (1872)

Signed Sealed and Delivered in presence of — F. P. Mc Farland [L.S.]

W. Edgar Simonds — Jas. Hughes V. G. [L.S.]

George G. Sill.

State of Connecticut County of Hartford City of Hartford ss. On this fourteenth day of September A.D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed.

W. Edgar Simonds Commissioner [L.S.]
for Rhode Island in Connecticut.

Recorded September 20, 1872 at 10, 30 A. m. Witness E. A. Williamson Recorder of Deeds

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To All Persons to whom these Presents shall come.

U.S. REVENUE 5 C. STAMP

Stamp Duty Paid Wm. Aikens Collector of Internal Revenue Sept. 19 1872 Deed without Consideration

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting Know Ye That we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with all the buildings & improvements thereon standing viz.

That tract of land with all the improvements thereon fronting Northerly on Atwells Avenue and Easterly on Sutton Street in said Providence and comprising Lots No. 75 (seventy five) 76 (seventy six) 77 (seventy seven) 78 (seventy eight) and 79 (seventy nine) on a "Plat of House Lots in the City of Providence belonging to the estate of Theodore Battey" on record in said Providence in Plat Book No. 3 page 51. Being the same premises conveyed to the

said Bishop Mc Farland by deed from James Hughes dated Sept. 20 1870 recorded in Book No. 142 page 184

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to "Saint Johns Church Providence Rhode Island" a corporation duly organised and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said "Saint Johns Church Providence Rhode Island" wherever the same may be.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever. And we the aforenamed Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands and seals this fourteenth day of August A.D. Eighteen hundred and seventy two (A.D. 1872)

Signed Sealed and Delivered in presence of
W. Edgar Simonds
George G. Sill

F. P. Mc Farland. [L.S.]

Jas Hughes V. G. [L.S.]

State of Connecticut County of Hartford City of Hartford ss.

On this fourteenth day of September A.D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed.

W. Edgar Simonds [L.S.]
Commissioner for Rhode Island in Connecticut.

Recorded September 20, 1872 at 10,30 a.m.

Witness G. A. Williamson
Recorder of Deeds

80

Stamp Duty Paid. Wm. Ames Collector of Internal Revenue Sept. 19 1872. Deed without Consideration

To All Persons to whom these Presents shall come.

U.S. REVENUE 10¢ STAMP.

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting. Know ye that we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence in the City and County of Providence in the State of Rhode Island and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with all the buildings and improvements thereon standing viz.

One certain lot of land situate in said Providence fronting on Davis Street and thus bounded and described beginning at a corner on Davis Street and bounding Northerly on a twenty feet gangway one hundred feet to land formerly of Willard Joslin Easterly on said Joslins land fifty feet to land formerly of Henry Soule and David Burt Southerly on said Soule and Burts land one hundred feet to Davis Street and Westerly on said Davis Street fifty feet to the place of beginning. Also two other lots of land with all the buildings and improvements thereon both situated on the Westerly side of State Street on Smiths Hill in said Providence and are bounded Easterly by said street eighty feet and holding that width extend back Westerly one hundred and one feet more or less to a gangway and land of Ezikiel Carpenter and others bounded Southerly by the Catholic Church and Northerly on land of now or formerly of Sarah F. Joslin. Also one other certain lot of land situated on Jefferson Plains (so called) in the north westerly part of said Providence and thus bounded and described Beginning on the easterly line of Davis Street at the north westerly corner of said lot and at the south westerly corner of a lot of land formerly owned by the Providence Canal Bleaching Company thence easterly bounding northerly partly on land of said Company and partly on land now or formerly of Willard Joslin two hundred feet more or less to State Street thence Southerly on the westerly line of said State Street seven and one half rods thence westerly two hundred feet more or less to Davis Street and thence northerly on the easterly line of said Davis Street seven and one half rods to the place of beginning. Also one other lot of land situate on Davis Street in said Providence and is laid out and designated as Lot "B. No. 1" on a Plat made by Samuel Angell recorded in said Providence in Plat Book No. 1 page 42 and thus bounded and described Beginning on Davis Street at the south west corner of land of David Burt thence running north 84° east one hundred and three feet to a stake thence south 18¾° east sixty two feet to a stake thence in a westerly direction one hundred and eleven feet to a stake on Davis Street and thence north 18¾° west with said street to the place of beginning

Also the Southerly half part of a certain private street or gangway running easterly from Davis Street in said Providence one hundred feet and of the width of twenty feet situate between the land of "Saint Patricks Church Providence Rhode Island" and land of Amasa S. Westcott

The above being the same parcels of land conveyed by and described in two deeds by said Francis P. Mc Farland to said "Saint Patricks Church in Providence" one dated June Twenty ninth A. D. 1869 and recorded in the Recorder of Deeds Office of said Providence in Book No. 187 page 246 and the other dated August Sixteenth A. D. 1869 and recorded in said Recorder of Deeds office in Book No. 187 page 247.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Laurence S. Mc Mahon Vicar General of the said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to the "Saint Patricks Church Providence Rhode Island a corporation duly organized and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said "Saint Patricks Church Providence Rhode Island" wherever the same may be.

To have and to hold the said lands and property with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Laurence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices forever. And we the aforenamed Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and Laurence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of said Diocese of Providence and said Laurence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness Whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands and seals this fourteenth day of August A. D. Eighteen hundred and seventy two

Signed Sealed and Delivered
in presence of
W. Edgar Simonds
George G. Sill.

F. P. Mc Farland [L.S.]
Jas. Hughes V. G. [L.S.]

State of Connecticut County of Hartford City of Hartford ss.

On this fourteenth day of September A. D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed.

W. Edgar Simonds Commissioner [L.S.]
for Rhode Island in Connecticut.

Recorded September 20, 1872
at 10.30 A.M.

Witness
Rp

H. H. Williamson
Recorder of Deeds

Stamp Duty Cancd
Wm. Innes
Collector of
Internal Revenue
Sept. 19, 1872
Deed without
Consideration

U. S. REVENUE 10 c. STAMP

To All Persons to whom these Presents shall come

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Send Greeting. Know Ye that we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and Laurence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Laurence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with the buildings & improvements thereon standing viz.

A certain parcel of land situated on Burt Street in North Providence in said State of Rhode Island and thus bounded and described Beginning at the northeasterly corner of said land and running westerly on said Burt Street (160) one hundred & sixty feet to land of the heirs of David Burt thence southerly on land of said heirs 95 (ninety five) feet to land now or formerly of Clark W. Cogwell thence easterly on said Cogwells land 160 (one hundred & sixty) feet to land of James Meehan & thence northerly on said Meehans land 95 (ninety five) feet to the place of beginning. Being a portion of the land conveyed to Francis P. Mc Farland by deed from Edward J. Cooney dated September 20th 1866 on record in the Town Clerks Office in said North Providence in Book No 41 page 364. Also two certain lots of land with all the improvements thereon situated on West River Street in said North Providence and are laid out and designated as Lots No. 1 (one) & 2 (two) on a "Plat of House Lots belonging to Joseph Hodges in Providence" platted by Cushing & Walling. Being the same land conveyed to the said Francis P. Mc Farland by deed from Matthew Ash dated May 12th 1863 on record in said Office in Book No. 33 page 185. And also all those certain lots or parcels of land with all the improvements thereon situated in said North Providence that were conveyed to the said Francis P. Mc Farland by deed from William O'Reilly dated November 13th 1858 on record in said Office in Book No. 25 page 188.

Also three certain lots of land with all the improvements thereon situate in the north-

erly part of the City of Providence and are laid out and described as Lots Numbers Eight (8) Nine (9) Ten (10) on a plat of house lots belonging to Joseph Hodges surveyed and platted March A.D. 1850 which plat is recorded in the Office of the Recorder of Deeds of said Providence in Book of Plats No. 3 page 34. Being the same lots conveyed to Edward J. Cooney by deed from James Gleason dated Oct. 21st 1864 and recorded in Book 171 page 325 of the records of Providence for recording deeds of real estate. Reference to said plat and deed and the respective records thereof being hereby had and made.

Also a certain lot of land with the improvements thereon standing situated in the northerly part of the City of Providence and laid out and described as Lot Number Fifty six on a plat of house lots and streets belonging to E. A. Nichols surveyed and platted by H. F. Walling which said plat is recorded in the land records of said Providence in Book of Plats Number One page 101. Being one of the lots conveyed to Edward J. Cooney by deed from The State Bank dated Feb. 17 1863 recorded in Book No. 165 page 197 of the records of Providence aforesaid for recording deeds of real estate.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to the Church of the Immaculate Conception Rhode Island" a corporation duly organized and established under an act entitled "An Act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said "Church of the Immaculate Conception Rhode Island" wherever the same may be.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever. And we the aforenamed Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands & seals this fourteenth day of August A.D. Eighteen hundred & seventy two (1872)

Signed Sealed and Delivered
in presence of
W. Edgar Simonds
George G. Gill.

F. P. Mc Farland [L.S.]
Jas. Hughes V. G. [L.S.]

State of Connecticut County of Hartford City of Hartford ss. On this fourteenth day of September A.D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed.

W. Edgar Simonds Commissioner [L.S.]
for Rhode Island in Connecticut.

Recorded September 20, 1872 at 10,30 a. m. Witness G. O. Williamson
Recorder of Deeds.

Stamps Duty Paid Wm. Innes Collector of Internal Revenue Sept 19 1872 Deed without Consideration

To All Persons to whom these Presents shall come

U.S. REVENUE 10 c. STAMP

We Francis P. Mc Farland Bishop of the Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford both of the City and County of Hartford in the State of Connecticut Elend Greeting Knowye That we the said Francis P. Mc Farland Bishop of said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for and in consideration of the sum of one dollar to us well and truly paid by Thomas F. Hendricken Bishop of the Diocese of Providence of the City and County of Providence in the State of Rhode Island and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence of New Bedford in the State of Massachusetts the receipt whereof is hereby acknowledged have remised released assigned and forever quitclaimed and by these presents do remise release assign and forever quitclaim respectively unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all the right title and interest property claim and demand which we respectively now have in any manner or of right ought to have or claim in and to the following described real estate together with the buildings and improvements thereon standing viz.

Eight certain lots of land situated on the corner of Barton Street and Broadway in said Providence and are laid out and designated as Lots No. 20 (twenty) 21 (twenty one) twenty two (22) 23 (twenty three) 24 (twenty four) 25 (twenty five) 26 (twenty six) and 27 (twenty seven) on a Plat of Lots made by B. & W. B. Lockwood April 1839 and are bounded together easterly by land of S. Baker two hundred and sixty nine feet thence running westerly bounding on land formerly of said Baker and land formerly of John Barton one hundred and ninety feet to Barton Street thence on said street three hundred & forty three feet to Broadway and are bounded northerly by said Broadway one hundred & ninety feet or however otherwise the same may be bounded and described being a portion of the land conveyed to the said Francis P. Mc Farland by deed from John B. Fitzpatrick dated June 30th 1858 on record in the Recorder's Office in said Providence in Book No. 150 page 392 and marked as Section Eight in said deed.

And we the said Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of the said Diocese of Hartford in consideration of the above mentioned one dollar paid as aforesaid do by these presents remise set over transfer release

and assign unto the said Thomas F. Hendricken Bishop of said Diocese of Providence and Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and to their successors in their respective offices all our respective rights titles and interests in and to Saint Mary's Church Providence Rhode Island a corporation duly organized and established under an act entitled "An act to incorporate the Bishop and Vicar General of the Diocese of Hartford together with the pastor and two laymen of any Roman Catholic Church or congregation in the State of Rhode Island" together with all our respective rights titles and interests in and to any and all the corporate property of every kind and description now owned and possessed by or belonging to said Saint Mary's Church Providence Rhode Island wherever the same may be.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Thomas F. Hendricken Bishop of the said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of the said Diocese of Providence and their successors in their respective offices forever. And we the aforenamed Francis P. Mc Farland Bishop of the said Diocese of Hartford and James Hughes Vicar General of said Diocese of Hartford for ourselves and for our successors in our respective offices do covenant with the said Thomas F. Hendricken Bishop of said Diocese of Providence and the said Lawrence S. Mc Mahon Vicar General of said Diocese of Providence and their successors in their respective offices that we will warrant and defend the aforesaid described premises property and interests in said corporation to the said Thomas F. Hendricken Bishop of the Diocese of Providence and Lawrence S. Mc Mahon Vicar General of the Diocese of Providence and their successors in their respective offices forever against the lawful claims and demands of all persons claiming by through or under us or either of us.

In Witness whereof we the said Francis P. Mc Farland and James Hughes have hereunto set our hands and seals this fourteenth (14th) day of August A.D. Eighteen hundred & seventy two (1872)

Signed Sealed and Delivered in presence of W. Edgar Simonds George G. Gill — F. P. Mc Farland. [L.S.] — Jas. Hughes V. G. [L.S.]

State of Connecticut County of Hartford City of Hartford ss. On this fourteenth day of September A.D. 1872 personally appeared before me W. Edgar Simonds a Commissioner for the State of Rhode Island residing in said City of Hartford the aforesaid Francis P. Mc Farland and James Hughes and acknowledged the execution by them of the foregoing instrument to be their free act and deed

W. Edgar Simonds Commissioner [L.S.] for Rhode Island in Connecticut.

Recorded September 20, 1872 at 10,30 A.M. } Witness G. A. Williamson Recorder of Deeds

U.S. REVENUE 5 CENTS STAMP

Know All Men by these Presents

That I Edwin P. Hewitt of Providence State of Rhode Island in consideration of Thirteen hundred dollars to me paid by W. H. & E. A. Elliott the receipt whereof is hereby acknowledged

do hereby grant sell transfer and deliver unto the said Elliots the following goods and chattels namely

Two bay horses Sol and Mosby two wagons three harnesses one breastplate one sled one platform scale sample bin two coal screens blocks & fall gas fixtures hay hooks baskets & shovels bags and sacks office furniture safe binding chains wood measure wood frames saw and horse jack wrench and lantern signs on building floors in coal sheds in and about the store and yards at No. 480 & 482 Broad Street in the City of Providence. Also Lease of said premises.

To have and to hold all and singular the said goods and chattels to the said Elliots and their executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels That they are free from all incumbrances except a mortgage to John L. James to secure the payment of two notes each one hundred and ($280) forty dollars now held by Tucker Swan and Co. to be paid to them by said Elliott as part of the consideration aforesaid that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In witness whereof I the said Edwin P. Hewitt hereunto set my hand and seal and affix and cancel the stamp required by law this eighteenth day of September in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of George F. Newell. Geo. P. Elliott — E. P. Hewitt. [L.S.]

Recorded September 20 1872 at 3, 48 P.M. } Witness G. A. Williamson Recorder of Deeds

U.S. REVENUE $7.50 STAMP

To All Persons to whom these Presents Shall come

I John T. Walker of Duxbury County of Plymouth State of Massachusetts Send Greeting.

Whereas Nahum Perry and Clara J. Perry his wife on the second day of May A.D. 1870 executed a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of Forty eight hundred dollars bearing even date with said deed of mortgage and made by said Nahum Perry payable to said John T. Walker or order in six years from date with interest payable semi annually at and after the rate of seven per cent and in which said mortgage were certain powers of sale in case of default in the payment of said note or interest as will appear by reference to the record of said mortgage in Book No. 43 (forty three) at page 459 of the records of mortgages of real estate in the City of Providence State of Rhode Island And Whereas default was made in the payment of the interest due on said note and said default continued for more than ten days

And Whereas said John T. Walker advertised said premises for sale in the Providence Daily Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days in all respects

according to the terms of said mortgage. And Whereas at the public auction held in pursuance of said advertisement on the fourteenth day of September A. D. 1872 Robert Muir being the highest bidder for said mortgaged premises became the purchaser thereof Now therefore I the said John T. Walker in consideration of the sum of Seven Thousand and seventy dollars to me paid by said Robert Muir (said sum being the amount bid by him for said mortgaged premises) the receipt of which said sum is hereby acknowledged do hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Robert Muir his heirs administrators and assigns forever

One certain lot of land with all the buildings and improvements thereon situated on the southeasterly side of South Street and on the northeasterly side of Parsonage Street in said Providence and thus bounded and described Beginning at the corner of said streets and extending southeasterly on said Parsonage Street ninety five (95) feet more or less thence northeasterly fifty (50) feet more or less thence northeasterly ninety five (95) feet more or less thence southwesterly on said South Street fifty (50) feet more or less to the place of beginning. Being the same premises conveyed to the said Nahum Berry by deed from said John T. Walker dated May 2nd 1870 and on record in the Recorder's Office in said Providence

To have and to hold the aforegranted premises with all the appurtenances thereof to said Robert Muir his heirs administrators and assigns forever.

In testimony whereof I have hereunto set my hand and seal this 14th day of September A. D. 1872.

Signed Sealed and Delivered in presence of
The word "said" interlined before signing
William H. Hall.

John T. Walker [L.S.]

State of Rhode Island &c. County of Providence &c. In Providence this 16th day of September A. D. 1872 John T. Walker personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

William H. Hall.
Justice of the Peace.

Recorded September 24, 1872 at 11 A. M. } Witness T. A. Williamson
Records of Deeds

Having received payment and full satisfaction for the within deed of mortgage and for the note and debt thereby secured we hereby cancel and discharge the same and release and forever quitclaim unto the within named Michael Fitzgerald his heirs and assigns forever all our right title and interest in and to the premises described in said mortgage deed.

Witness our hands and seals this September 23d A. D. 1872.

Signed Sealed & Delivered in presence of
Chas. E. Thompson.
Robert A. Griffing.

Frank W. Cheney. [L.S.]
Knight D. Cheney. [L.S.]

State of Connecticut County of Hartford &c. In Hartford this twenty third day of September A. D. 1872 then and there the aforenamed Frank W. Cheney and Knight D. Cheney personally appeared before me and severally acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed.

Robert A. Griffing. Notary Public. [L.S.]

Recorded September 25, 1872 at 1, 50 P. M. } Witness T. A. Williamson
Records of Deeds

For Mortgage released above see R. E. Mortgage Bk 52 page 199.

Know All Men by these Presents

U.S. REVENUE $2.00 STAMP

That I Margaret A. Glasson of the City County and State of New York for and in consideration of the sum of One dollar to me paid by Frederic Fuller of the City and County of Providence State of Rhode Island the receipt whereof is acknowledged do hereby remise release and forever quitclaim unto him the said Frederic Fuller 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 the following described real estate situated in said City of Providence

A certain parcel of land with all the buildings and improvements thereon fronting westerly on Brook Street in said Providence described as follows to wit It comprises about 3900 Square feet and measures about thirty three (33) feet on Brook Street extending eastward (for a distance of twenty eight feet) one hundred feet and for a distance of five feet fifty feet comprising also a piece of land adjoining on the north measuring 45 by 22 feet with a two story dwelling house thereon being portions of Lots Nos. 19 and 20 as delineated on a Plat accompanying the Report of the Commissioners of Partition in case D. Howell and wife vs. Charles Fifield and wife and others recorded in Plat Book No. 4 page 55 of the Land Records of said Providence to which as also to the mortgage deed from John B. Howell to John P. Knowles dated June 28th 1869 and recorded in Real Estate Mortgage Book No. 40 page 165 reference is here made. Also a certain other parcel of land with all the buildings and improvements thereon situate in said Providence and bounded and described as follows Beginning on Charles Field Street at the southwest corners of land heretofore purchased by this grantor of John B. Howell and wife thence westerly along said Charles Field Street to the easterly line of Lot No. 22 on the plat above mentioned thence northerly bounding westerly on said Lot No. 22 one hundred and ninety 8/100 feet to the northerly line of said Lot No. 22 thence easterly along said northerly line of Lot No. 22 produced to the northwest corner of land purchased as aforesaid by this grantee of John B. Howell & wife Being a portion of Lot No. 23 on said Plat.

Also one other lot of land on the north side of Charles Field Street with a double house and other improvements thereon being Lot No. 21 as delineated upon the plat aforesaid with five feet of Lot No. 20 adjacent. Also three other lots of land fronting on Charles Street in said Providence one known as the Old Dye House Estate (so called) the other two measuring sixty feet on said street lying northerly of said Dye House

Estate but adjoining the same reference being had for a particular description to conveyance of said land to John B. Howell duly recorded in the land records of said City of Providence. Meaning and intending to include in this conveyance all the right title interest property claim and demand of every name or nature whatsoever which I now have or of right ought to have or claim in and to any and all real estate and property wherever situate and however described which was devised and bequeathed to me by John B. Howell late of said Providence deceased by his last will and testament.

To have and to hold all and singular the several premises above mentioned and described with all the privileges and appurtenances thereto belonging to him the said Frederic Fuller his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal this twenty sixth day of September A. D. Eighteen hundred and seventy two. (1872)

Signed Sealed and Delivered
in presence of
(the words "and property" and "and bequeathed" interlined before execution)
John D. Thurston.

Margaret A. Glasson [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence this 26th day of September A. D. 1872 personally appeared Margaret A. Glasson and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Before me John D. Thurston.
Justice of the Peace.

Recorded September 26 1872 at 12, 50 P. M.
Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE $6.00 STAMP

This Indenture of Lease

Made this 21st day of November A. D. 1864 by and between Lucia C. Brownell of the Town of East Hartford and State of Connecticut on the one part and William Barstow and James R. Hodges both of the City of Providence in the State of Rhode Island and doing business in sd Providence under the name and firm of William Barstow and Company on the other part witnesseth That the said Lucia C. for the considerations hereinafter mentioned hath demised granted and to farm let and doth hereby demise grant and to farm let unto the said William Barstow & Co. their heirs executors administrators and assigns the land with the buildings thereon situated on Westminster Street in said Providence stretching through to Exchange Place belonging to sd Lucia C. and now occupied by sd. William Barstow & Co.

To have and to hold for and during the term of one year from the first day of January A. D. 1865. And the said William and James R. for themselves their heirs executors and administrators covenant and agree to pay as rent the sum of Twenty five hundred dollars for sd year payable in four equal quarterly payments as heretofore to pay all taxes on the premises that the repairs shall be done by them and that they will make insurance to the amount of four thousand dollars for the year 1865 on the entire buildings the premiums to be paid by them and the policy to be in the

name and for the benefit of the sd Lucia C. Brownell

In Witness Whereof we have hereunto set our hands and seals this 21st day of November A. D. 1864.

Lucia C. Brownell [L.S.]
William Barstow [L.S.]
James R. Hodges [L.S.]

And the undersigned Henry H. Brownell Charles D. W. Brownell and Edward R. Brownell hereby agree to confirm and ratify the above lease in case the property leased should come into possession of either of us during the term aforesaid

Henry H. Brownell [L.S.]
Charles D. W. Brownell [L.S.]
by his Attorney Henry H. Brownell
Edward R. Brownell [L.S.]
by his Attorney Henry H. Brownell

C. A. Greene H. A. Darling
Witnesses to the signature of Lucia C. Brownell and Henry H. Brownell.
Benj. T. Eames
Witnesses to the signature of William Barstow and James R. Hodges

Bristol sc. State of Rhode Island &c. Nov. 22d 1864
Personally appeared Lucia C. Brownell and Henry H. Brownell signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me
C. A. Greene Justice of the Peace.

State of Rhode Island &c. Providence ss. In the City of Providence on the 23d day of November A. D. 1864 personally appeared the said William Barstow and James R. Hodges signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed
Before me Benj. T. Eames Jus. of the Peace.

Recorded September 27, 1872 at 2, 25 P. M.
Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE $6.00 STAMP

This Lease is continued on the same terms for the year 1866 being one year longer.
Henry H. Brownell Attorney and
Agent for Lucia C. Brownell & D. W. & E. R. Brownell

William Barstow
James R. Hodges

Recorded September 27, 1872 at 2, 25 P. M.
Witness G. A. Williamson
Recorder of Deeds

Providence Nov. 27th 1866

For and in consideration of the sum of one dollar to me paid I do hereby agree to renew the forigoing Lease to Messrs Barstow & Co for a farther term of one year on

U.S. REVENUE $7.50 STAMP

the same conditions except the rent from Jany. 1st 1867 to Jany. 1st 1868 shall be $3000 Three thousand dollars and the Insurance on said buildings shall be $8000 Eight thousand dollars instead of $4000 as called for in the foregoing Lease

Henry Howard Brownell Attorney of
Lucia E. Brownell E. D. W. Brownell & E. R. Brownell.

Recorded September 27, 1872 at 2,25 P. M. } Witness E. A. Williamson
Recorder of Deeds

U.S. REVENUE $8.50 STAMP

The above lease is continued by the lessors and the lessees for the further term of five years commencing on the 1st of January 1868 and it is further agreed that during this continuation the lessees shall pay in quarterly payments to the lessors Three thousand five hundred dollars rent yearly and shall pay all taxes on the property and pay for insurance to the amount of ($8000) Eight thousand dollars for the benefit of the lessors and shall keep the premises in good repair during the continuance of this extension of the lease

Henry Howard Brownell Attorney of
Lucia E. Brownell E. D. W. Brownell & E. R. Brownell.
William Barstow.
James R. Hodges.

Recorded September 27, 1872 at 2,25 P. M. } Witness E. A. Williamson
Recorder of Deeds

U.S. REVENUE 5 c. STAMP

Know All Men by these Presents

That I Sheldon P. Sprague of Providence Rhode Island for and in consideration of the sum of Ten thousand two hundred dollars to me in hand paid at or before the ensealing and delivery of these presents by Thomas Sawyer Jr. of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Thomas Sawyer Jr. his executors administrators and assigns

All my interest the same being the one undivided half part in and to all and singular the entire stock of goods now in the store heretofore occupied by the firm of Sprague & Sawyer situated on the Northerly side of High Street in said Providence consisting in part of House Furnishing goods tin and wooden ware and glass and crockery ware. Also all my interest in and to all sums of money due owing and payable to said firm of Sprague & Sawyer by note book account memorandum check and otherwise with full power and authority to use my name as a member of said late firm but at his own proper costs and charges in the collection of said sum of money.

Also all my interest in and to the lease of said store And also all my interest in and to three horses three wagons and the harnesses used with said horses and wagons

To have and to hold the same unto the said Thomas Sawyer Jr. his executors administrators and assigns forever. And I do for myself and for my heirs executors and administrators covenant and agree to and with the said Thomas Sawyer Jr. to warrant and defend the sale of the said personal property hereby sold unto the said Thomas Sawyer Jr. his executors administrators and assigns against all and every person and persons whomsoever

And as and for a further consideration for this conveyance the said Sawyer assumes upon himself his executors and administrators the full payment of all sums of money due owing and payable by and from said firm of Sprague & Sawyer and the assumption of all contracts and agreements entered into by said firm on the part of said late firm to be paid kept and performed

In testimony whereof I have hereunto set my hand and seal this twenty fifth day of September in the year of our Lord one thousand eight hundred and seventy two

Signed Sealed and Delivered
in presence of
Henry Martin.

Sheldon P. Sprague [23]

Providence County ss. In Providence this twenty eighth day of September A. D. 1872 Then Sheldon P. Sprague personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed

Henry Martin.
Justice of the Peace

Recorded September 28, 1872 at 11,25 A. M. } Witness E. A. Williamson
Recorder of Deeds

U.S. REVENUE 5 c. STAMP.

Whereas on the 24th day of December 1861 Charles Callahan made and executed a mortgage of Lots Nos. 19, 20, 21 on G. W. Crocker Plat No. 2 so called to Thomas R. Seamans and which mortgage is on record in Providence R. I. in Deed Book No. 225 page 453 and which said mortgage was assigned and transferred by said Thomas R. Seamans to me the undersigned Sarah A. Pray by transfer on record in same records in deed book No. 229 page 264. And whereas I received full payment of said mortgage on the 27th day of May 1865 and intended to fully cancel and discharge the said mortgage but by mistake cancelled the transfer instead. Now Therefore in consideration of the full payment of said mortgage to me as aforesaid I hereby cancel and discharge the same and quitclaim to said Charles Callahan all my interest in the premises described in said mortgage. Witness my hand and seal this twenty eighth day of September 1872.

In presence of
H. A. Harrington

Sarah A. Pray [29]

State of Rhode Island County of Providence In Providence this twenty eighth day of September 1872 Then Sarah A. Pray acknowledged the foregoing to be her free act and deed

Before me H. A. Harrington
Public Notary

Recorded September 28, 1872 at 11,40 A. M. } Witness E. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Alvah W. Godding of the City of Providence in the State of Rhode Island Guardian of the person and estate of Clara W. Godding a minor under the age of twenty one years by virtue of authority vested in me by the Municipal Court of said City of Providence and for and in consideration of the sum of Six thousand dollars to me paid by John T. Parks of said Providence (the receipt whereof is hereby acknowledged) do hereby in my said capacity grant bargain sell and convey unto the said John T. Parks his heirs and assigns forever all the right title interest property claim and demand which the said Clara W. Godding now has or of right ought to have or claim in and to

That certain lot of land with the buildings and improvements thereon situate on the northerly side of Olney Street in said Providence and is bounded southerly on said Olney Street whereon it measures 149½ (one hundred and forty nine ½ feet) easterly on land now or formerly of John Grant & wife on which it measures about 228 (two hundred and twenty eight) feet northerly on land formerly of Edward Barnes on which it measures 158 (one hundred and fifty eight) feet and Westerly on a private gangway and land formerly of Cushing Brown on which it measures about 234 (two hundred and thirty four feet. And also all the right title interest property claim and demand which the said Clara W. Godding now has or of right ought to have or claim in and to the said gangway and the land covered thereby which is fourteen (14) feet wide and one hundred and fifty (150) feet long running back northerly from said Olney Street (which said lot of land was conveyed to Jesse Parks late of said Providence deceased by deed from Thomas Lloyd Halsey and others dated 3rd November 1841 and recorded in the land records of said Providence in Deed Book No. 82 page 60 and said gangway was afterwards established by an agreement made between said Jesse Parks of the one part and said Cushing Brown of the other part dated 20 August 1842 and recorded in said records in deed book No. 85 page 125 reference to which said deed and agreement is hereby had.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said John T. Parks his heirs and assigns forever. And I the said Alva W. Godding for myself my heirs executors and administrators do covenant with the said John T. Parks his heirs and assigns that I will warrant and defend the aforedescribed premises to the said John T. Parks 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 October Eighteen hundred and seventy two

Signed Sealed & Delivered in presence of
the words "and the land covered thereby" in the
third line from bottom of first page being first
interlined J. W. Lewis

Alvah W. Godding [L.S.]
Guardian.

State of Rhode Island City of Providence ss. October First 1872 Then & there the above named Alvah W. Godding acknowledged the above instrument by him signed to be his free & voluntary act & deed.

Before me Jos. W. Lewis Notary Public.

Recorded October 1, 1872
at 1,50 P. M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That we Thomas Vernon and Adelaide A. Vernon his wife of Providence in the State of Rhode Island &c in consideration of one dollar to us paid by Winthrop De Wolf of said Providence the receipt whereof is hereby acknowledged do transfer and assign to said Winthrop De Wolf Three Thousand dollars in current money of the United States which money is now the separate property of said Adelaide A. Vernon

To have and to hold the same to the said Winthrop De Wolf and his executors administrators and assigns In Trust to invest the same and keep the same invested in safe and productive stocks mortgage notes or other securities in his discretion with power to my said Trustee or other the Trustee hereunder to sell any property held under these trusts and to vary any investment of the trust property wherever such investment shall have been made to collect all the income of said trust property and after paying therefrom all taxes or other expenses attending said property and the execution of these trusts to pay the residue of said income as often at least as once in each six months to said Adelaide A. Vernon, for her own use during her life

And upon the death of said Adelaide A. Vernon to pay convey and transfer all said trust property with any income or accumulations thereof which may then be to the Executor of the Will of said Adelaide A. Vernon or to the Administrator on her Estate as a part of said Estate to be disposed of according to her will or according to law

Provided that it shall be lawful for said Trustee or other the Trustee hereunder at any time after the expiration of Two years from the date hereof upon request in writing by said Adelaide A. Vernon if in the judgment of said Trustee it shall be advisable to pay deliver and convey all said trust property to said Adelaide A. Vernon or to such person or persons with such interests or upon such trusts and conditions as she may in said request designate and appoint or to dispose as aforesaid of any part or parts of said trust estate at one time or from time to time

In Witness whereof we hereto set our hands and seals the first day of October A. D. 1872.

Signed Sealed & Delivered
in presence of
G. M. Carpenter jr.

Thomas Vernon. [L.S.]
Adelaide A. Vernon. [L.S.]

Providence ss. In Providence October 1st 1872 Thomas Vernon appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed and there afterwards on the same day Adelaide A. Vernon wife of said Thomas Vernon being by me examined privily and apart from her said husband acknowledged the same instrument by her signed and by me then shown and explained to her to be her voluntary act and declared to me that she did not wish to retract the same.

G. M. Carpenter jr.
Public Notary

Recorded October 1 1872
at 3,35 P. M. Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE 5¢ STAMP

Know All Men by these Presents

That I Joshua M. Hount of the City of Providence County of Providence and State of Rhode Island of the first part for and in consideration of the sum of Fifteen hundred dollars ($1500.00) of lawful money of the United States to me paid by John Mc Guinness of the City of Providence County of Providence and State of Rhode Island of the second part the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said party of the second part his executors administrators and assigns the

One equal undivided half of all the goods wares merchandise chattels and effects mentioned and described in the schedule hereunto annexed and marked A.

To have and to hold the same unto the said party of the second part his executors administrators and assigns forever. And I do for myself my heirs executors and administrators covenant and agree to and with the said party of the second part his executors administrators and assigns to warrant and defend the sale of said property goods and chattels hereby made unto the said party of the second part his executors administrators and and assigns against all and every person and persons whatsoever.

In Witness Whereof I have hereunto set my hand and seal this fifth day of September One thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of Elias M. Jenckes — Joshua M. Hount [L.S.]

Chattels Goods & Merchandise per Bill of Sale "annexed"

Colors 7715 lbs. Bagging 4356 „ Cambrics 1497 „ Mixed rags 395 „ Wool strings 854 „ Picker waste 729 „ F. sweepings 719 „ Col. p. waste 657 „ Comf. cotton 607 „ M. paper 1418 „ Whites (rags) 612 „ Seconds „ 1000 „ Hards „ 2911 „ P. paper 1203 „ Wrot iron 10000 „ Cast „ 3000 „ Turnings „ 3500 Pickers 196 Cop waste Grindings 900 lbs Sailors clips 230 „ Bs ropes 1039 „ Bottles 200 „ Cotton 44 „ Thread 725 „ Spinners waste 225 „ Coppers 93 „ Fixtures Wool waste Hay barn & fixtures Burnt iron & machy iron Horse shoes 600 lbs. Metals in yard Horses 2. Wagons 3. Harnesses 3 Hay cutter 1. Desks 2. Chairs 6. Safe 1. Scales 2. Trucks 2

Recorded October 2, 1872 at 4.30 P.M. } Witness G. A. Williamm, Recorder of Deeds

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Know All Men by these Presents

That I William D. Pierce the mortgagee named in Mortgage Book No. 41 at page 365 in the Recorders' Office in the City of Providence & referred to in the within deed for and in consideration of the sum of the One thousand thirteen 50/100 dollars to me paid by the within named William J. Crosley the receipt of which is hereby acknowledged do hereby remise release & forever quitclaim to him said Crosley & to his heirs

& assigns all my right title & interest in & to the within named & referred to lots of land either as mortgagee or otherwise being Lots Nos (74) Seventy four & (75) Seventy five on Section D. of the Prospect Plat No. 2 of suburban villa lots surveyed & platted 20th March 1857 by N. B. Schubarth.

Reference to said Plat & the deeds therein referred to for the same. Witness my hand & seal this 1st day of October 1872

Executed & Delivered in presence of J. G. Johnson — William D. Pierce. [L.S.]

County of Providence ss. In the City of Providence this 3d day of October 1872 then the above named William D. Pierce personally appeared before me and acknowledged the preceding instrument by him signed to be his free act & deed.

J. G. Johnson. Public Notary.

Recorded October 3, 1872 at 12.25 P.M. } Witness G. A. Williamm, Recorder of Deeds

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Assignment of Bankrupts Effects.

In the District Court of the United States, For the District of Rhode Island }

In the Matter of John Hanscom Bankrupt. In Bankruptcy }

District of Rhode Island ss.

Know All Men by these Presents

That Caleb G. Burrows of Providence in the County of Providence and State of Rhode Island in said District has been duly appointed Assignee in said matter.

Now therefore I James M. Clarke Register in Bankruptcy of said District by virtue of the authority vested in me by the Fourteenth Section of an Act of Congress entitled "An Act to establish a Uniform System of Bankruptcy throughout the United States" approved March 2 1867 do hereby convey and assign to the said Caleb G. Burrows Assignee as aforesaid all the Estate Real and Personal of the said John Hanscom Bankrupt aforesaid including all the property of whatever kind of which he is possessed or in which he was interested or entitled to have on the 8th day of August A.D. 1872 with all his deeds books and papers relating thereto excepting such property as is exempted from the operation of this assignment by the provisions of said Fourteenth Section of said Act. To have and to hold all the foregoing premises to the said Caleb G. Burrows and his heirs forever. In Trust nevertheless for the use and purposes with the powers and subject to the conditions and limitations set forth in said Act.

In Witness Whereof I the said Register have hereunto set my hand and caused the seal of said Court to be affixed this 16th day of September A.D. 1872.

James M. Clarke Register in Bankruptcy

Recorded October 4, 1872 }
at 2.20 P.M. } Witness G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I John Clune of the City of Providence in the County of Providence and State of Rhode Island in consideration of the sum of Eight hundred dollars paid by Mrs Joanna S. Scott the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Mrs Joanna S. Scott the following goods and chattels namely

Three counters one soda fountain two show cases two cases of shelving thirty seven candy jars and one beer sine together with the entire stock consisting of confectionary cigars and tobacco circulating library newspapers books & stationery and all other stock and fixtures not herein mentioned now owned by me the said John Clune. Which property is the stock and fixtures in store located at number (149) One hundred and forty nine Wickenden Street in the City of Providence County of Providence and State of Rhode Island

To have and to hold all and singular the said goods and chattels to the said Mrs Joanna S. Scott and her executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances and that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said John Clune of the City of Providence aforesaid hereunto set my hand and seal this fourth day of October in the year one thousand eight hundred and seventy two.
Signed Sealed and Delivered
in presence of
W. S. Hayden
Walcott M. Scott

John Clune (L.S.)
M. B. Thayer Broker

Recorded October 4, 1872 }
at 2.30 P.M. } Witness G.A. Williamson
Recorder of Deeds



Know All Men by these Presents

That I Charles S. Hall of the City and County of Providence and State of Rhode Island Esq and in consideration of the sum of five hundred dollars to me in hand paid by Frank C. Hall of Haverhill County Essex and Commonwealth of Massachusetts (the receipt whereof is hereby acknowledged) have bargained sold and delivered and by these presents do bargain sell and deliver unto the said Frank C. Hall

All the goods chattels merchandize and fixtures in Saloon now occupied by me being No. 12 Eddy Street in said City of Providence nothing excepted or reserved

To have and to hold the said granted property and effects unto the said Frank C. Hall

his executors administrators and assigns to his and their own proper use and benefit forever.

And I the said Charles S. Hall for myself my heirs executors and administrators will warrant and defend the said bargained property unto the said Frank C. Hall his executors administrators and assigns from and against all persons whomsoever.

In Witness whereof I have hereunto set my hand and seal this fourth day of October A.D. One thousand eight hundred and seventy two
Executed in presence of
Charles Hughes

Charles S. Hall (L.S.)

Recorded October 5, 1872 }
at 9 A.M. } Witness G.A. Williamson
Recorder of Deeds

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To All Men to whom these Presents shall come

We Thomas J. Carpenter and Ann Jerriah Carpenter his wife J. Dunham Hedge and Abby E. Hedge his wife and Elizabeth R. Rice (widow) all of Providence in the State of Rhode Island send greeting

Whereas Charles Greene Trustee of the said Ann Jerriah Carpenter Charles Sabin Trustee of said Abby E. Hedge and Nicholas H. Bradford Trustee of said Elizabeth R. Rice under the last Will and Testament of Hezekiah Sabin Senior late of said Providence deceased did upon the written request of said Ann Jerriah Abby E. and Elizabeth R. and with and pursuant to the advice and direction of the Municipal Court of said Providence in a Decree of said Court passed April 9th 1872 sell and convey the land and premises hereinafter described by deed bearing date May 1st A.D. 1872 recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 197 page 400 to George T. Spicer and William S. Arnold of said Providence

Now therefore we the said Thomas J. Ann Jerriah J. Dunham Abby E. and Elizabeth R. in consideration of the premises and of the sum of ten dollars each to us paid by said George T. Spicer and William S. Arnold the receipt whereof is hereby acknowledged and to confirm said deed and the title of the said George T. Spicer and William S. Arnold to the land and premises therein and thereby conveyed or intended so to be conveyed do hereby give grant bargain sell and convey unto said George T. Spicer and William S. Arnold their heirs and assigns

That lot of land with the buildings and improvements thereon situate in said Providence on the Easterly side of Matthewson Street bounded South Westerly on said street about (65) sixty five feet North Westerly on land formerly of Samuel W. Brown and partly on land of William H. Charnley about (120) one hundred and twenty feet North Easterly on Clemence Street about (65) sixty five feet and South Easterly partly on land of Henry Whitman Trustee and partly on land of the Heirs of Samuel Thurber deceased about (120) one hundred twenty feet being the same Estate of which said Hezekiah Sabin Senior died seized

To have and to hold the same with all the appurtenances thereof unto and to the use of said George T. Spicer and William S. Arnold their heirs and assigns forever.

And we the said Thomas J. Ann Jerriah J. Dunham Abby E. and Elizabeth R. for our

selves and for our heirs executors and administrators do covenant to and with said George T. Spicer and William S. Arnold their heirs and assigns the aforedescribed land and premises unto said George T. Spicer and William S. Arnold their heirs and assigns forever to warrant and defend against the lawful claims and demands of all persons claiming by through or under us or either of us.

Witness our hands and seals this fifth day of October One thousand eight hundred and seventy two A.D. 1872.

Signed & Sealed in presence of J. C. Greene Witness to signatures of Ann J. and Thomas J. Carpenter W. W. Blackmar to E. R. R. B. N. Lapham to T. J. C. A. J. C. A. E. H. to J. D. H.

Ann J. Carpenter [L.S.]
Thomas J. Carpenter [L.S.]
Abby E. Hedge [L.S.]
J. D. Hedge [L.S.]
Elizabeth R. Rice [L.S.]

Suffolk ss. Oct. 7 1872 Commonwealth of Massachusetts Then personally appeared the above Elizabeth R. Rice and acknowledged this to be her free act and deed

Before me W. W. Blackmar
Justice of the Peace Suffolk County.

State of Rhode Island Providence ss.

In Providence this 5th day of October A. D. 1872 Thomas J. Carpenter and J. Dunham Hedge personally appeared before me and acknowledged the within instrument by them signed to be their free act and deed and then and there Ann Jerviah Carpenter wife of said Thomas J. Carpenter and Abby E. Hedge wife of said J. Dunham Hedge also personally appeared before me and being by me examined privily and apart from their said husbands they acknowledged the same instrument by them signed and by me shown and explained to them to be their voluntary act and deed and declared to me that they did not wish to retract the same.

Benjn. N. Lapham
Public Notary.

Recorded October 7, 1872 at 1 P. M. } Witness G. A. Williamson
Recorder of Deeds

Lease

The undersigned lessor hath let and demised unto the undersigned lessee this first day of October (Eighteen hundred seventy two) A.D. 1872

One certain lot of land situate on the East side of Providence River bounded respectively as follows North by land of Fall River Iron Works Company East by South Water Street South on a gangway called Gold Street West on Providence River Measures on the North 81½ feet East 26 8/100 feet South 82½ feet West 26 8/100 feet. Said measurement more or less. The measurements on the North and South lines from South Water Street to present Harbor line all the measurements being those of a plat of Estate belonging to R. J. Arnold situate in Providence R. I. and surveyed by Cushing and De Witt in 1867 Reference to said plat for measurements being made.

To have and to hold the same with the rights and privileges thereof for the term of six

and three quarter years on condition of the payment to said lessor of a yearly rent therefor of two hundred and fifty dollars in four equal quarterly payments on the first days of January April July & October next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder.

And it is agreed by and between the parties hereto that the buildings and all other improvements that now are and that may be at any time during said term be erected or placed upon said lot are and shall be pledged for the full payment of said rent.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year aforesaid.

In presence of Edwin L. Spink

Wm. Comstock Lessor
W. H. Phillips } Lessees
Robert E. Smith }

Recorded October 7, 1872 at 1,45 P. M. } Witness G. A. Williamson
Recorder of Deeds

I James Moore of Providence Rhode Island for value received hereby agree that an open space of two feet and six inches more or less to be an equal quantity with what Hugh Sweeney leaves open for the same use shall be left on the East side of my lot on Broadway in the square in Olneyville in said City of Providence adjoining land of Hugh Sweeney & shall remain open for a gangway between our estates for the mutual benefit of each and not to be closed without the mutual consent of each other our heirs or assigns

I agree to the same. Hugh Sweeney. Witness our hands and seals October 4th 1872

Signed & sealed in presence of the words "more or less to be an equal quantity with what Hugh Sweeny leaves open for the same purpose Robert Wilson

James × Moore (his mark) [L.S.]
Hugh × Sweeny (his mark) [L.S.]

State of Rhode Island &c. Providence ss. In the City of Providence this 4th day of October 1872 Then James Moore and Hugh Sweeny personally appeared and acknowledged the aforewritten instrument by them signed to be their free act and deed.

Before me Robert Wilson Justice of the Peace.

Recorded October 7, 1872 at 4, 30 P. M. } Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

U.S. REVENUE $1.00 STAMP

That I Robert P. Williams of Providence Rhode Island have made constituted and appointed and by these presents do make constitute and appoint my wife Cynthia A. Williams of said Providence to be my true and lawful attorney for me and in my name place and stead to receive and collect all sums of money due me from any person or persons and fully receipt for the same to sell and convey any real estate owned by me or in which I have an interest in said Providence or elsewhere for cash or on credit or partly for cash and partly on credit and on such credit and with such security as she may deem best and for such price as she may think reasonable and to convey the same land and estate and my interest therein in my name by deeds in the usual form and with the usual covenants of warranty and title or otherwise as she may in her discretion deem best and hereby also empowering my said attorney to attend to and transact all my business affairs of whatever nature and giving & granting her full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof. As Witness my hand and seal April Tenth Eighteen hundred seventy two.

Signed Sealed and Delivered
in presence of
G. A. Williamson

Robert P. Williams [L.S.]

City of Providence ss. In said Providence April 10, 1872 Then Robert P. Williams acknowledged the foregoing to be his free act and deed

Before me G. A. Williamson
Justice of Peace.

Recorded October 8, 1872 at 11, 20 A. M. Witness G. A. Williamson
Recorder of Deeds

Now be it known that we Oliver W. Hopkins and Edgar A. Hopkins above named copartners doing business under the name of O. W. & E. A. Hopkins for ourselves our heirs administrators executors and assigns for and in consideration of one dollar to us in hand paid by William H. Hopkins of Providence the receipt whereof is hereby acknowledged do hereby transfer to him the said William H. Hopkins all our right title and interest in the above Lease

In testimony whereof we have hereunto set our hands and seals this eighth day of October A.D. eighteen hundred and seventy two.

Signed in presence of
Chas. F. Anthony

Oliver W. Hopkins [L.S.]
Edgar A. Hopkins [L.S.]

State of Rhode Island County of Providence. In Providence on this eighth day of October 1872 personally appeared before me Oliver W. Hopkins and Edgar A. Hopkins and acknowledged the above instrument by them signed to be their free act and deed.

[L.S.] Chas. F. Anthony. Notary Public.

Recorded October 8, 1872 at 3, 10 P. M. Witness G. A. Williamson
Recorder of Deeds

Note. The foregoing transfer was annexed to Lease recorded in Bk. 184 Page 27.

U.S. REVENUE 50¢ STAMP

Know All Men

That I George H. Washington of Providence in the State of Rhode Island Administrator with Will annexed on the estate of Zachariah Roderick late of said Providence deceased by virtue of authority vested in me by the Court of Probate of said City of Providence and for and in consideration of One hundred dollars to me paid by Ezra Harrington of said Providence the highest bidder at a public auction of the estate hereby conveyed on the twenty third day of August 1872 the receipt whereof I do hereby acknowledge do hereby in my said capacity grant bargain sell and convey unto him the said Ezra Harrington his heirs and assigns forever all the right title and interest which the said Zachariah Roderick at the time of his decease had in and to

A certain lot of land and the dwelling house and other improvements thereon situate in the Westerly part of said Providence on the Easterly side of Monroe Street bounded and described as follows beginning at the South Westerly corner of Richard C. Riley's land thence running Easterly on said land and land of Peter Scanlan fifty eight feet more or less to land formerly owned by Henry Smith thence on said Smith's land thirty feet in a Northerly direction thence Westerly on land formerly of Edward S. Rhodes about fifty eight feet to Monroe Street thence on said street thirty feet to the place of beginning.

To have and to hold the aforegranted premises with all the privileges and appurtenances thereof to him the said Ezra Harrington his heirs and assigns forever to his and their only use benefit and behoof. And I do hereby covenant and agree to and with said Ezra Harrington his heirs and assigns that I was and am empowered by the court aforesaid to make sale thereof That in every respect I have at all times conformed to the decrees of said court of Probate and the laws of the state in the premises That I will warrant and defend the same against the lawful claims of all persons claiming by through or under me.

In witness whereof I have hereunto in my said capacity set my hand and seal this twenty sixth day of August A.D. 1872

Signed Sealed and Delivered
in presence of
the words "with Will annexed" being first interlined. Charles M. Salisbury.

Geo. H. Washington. [L.S.]
Administrator.

State of Rhode Island Providence ss. In Providence this twenty sixth day of August A.D. 1872 Then personally appeared George H. Washington subscriber to the aforegoing instrument and in his capacity of Administrator acknowledged the same to be his free and voluntary act and deed

Before me
Charles M. Salisbury.
Justice of the Peace.

Recorded October 8, 1872 at 4,40 P. M. Witness F. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Charles S. Hall of Providence in the County of Providence in the State of Rhode Island for and in consideration of the sum of Five hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Michael Desmond the receipt whereof I the said Charles S. Hall do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Michael Desmond viz.

All the stock and fixtures in Store No. Twelve Eddy St. in said City of Providence consisting in part two cases of shelving two counters one nest box sixty one candy jars one set of three pedestal dishes three show cases five preserve jars one beer sink two marble top tables 8 chairs one counter scale gas fixtures consisting of two double burners one chandelier three burners one stove ice cream apparatus together with all other fixtures not herein mentioned in said store also the entire stock consisting confectionery cigars and tobacco fruit nuts beer &c.

To have and to hold the said granted and bargained personal property unto the said Michael Desmond heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Charles S. Hall do vouch to be the true and lawful owners of the said granted property and have in us full power good right and lawful authority to dispose of the said goods and chattels in manner as aforesaid and I do for myself heirs executors and administrators hereby covenant and agree to warrant and defend the said goods & chattels unto the said Michael Desmond his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Charles S. Hall have hereunto set my hand and seal this first day of October in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered in presence of W. Craddock. Charles S. Hall. [L.S.]

Recorded October 10, 1872 at 11,45 A. M. Witness F. A. Williamson Recorder of Deeds

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Know All Men

That I Arba B. Dike of Providence Rhode Island in my capacity of Trustee under a deed made to me by Anna A. Jenkins in 1846 & recorded in the Office of Recorder of Deeds in said Providence in Deed Book No. 101 page 60 in consideration of one dollar to me paid by Thomas R. Browne of said Providence the receipt whereof I hereby acknowledge do hereby give grant remise release and forever quitclaim unto said Browne his heirs and assigns forever.

All my right title and interest as Trustee in and to the lot No. 70 (seventy) on a plat called

Plat of the Olney Estate belonging to J. & P. Rhodes Seth Padelford Wm. Hall and Arba B. Dike surveyed & platted April 6 A.D. 1846 and which said Plat is on record in said Office in Book of Plats No. 2 page 13.

To have and to hold the same to him the said Thomas R. Browne his heirs and assigns forever. The object of this deed being to confirm the title of said lot No. 70 and to cure a defect in the deed of said lot given by me to Asa Peck May 5 1846 in which said deed I did not acknowledge the same in my capacity of Trustee.

As Witness my hand and seal October 9, 1872.

Executed in presence of A. B. Dike Trustee [L.S.]

words "as Trustee" first interlined.

State of Rhode Island &c. In Providence October 11, 1872

Then Arba B. Dike in his capacity of Trustee acknowledged the foregoing to be his free act and deed as Trustee.

H. A. Harrington. Public Notary.

Recorded October 11, 1872 at 2, 05 P. M. Witness F. A. Williamson Recorder of Deeds

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I Michael Cronin of the City and County of Providence the Lessee named in a certain lease dated February First A.D. 1870 by and between said City of Providence and said Michael Cronin and recorded in Book No 193 page 240 of the Records of Deeds in said City of Providence in consideration of One dollar to me paid by William Chapman of said City & County the receipt of which is hereby acknowledged do hereby give grant sell assign and set over unto the said Chapman his executors administrators and assigns all my right title and interest in and to the said lease and the land therein described and all buildings and improvements thereon upon the conditions & terms therein specified. To have and to hold the same to him the said Chapman his executors administrators and assigns upon the terms and conditions named and specified in the said lease.

Witness my hand and seal this fifth day of September A. D. 1872

Signed Sealed and Delivered in presence of Henry W. Allen Michael his X mark Cronin [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence on this fifth day of September A.D. 1872 then Michael Cronin personally appeared before me and acknowledged the foregoing instrument by him signed to be his free & voluntary act and deed.

Henry W. Allen Justice of the Peace.

Recorded October 14, 1872 at 10, 50 A. M. Witness F. A. Williamson Recorder of Deeds

We the undersigned commissioners of the Dexter Donation do hereby consent to the written assignment of within mentioned and described lease.

Thos. A. Doyle. Mayor and Chairman

I William Chapman of the City and County of Providence in consideration of one dollar to me paid by Catharine Cronin wife of Michael Cronin of said City of Providence the receipt of which is hereby acknowledged do hereby give grant sell assign and set over unto the said Catharine Cronin her executors administrators and assigns all my right title and interest in and to a certain lease dated February First A. D. 1870 by and between said City of Providence and said Michael Cronin and recorded in Book No. 193 Page 240 of the Records of Deeds in said City of Providence and the land therein described and all buildings & improvements thereon upon the conditions & terms therein specified

Being the same premises conveyed and assigned to this grantor by said Michael Cronin by deed dated September Fifth A. D. 1872. To have and to hold the same to her the said Catharine Cronin her executors administrators and assigns upon the terms and conditions named and specified in the said lease. Witness my hand and seal this fifth day of September A. D. 1872

Signed Sealed & Delivered
in presence of
Henry W. Allen

William Chapman. [L.S.]

State of Rhode Island &c Providence sc. In the City of Providence on this fifth day of September A. D. 1872 then William Chapman personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act & deed.

Before me Henry W. Allen.
Justice of the Peace.

Recorded October 14, 1872
at 10, 55 A. M.

Witness G. A. Williamson
Recorder of Deeds.

We the undersigned commissioners of the Water Department do hereby consent to the within assignment of the within mentioned and described lease.

Hen. A. Doyle
Mayor and Chairman

U.S. REVENUE $2.00 STAMP

This Indenture of Lease

Made and executed this eighth (8th) day of November A. D. one thousand eight hundred and seventy one by and between Charles C. & Henry M. Tabor both of the City County & State of New York of the one part and Philip Mathewson of Central Village Windham County of the State of Connecticut of the other part Witnesseth That the said lessors for the consideration hereinafter mentioned have demised granted and to farm let and do hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

That certain lot or parcel of land with the buildings and improvements thereon situate at the south easterly corner of Whyland & Orchard Avenues in the easterly part of the City of Providence in the State of Rhode Island said parcel of land being the northerly one hundred feet width of Lot No. 267 as delineated on the Moses Brown Farm Plat so called recorded in the Office of the Recorder of Deeds for said Providence in Book of Plats No. 11 (eleven) page 2 (two) (northerly one hundred feet width of Lot Number Two hundred sixty seven)

To have and to hold said premises for and during the term of five years from the first (1st) day of January A. D. 1872 to terminate and end on the First (1st) day of January A. D. 1877

And the said lessee for himself and for his executors administrators and assigns do covenant and agree to pay or cause to be paid to said lessors or their successors or assigns the sum of eight

hundred dollars yearly and every year during said term for rent and hire of the above named premises in payments of two hundred dollars each on the first (1st) days of April July October and January successively to the end of the term of five years and in case of failure on lessees part to pay any rent within ten days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessors shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term

And the said lessee doth further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee do further agree to keep the interior of the premises in good repair including the setting of glass in the windows and doors during the continuance of this lease and they also agree to cancel this lease January 1st 1874 if the lessee or his assigns shall on that day pay to said lessors or assigns four hundred dollars for the purpose of closing said lease. Said amount being in addition to the eight hundred dollars per year as above specified and at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to the said lessors or their assigns in as good order as they now are common and ordinary wear and inevitable casualties only excepted. And the said lessee also covenant and agree not to lease or underlet nor permit any other person or persons to occupy or improve or make or suffer to be made any alterations in the premises hereby leased without the written consent of said lessors having been first obtained and that the said lessors may enter to view and make improvements in said premises as may be necessary or expedient.

And the said lessors agree to keep the exterior of the premises in good repair. And the said lessors on the conditions and terms above mentioned do hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of five years commencing and terminating at the dates aforesaid

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this eighth (8th) day of November A. D. 1871.

Signed Sealed and Delivered
in presence of
Wm. Wilson.
S. A. Nightingale to signature of

Chas. C. Tabor [L.S.]
per Henry M. Tabor Att.
Henry M. Tabor [L.S.]
Philip Mathewson [L.S.]

Recorded October 14, 1872
at 11, 45 A. M.

Witness G. A. Williamson
Recorder of Deeds

This Agreement

Made and entered into this tenth day of September One thousand eight hundred and seventy two (A. D. 1872) by and between Vashti W. Angell widow of the late William P. Angell Henry Mann (by right of wife) and his wife Ellen G. Mann William R. Angell and Daniel B. Angell heirs at law of the late William F. Angell and

also the said Henry Mann in his capacity of Administrator on the Estate of the said William P. Angell as parties of the first part and Elisabeth M. Bicknell and Mary Ann Sessions as parties of the second part

Witnesseth that whereas the said parties of the first part are owners of a certain lot of land situated at the junction of North Main and Stampers Streets in the City of Providence on which they are about to erect a brick building to be three stories high with a French roof And whereas the said parties of the second part are owners of the premises adjoining the lot of the said parties of the first part and on the northerly side thereof and are also owners of certain undivided rights to certain entries and stairways adjoining and between the premises of both parties to this agreement which said undivided rights are an incumbrance on the property of the said parties of the first part and from which they wish to be relieved by some equitable arrangement and which the parties of the second part are willing to accede to Now therefore it is hereby agreed that the said parties of the first part shall erect the north wall of the building now about to be built by them upon their own lot and free and clear of the buildings now standing upon the lot of the parties of the second part and in a straight line from North Main to Stampers Streets that said wall shall be built of brick and be twelve inches or more in thickness and with a suitable chimney therein and which chimney shall have suitable and convenient openings on each and either side for the joint use of both parties to this agreement and their heirs or assigns forever and that suitable projections shall be built on the north side of said wall to enable the party of the second part or their heirs or assigns to use said wall for building purposes whenever they may elect to so use it. And said wall shall be built entirely at the proper cost and expense of the parties of the first part and shall be owned and used jointly by both parties to this agreement and their heirs and assigns forever.

In consideration of which the parties of the second part agree first that the foundations of said wall may project to a reasonable extent upon their premises Second that they will now and forever abandon to the parties of the first part all claim to their undivided rights in the aforenamed entries and stairways

It is also agreed that the laying of the foundation for the wall and of the wall shall be done in a careful manner by the parties of the first part so as not to damage or cause expense to the parties of the second part and that if by any reason such damage or expense should ensue by cause of the said building the parties of the first part shall make good to the parties of the second part such damage or expense

To prevent future misunderstanding it is understood and agreed that the north line of said wall above the foundation is and shall be the division line between the two estates and that the wall itself is and shall be owned jointly by both parties to this agreement and their heirs and assigns forever and is to be used by each or either of them for building purposes only and that neither party shall have right or liberty to injure deface or weaken said wall in any way or to take down said wall or any part thereof without the consent of the other party. To all of which we jointly and severally bind ourselves and our heirs and assigns forever

In witness whereof we have hereunto set our hands and seals the day and year aforewritten

In presence of Chas S. Capron Witness
to signature of Vashti W. Angell. Vashti W Angell [L.S.]
Chas S. Capron Witness to
signature of Henry Mann. Henry Mann. [L.S.]

Chas S. Capron Witness to signature of Ellen J. Mann — Ellen J. Mann [L.S.]
Chas S. Capron Witness to signature of William R Angell — Wm R. Angell [L.S.]
Charles S. Capron Witness to signature of Daniel B. Angell — Daniel B. Angell [L.S.]
Charles S. Capron Witness to signature of Henry Mann Administrator — Henry Mann Administrator [L.S.]
D. S. Skinner Witness to signature of Elisabeth M. Bicknell — Elisabeth M. Bicknell [L.S.]
E. J. Bicknell Witness to signature of Mary Ann Sessions — Mary Ann Sessions [L.S.]

Recorded October 14, 1872 at 4 P. M. Witness G. A. Williamson Recorder of Deeds

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This Indenture

Made and executed this twelfth day of October A. D. 1872 by and between Thomas Lumb of the City of Providence and State of Rhode Island party of the first part and Samuel G. Pfanner of the same place party of the second part Witnesseth

That the said Lumb in consideration of the covenants and agreements hereinafter set forth to be done and performed by said Pfanner doth hereby grant demise lease and let to the said Pfanner his heirs executors administrators and assigns the following described premises viz.

The store situate on the corner of Weybosset and Peck Streets in said City of Providence and at present numbered (street number) Twenty eight Weybosset. And also the store in the same building and in rear of the store first mentioned and numbered (street number) Four Peck Street. Together with the cellar under the last mentioned store from the Southerly end of said cellar to the partition at the Northerly side of the Bulk head or hatchway on Peck Street reserving however the right to use said hatchway in common with said Pfanner for purposes of egress and entry to and from the Northerly part of said cellar Also a right to the privy on the premises and a right to the water connected with the building and to connection with water pipes and water fixtures in and about the building in which said stores are situate.

To have and to hold said demised premises together with the appurtenances thereunto belonging or in any wise appertaining to him said Pfanner his legal representatives and assigns from the date hereof until the first day of May A. D. 1876. And the said Pfanner for himself and for his legal representatives and assigns doth hereby covenant to and with the said Lumb his legal representatives and assigns to pay therefor during said term rent at the rate of Eleven hundred dollars per annum in equal and successive quarterly

instalments in advance the first whereof to be paid on the first day of November A. D. 1872 And in case default shall be made in the payment of the said rent or any part thereof at the time or times above specified or in case of failure neglect or refusal of said Pfanner his legal representatives or assigns to do observe and perform any or all conditions of this lease or covenants to be done observed and performed by said Pfanner Then the said Lessor his legal representatives or assigns may at his or their option and election declare this lease forfeited and determined and may thereupon take immediate possession of said demised premises without any previous notice to quit to said Pfanner his legal representatives or assigns which notice is by said Pfanner for himself his legal representatives and assigns hereby expressly waived.

And the said Pfanner further covenants and agrees to and with the said Lumb that he will use said premises in a fit and becoming manner not causing any waste or injury to the same and that at the expiration of said term or other termination of said lease he will quietly and peaceably surrender possession of said premises to said Lumb his legal representatives and assigns in as good order and condition as the same now are ordinary wear and inevitable casualties only excepted And the said Pfanner for himself his legal representatives and assigns further covenants and agrees to and with said Lumb his legal representatives and assigns that no ale lager beer or spirituous liquors of any kind or nature shall be kept for sale on said Premises during the term of this lease.

And it is agreed by and between the parties hereto that in case said premises should be rendered untenable by fire during said term this lease at the election of said Pfanner his legal representatives or assigns is to cease and determine the rent to be paid to time of such fire

And the said Lumb for himself his legal representatives and assigns covenants and agrees to and with the said Pfanner that no part of the building in which said demised premises are situate shall be let used or occupied during said term for the sale of fruit confectionery tobacco cigars or for an eating saloon or restaurant except only as the same is now used by said Lumb.

And the said Lumb for himself and for his legal representatives and assigns agrees and covenants to keep the exterior of said premises in good repair at his and their own proper cost charge and expense

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first above written

In presence of
H. B. Whitman.

Samuel J. Pfanner [L.S.]
Thos. Lumb [L.S.]

State of Rhode Island City of Providence ss. In Providence this 12th day of October A. D. 1872 then Thomas Lumb and Samuel J. Pfanner personally appeared before me and severally acknowledged the above instrument by them signed to be their free and voluntary act and deed.

Henry B. Whitman
Notary Public.

Recorded October 15, 1872 at 12, 40 P.M. } Witness G. A. Williamson
Recorder of Deed.

Know All Men by these Presents

U.S. REVENUE $3.50 STAMP

That I Alfred Stone of Providence in the State of Rhode Island &c. Guardian of the Estates of Kate Emmerton and Sarah A. Emmerton minor children of William H. Emmerton late of said Providence deceased by virtue and in exercise of the authority to me in this behalf given by the Municipal Court of said Providence and in consideration of twenty three hundred thirty one 17/100 dollars (one half thereof for each of said minors) to me as such Guardian paid by John K. Harris of said Providence the receipt whereof is hereby acknowledged do grant bargain sell and convey unto him said John K. Harris and his heirs forever.

That lot of land with the buildings and improvements thereon situate in said Providence bounded Westerly on Gano (formerly Ferry) Street fifty feet and holding the same width extending back eighty feet. Being the same land which was conveyed to said William H. Emmerton by John C. Sweet by deed recorded in the Office of the Recorder of Deeds for said Providence in Deed Book Number 178 page 469 and being part of the lot numbered 47 (forty seven) on the plat of the What Cheer Estate recorded in the Office of said Recorder. Reference to said deed and plat being made.

And I Mary E. R. Emmerton widow of said William H. Emmerton in consideration of nine hundred eighteen 88/100 dollars to me paid by said John K. Harris grant remise and release to said John K. Harris and his heirs forever all my right of dower in and to said land and estate.

To have and to hold the same with the appurtenances unto and to the use of said John K. Harris his heirs and assigns forever

In Witness whereof we hereto set our hands and seals the eleventh day of June A. D. 1872.

Signed & Sealed
in presence of
John C. Goodwin to A. S.
Geo. R. Emmerton to M. E. R. E.

Alfred Stone Gu'dn. [L.S.]
M. E. R. Emmerton [L.S.]

Recorded October 15, 1872 at 2, 15 P.M. } Witness G. A. Williamson
Recorder of Deeds.

This Indenture

Made and entered into this fourteenth day of October A. D. 1872 by and between Jerothmul B. Barnaby of the City and County of Providence State of Rhode Island lessor and Patrick Walden of the same City County and State lessee Witnesseth That said lessor in consideration of the covenants and agreements hereinafter reserved and contained do hereby demise and lease to the said lessee his executors administrators and assignees

A certain tenement being house No. (31) Thirty one Matheuson Street in said City of Providence

To have and to hold the same with appurtenances unto said lessee his executors administrators or assignees for and during the term of five years from the fourteenth day of October A. D. 1872 yielding and paying therefor during said term the annual rent of Seven hundred (700.00) dollars in equal monthly payments in advance of fifty eight and 33/100 (58.33) dollars to wit on the 1st day of each and every month during said term Provided that if said rent or any part thereof shall be behind or unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten days thereafter or if default shall be made in any of the covenants and agreements herein contained on the part of said lessee and such default shall continue for the space of ten days then said lessor his heirs and assignees may at their option declare this lease at an end and terminated and without previous notice re-enter upon said demised premises and take immediate possession of the same and said lessee for his heirs executors and administrators doth covenant with said lessor his heirs and assignees in manner following to wit that all partitions furniture fixtures or improvements of whatsoever kind and nature that said lessee may put in about or upon said demised premises shall remain and stand pledged for the fulfillement of the covenants and agreements herein contained and shall not be taken down or removed from said premises during the term of this lease without the written consent of the said lessor.

That said lessee his heirs executors administrators or assignees also covenant and agree not to lease or underlet said premises hereby leased without the written consent of the said lessor having been first obtained. That he will use said premises in a becoming and proper manner not committing any waste or injury on the same that he will permit said lessor his heirs or assignees whenever they shall deem it necessary to enter upon said premises to view or repair the same.

That the said lessee his heirs and assignees also covenant and agree that should the Rawson Fountain water be cut off by the City at any time he will cause the Sawtuxet water to be introduced into said house The said lessee also agrees to make all necessary repairs on the outside of said building during said term

And at the end of the term or other sooner determination of this lease peaceably surrender the said premises to said lessor his heirs or assignees in as good order as they were at the time the said lessee entered into possession of the same or may have been put in during said term ordinary wear and tear and damage by the elements excepted.

And said lessor doth covenant and agree that in case said premises shall be damaged by fire or other casualties so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired. And said lessor doth also covenant that said lessee truly performing all covenants aforesaid shall quietly occupy said premises without lawful let or hindrance from any person. In Witness Whereof said parties have hereunto set their hand and affixed their seals the day and year before written

Signed Sealed and Delivered in presence of Herbert L. Sayles

Jerothmul B. Barnaby [L.S.]
Patrick Waldean [L.S.]

Recorded October 15, 1872 at 3.50 P.M. Witness G. A. Williamson Recorder of Deeds

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Whereas

John Gerin of Providence Rhode Island on the seventeenth day of January A. D. 1869 executed to Bennett W. Wheeler of said Providence a mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of nine hundred dollars bearing even date with said mortgage and made by said John Gerin payable to said Bennett W. Wheeler or order in one year after the date thereof with interest payable quarter yearly in advance at the rate of twelve per cent per annum and for the purpose of securing also the payment of such other sum or sums of money as might thereafter become due from said Gerin to said Wheeler as will more fully appear by reference to the record of said mortgage in Book No. Thirty eight (38) page four hundred twenty one (421) of the records of mortgages of real estate in said Providence and Whereas default was made in the payment of said note and also in the payment of certain other indebtedness secured by said mortgage and said default continued for more than ten days and

Whereas said Bennett W. Wheeler advertised the hereinafter described portion of said mortgaged premises for sale at public auction in the Manufacturers and Farmers Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the second day of October A. D. 1872 Daniel Talvey of said Providence being the highest bidder for the hereinafter described portion of said mortgaged premises became the purchaser thereof for the sum of fourteen hundred and twenty dollars Now therefore I the said Bennett W. Wheeler in consideration of said sum of fourteen hundred and twenty dollars to me paid by said Daniel Talvey the receipt whereof is hereby acknowledged hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Daniel Talvey his heirs and assigns forever

A lot of land on Manning Street in said Providence laid out as Lot No. Twenty two (22) on the Plat of the What Cheer Estate belonging to the Heirs of the late Gov. James Fenner surveyed and platted July 14th 1847 by Upwater & Schubarth being one of the lots that Almira S. Dexter conveyed to the said John Gerin by deed recorded in said Providence in Book No. 175 page 225 of the Records of Deeds

To have and to hold the said premises with the privileges and appurtenances thereof to said Daniel Talvey his heirs and assigns forever. And I the said Bennett W. Wheeler do hereby covenant with said Daniel Talvey his heirs & assigns that at the date of said sale I

was the owner and holder of said deed of mortgage and had good right to sell said premises as aforesaid and that in making said sale I have complied with the requirements of said mortgage.

In Testimony Whereof I have hereunto set my hand and seal the seventh day of October A. D. Eighteen hundred and seventy two.

Signed Sealed & Delivered in presence of George H. Burnham. B. W. Wheeler (L.S.)

State of Rhode Island &c. Providence sc. In Providence the sixteenth day of October A. D. 1872 then & there Bennett W. Wheeler acknowledged the aforegoing to be his free act & deed.

Before me George H. Burnham Justice of the Peace.

Recorded October 16, 1872 at 10 A M. Witness G. A. Williamson & Recorder of Deeds.

Lease

The undersigned lessors hath let and demised unto the undersigned lessee this seventh day of October A. D. 1872

A certain house situated on Arnold Street in the City of Providence State of Rhode Island said house being Number (25) Twenty five on said Arnold Street.

To have and to hold the same with the rights and privileges thereof for the Term of three years commencing Nov. 1st 1872 on condition of the payment to said lessors of a yearly rent therefor of five hundred dollars in quarterly payments of one hundred and twenty five dollars first payment on the first day of February 1873 next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessors and that for any condition broken the lessors so choosing may enter upon and resume possession of said premises without prejudice to their other rights or remedies against the lessee hereunder It is also hereby agreed that if said property is offered for sale on or before the expiration of said lease that said lessee have the preference to buy said estate if so disposed.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessors and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns

Signed Sealed and delivered on the day and year aforesaid.

In presence of F. W. Miner.

George F. Hodroyd (L.S.)
Samuel A. Hodroyd Lessors (L.S.)
James L. Davis Lessee (L.S.)

State of Rhode Island County of Providence sc. In the City of Providence on this 17th day of October A. D. 1872. Then George F. Hodroyd Samuel A. Hodroyd and James L. Davis personally appeared before me and severally acknowledged the within lease by them signed to be their free and voluntary act and deed.

F. W. Miner. Notary Public.

Recorded October 17, 1872 at 10, 30 A M. Witness G. A. Williamson & Recorder of Deeds.

Know All Men by these Presents

That we Moses B Jenkins of the City and County of Providence in the State of Rhode Island and Moses B. I. Goddard of said City of Providence Trustee under a certain Deed of Trust executed to me by said Moses B. Jenkins dated the twelfth day of February A D. Eighteen hundred and seventy two and recorded in the records of land evidence in said City of Providence in Book of Deeds No. 199 at page 291 in pursuance of the powers contained in and conferred by said deed and in consideration of the sum of one dollar to us paid by the City of Providence a corporation duly created by the General Assembly of said State of Rhode Island the receipt whereof is hereby acknowledged do hereby give grant bargain sell convey and confirm unto the said City of Providence their successors and assigns forever all our and each of our right title and interest in and to

A certain piece of land situated in the easterly part of said City of Providence and bounded and described as follows Beginning at a point on Angell Street where the easterly line of Wayland Avenue (with its present width of sixty feet as laid out on the plat hereinafter mentioned) being extended meets the southerly line of said Angell Street thence running southerly along said easterly line of Wayland Avenue extended to the northerly line of South Angell Street thence turning and running northwesterly along said northerly line of South Angell Street to a point where the easterly line of Wayland Street being extended meets said last described line thence turning and running northeasterly along said easterly line of Wayland Street extended to a point where said southerly line of Angell Street meets said last described line and thence turning and running easterly along said southerly line of Angell Street to the place of beginning. Reference to a certain plat entitled "Plat of the Moses Brown Farm surveyed and platted January 1870 by C. E. Paine" and recorded in the records of land evidence in said City of Providence in Book of Plats No. 11 at page 2 being hereby had and made.

To have and to hold said granted premises with the privileges and appurtenances to the same belonging to the said City of Providence their successors and assigns forever for the especial purpose of being used and improved as a public highway or street and for no other purpose

In testimony whereof we have hereunto set our hands and seals this sixteenth day of October A. D. Eighteen hundred and seventy two.

Signed Sealed & Delivered
in presence of
Wm. H. Bliss.

Moses B. Jenkins [L.S.]
Moses B.S. Goddard [L.S.]
Trustee

State of Rhode Island County of Providence ss. In the City of Providence in said County this sixteenth day of October A.D. 1872 personally appeared Moses B. Jenkins and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. Also at the same time and place personally appeared Moses B.S. Goddard Trustee and acknowledged the same instrument by him signed to be his free and voluntary act and deed in his said capacity as Trustee.

Before me Wm. H. Bliss
Notary Public.

Recorded October 17, 1872 at 12 M. } Witness G.A. Williamson
Recorder of Deeds.

U.S. Internal Revenue 5¢ Stamp

Know All Men by these Presents

That I William H. Barnard of the City of Providence and State of Rhode Island in consideration of Three hundred dollars paid by William Scattergood of said City and State the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Scattergood the following goods and chattels namely

One cook stove and pipe with all the furniture belonging to the same one black walnut lunch bar one clock one mirror one bread case two refrigerators all the shelves and partitions all the gas fixtures one marble slab one wash bowl and sink three lamps having reflectors attached all the cooking utensils crockery cutlery glass ware knives and forks spoons water jar and all earthen ware wooden ware fifteen wooden stools three cane seat stools one rubber mat two ice chests and in short all the personal property to me belonging situated and being now in Eating Saloon at No. 1 (one) on Mc Neals Lane (so called) in said City of Providence

To have and to hold all and singular the said goods and chattels to the said Scattergood and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said William H. Barnard hereunto set my hand and seal and affix and cancel the stamp required by law this eighteenth day of September in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
The words "Three hundred dollars" being
first interlined. James W. Brown.

W H Barnd [L.S.]

Recorded October 18, 1872 at 10, 05 A.M. } Witness G.A. Williamson Recorder of Deeds

Copy

Providence ss. Supreme Court
October Term A.D. 1871

Jas T. Burlingame
vs.
George A. Kilton and wife

The above entitled cause came on to be heard at this term and was agreed by consent And thereupon consideration thereof it was ordered adjudged and decreed as follows viz.

That said James T. Burlingame has no lien upon the said estate of Geo. A. Kilton and wife for his said claim and demand. That the said petition be hence dismissed and that the said Respondents have and recover their costs upon said petition from said Complainant Burlingame

Entered as the decree of Court June 17 1871 at 46th day of O.T. 1871.

By order
Charles Blake Clk [L.S.]

A true copy. Witness my signature & the seal of sd. Court hereto affixed this 19th day of July A.D. 1872.

Charles Blake Clerk.

Recorded October 18, 1872 at 1 P.M. } Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we James Scholes and Ann Scholes wife of said James Scholes both of Cranston County of Providence & State of Rhode Island for and in consideration of the sum of one dollar to us paid by William S. Scholes of the City of Providence County & State aforesaid the receipt whereof we do hereby acknowledge have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto him the said William S. Scholes his heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to

One certain lot of land with all the buildings and improvements thereon situate on the north easterly side of Superior Street in said City of Providence and measures on said

street forty feet and holding that width extends back northeasterly to land of the Heirs of Hepsibeth Williams. Being the whole of Lot No. 7 (seven) and a portion of Lot No. 10 (ten) on a Plat of Cottage & Villa Lots formerly belonging to Hiram Kendall & G. W. Crocker surveyed and platted July 1852 by Schubarth & Haines which plat is on record in the Recorder's Office in said Providence in Plat - No. 2 page 26 and is the same premises conveyed to Ann Scholes one of these grantors by deed from Albert N. Parker dated the twenty fourth day of October eighteen hundred and sixty eight and recorded in Providence R. I. in Deed Book No. 183 at page 521.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to him the said William S. Scholes his heirs and assigns forever

Upon the special trust however to and for the sole and separate use benefit and behoof of said Ann Scholes wife of said James Scholes. The said William S. Scholes shall suffer and permit her the said Ann Scholes without let or molestation to have hold use occupy and enjoy the aforesaid premises either in whole or in part by herself free of rent and shall allow her to rent and re-rent the whole or any part of said premises with all the rents issues profits and proceeds arising therefrom whether from sale or lease for her own sole use and benefit separate and apart from her said husband and wholly free from his control and interference debts and liabilities courtesy and all other interests whatsoever and shall upon request in writing from said Ann Scholes execute and deliver a deed or deeds of the premises or any part of the same to such person or persons as she may direct and allow her to take the purchase money for her own use and shall upon request in writing execute any and all mortgages upon the premises that the said Ann Scholes may deem necessary for the purpose of raising money for her comfortable support and maintenance and the money raised by such mortgages shall be paid to and belong to said Ann Scholes free from all control and interference of her said husband.

In testimony whereof we have hereto set our hands and seals this twelfth day of October A. D. 1872

Signed Sealed & Delivered

in presence of — James Scholes [SS]

S. S. Sapham. — Ann Scholes [SS]

State of Rhode Island &c. Providence sc. In the City of Providence on this eighteenth day of October A. D. 1872 then James Scholes personally appeared before and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. At the same time & place Ann Scholes wife of said James Scholes also personally appeared before me she being also one of the subscribers to the foregoing instrument and being examined by me privily and apart from her said husband after having said instrument shown & explained to her by me she being so apart declared the same to be her free & voluntary act & deed & that she did not wish to retract the same.

Before me

Simon S. Sapham

Public Notary.

Recorded October 18, 1872 at 2 P. M. Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That Whereas On the twenty fifth day of July A. D. 1864 Ann C. Bradford Lucien A. Niles and Martha A. Niles his wife Horace S. Bradford and Catherine C. Bradford his wife George W. Bradford and Clarence L. Bradford by their deed of that date did convey unto James Tucker of Providence in the County of Providence and State of Rhode Island the land and estate hereinafter described.

And Whereas at the time of the execution of said deed we the said George W. Bradford now of Clarence in the State of Missouri and Clarence L. Bradford now of said Providence were minors under the age of twenty one years And Whereas we the said George W. Bradford and Clarence L. Bradford have now attained the age of twenty one years and are desirous of confirming our said conveyance Now Therefore in consideration of the premises and in further consideration of the sum of one dollar to us in hand before the ensealing hereof well and truly paid by the said James Tucker the receipt whereof we do hereby acknowledge do hereby affirm confirm and establish as our and each of our act and deed the conveyance aforesaid and do by these presents remise release and forever quitclaim unto him the said James Tucker his heirs and assigns forever

All our right title interest property claim and demand in and to the estate therein conveyed being a certain lot of land with all the buildings and improvements thereon situate on the southerly side of Pine Street in the said City of Providence being fifty feet wide from front to rear and ninety five feet deep bounded northerly by said Pine Street easterly by land now or late of William S. Field southerly by land now or late of Bennett H. Wheeler and westerly by land now or late of Galen Richmond and wife being Lot Number Nine (9) on the Plat of Jeriah S. Wheeler's land being the same lot of land that was conveyed to Horace S. Bradford Martha A. Bradford George W. Bradford and Clarence L. Bradford by Mary B. Parker by her deed dated April 27 A. D. 1855 and recorded in the Records of Land Evidence in the City of Providence in Book No. 157 page 187 to which reference may be had.

To have and to hold the said premises with all the rights privileges and appurtenances thereof or thereto appertaining to him the said James Tucker his heirs and assigns forever to his and their only proper use benefit and behoof forever. And we the said George W. Bradford and Clarence L. Bradford for ourselves and for our heirs executors and administrators do covenant with the said James Tucker his heirs and assigns that we will well and faithfully keep execute and fulfil the covenants promises and grants in our said former conveyance contained and entered into. And that we will further warrant and defend the said premises to the said James Tucker his heirs and assigns against the lawful claims and demands of all persons claiming by through or under us by reason of any act done or suffered to be done by us since the execution of said former conveyance

And I Mary L. Bradford wife of Clarence L. Bradford in consideration of the premises do hereby remise release and forever quitclaim unto the said James Tucker his heirs and assigns all my right of dower in and to the above described premises

In testimony whereof we have hereunto set our hands and seals this twelfth day of October in the year of our Lord Eighteen hundred and seventy two.

Signed Sealed and Delivered
in presence of
Wm. W. Douglas & G. L. B.
C. H. Sower to W. L. B.

George W. Bradford.
Clarence L. Bradford
Mary L. Bradford.

State of Missouri County of St. Louis ss. At St. Louis in said County and State on this 12 th day of October A. D. 1872 before me the undersigned a Notary Public within and for said County of St Louis personally came George W Bradford and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. Witness my hand and notarial seal this 12th day of October A. D. 1872.

(N.S.) Willard A. Smith. Notary Public

State of Rhode Island Providence ss.

In Providence this 14th day of October A. D. 1872 personally came Clarence L. Bradford and acknowledged the aforegoing instrument by him signed to be his free and voluntary act and deed

Before me Wm. W. Douglas.
Justice of the Peace.

Recorded October 19, 1872 }
at 12, 45 P.M. } Witness G. A. Williamson
Recorder of Deeds.

U.S. REVENUE 2.50 STAMP

This Indenture

Made and entered into the first day of May A. D. 1871 by and between Jerothmul B. Barnaby of the City and County of Providence in the State of Rhode Island of the first part and the Howe Sewing Machine Co. of Bridgeport State of Connecticut of the second part Witnesseth that said party of the first part in consideration of the covenants and agreements hereinafter reserved and contained do hereby demise and lease to said parties of the second part their executors administrators and assigns

A certain room being known as room number one (1) situated on the second floor of Barnaby Building corner of Westminster and Union Streets in the said City of Providence

To have and to hold the same with appurtenances unto said parties of the second part their successors and assigns for and during the term of one (1) year from the first day of May A. D. 1871 at the yearly rent of Fifteen hundred ($1500) dollars payable as hereinafter provided with the privilege of one or two years more at the same annual rent and subject to the same conditions as herein specified provided that the said parties of the second part their successors and assigns shall give written notice three months previous to the expiration of the first year that they wish to retain said premises for the said following one or two years as it said party of the second part may elect to the said party of the first part his heirs executors and assigns

Provided that said party of the second part shall pay therefor during said first named term of one year the annual rent of fifteen hundred (1500) dollars in equal monthly payments of one hundred and twenty five ($125) dollars to wit on the first day of each and every month in each and every year of said term.

Provided that if the said rent or any part thereof shall be behind and unpaid on any day

of payment as hereinbefore specified and shall remain unpaid for the space of fifteen days thereafter or if default shall be made in any of the covenants and agreements on the part of the said parties of the second part herein contained and such default shall continue for the space of fifteen days then said party of the first part his heirs and assigns may at their option declare this lease at an end and without previous notice or demand re enter upon said demised premises and take immediate possession of the same and said parties of the second part for themselves their successors and assigns doth covenant with said party of the first part his heirs and assigns in manner following to wit that all partitions fixtures and improvements of whatsoever kind and nature the said parties of the second part may put in about or upon said demised premises shall remain and stand pledged for the fulfillment of the covenants and agreements herein contained and shall not be taken down or removed from said premises during the term of this lease and whilst said party of the second part may be in default unless the written consent of the party of the first part shall be first given but at the expiration of this lease the said rooms shall be placed in the same condition (natural wear and tear excepted) that it was at the time the said parties of the second part entered into procession of the same.

That said parties of the second part their heirs executors administrators or assigns also covenants and agree not to lease or underlet said premises hereby leased without the written consent of the said party of the first part having been first obtained that they will pay said rent in manner as aforesaid that they will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same that they will permit said party of the first part and his heirs and assigns whenever they shall deem it necessary so to do to re-enter upon said premises to view or repair the same and will at the end of the term or other sooner determination of the lease peaceable surrender the said premises to the said party of the first part his heirs and assigns in as good order as they may be at the time of the occupation of the same under this lease ordinary wear and tear and damages by the elements excepted. And it is further agreed that in case said premises shall be damaged by fire or other casualties as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired. And said party of the first part doth covenant that said party of the second part truly performing all their covenants aforesaid shall quietly occupy said premises during said term without lawful let or hindrance from any person

2 d W

In witness whereof said parties have hereunto set their hands and seals this day and year before written.

Signed and Delivered
in presence of
words "occupation of the same" 4th line
this page inserted before signing.
Stephen A. Walker.

The Howe Machine Co. (L.S.)
By Levi J. Stockwell Treas.
J. B. Barnaby (L.S.)

City and County of New York ss. On this 26th day of May A. D. 1871 before me personally came Levi J. Stockwell Treasurer of the Howe Machine Company who being by me duly sworn did depose and say that he resided in the City & County of New York that he was the Treasurer of the Howe Machine Company That he

know the corporate seal of said Company That the seal affixed to the within conveyance is the said corporate seal That it was so affixed by order of the Board of Directors of said Company that he signed his name thereto by the like order as Treasurer of said Company

Stephen A. Walker Notary Public
City & County of New York [L.S.]

State of Rhode Island &c. Providence ſc.

In the City of Providence in said County and State this twenty ninth day of May A. D. 1871 personally appeared before me G. B. Barnaby subscriber to the within and aforegoing instrument and acknowledged the same to be his free act and deed.

Lycurgus Sayles Justice of the Peace

Recorded October 21, 1872 at 10,45 a. m. } Witness G. A. Williamson
Recorder of Deeds

Stamp Duty Paid Wm. Innes Collector of Internal Revenue Contract Stamped Oct 21/72

It is hereby agreed upon this the first day of May A. D. 1872 by and between the said parties mentioned in the aforegoing lease That the said lease shall continue for two (2) years more as per agreement in said lease. To be governed by the same conditions as specified in said lease. In witness whereof we the undersigned have hereunto set our hands and seals the day and year before written.

Witness J. Parmly jr. as to Mr. Stockwell
W. E. Whitford

Signed Jerothmul B. Barnaby
Signed The Howe Machine Co.
N. B. Stockwell Pres

Recorded October 21, 1872 at 10, 45 A. m. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Henry A. Thomas and Mary A. Brown (widow) both of the Town of East Greenwich County of Kent and State of Rhode Island and Hanson A. Thomas of the City of Newark County of Essex and State of New Jersey for and in consideration of the sum of Five hundred dollars to us paid by Josiah S. Haskell of the City and County of Providence in the State of Rhode Island the receipt whereof we do hereby acknowledge have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said Josiah S. Haskell his heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to

Two certain lots of land in said City of Providence and are laid out and designated as lots numbered Two hundred and thirty nine (239) and Two hundred and fifty six (256) on a plat entitled "The Cold Spring Plat of Lots on Angell Waterman and Pitman Streets drawn by William S. Haines April 8th 1856" and which plat is on record in the Recorder's Office in said Providence in Plat Book

Number Four page fifty one. Being the two lots conveyed to Hanson K. Thomas by deed from Edward W. Billings dated the eleventh day of October A. D. 1865.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Josiah S. Haskell his heirs and assigns forever. And we the aforenamed Henry A. Thomas Mary A. Brown and Hanson A. Thomas for ourselves and for our heirs executors and administrators do covenant with the said Josiah S. Haskell his heirs and assigns that we will warrant and defend the aforedescribed premises to the said Josiah S. Haskell his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us.

And I Arzelia A. Thomas wife of said Henry A. Thomas and I Malvina P. Thomas wife of Hanson A. Thomas in consideration of the sum paid our said husbands as aforesaid do each and both hereby release and forever quitclaim unto him the said Josiah S. Haskell his heirs and assigns forever all our right of dower in and to the aforesaid premises.

In Testimony Whereof we have hereunto set our hands and seals this seventh day of October in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of
Sam'l W. Bond as to the signatures of Hanson A. Thomas & Malvina P. Thomas
J. S. Bond as to Hs A. Thomas & Malvina P. Thomas
H. P. S. Thomas as to signatures of Henry A. Thomas Mary A. Brown and Arzelia A. Thomas

Henry A. Thomas ✓ [L.S.]
Arzelia A. Thomas ✓ [L.S.]
Mary A. Brown ✓ [L.S.]
Hanson A. Thomas ✓ [L.S.]
Malvina P. Thomas ✓ [L.S.]

State of New Jersey County of Essex ſc. In Newark in said County on this seventh day of October 1872 then personally appeared Hanson A. Thomas one of the subscribers to the within instrument and acknowledged the same to be his free and voluntary act and deed.

Before me James S. Bond.
Commissioner for the State of Rhode Island in New Jersey.

State of Rhode Island &c. County of Providence ſc.

In Providence this eighth day of October A. D. 1872 then Henry A. Thomas and Mary A. Brown two of the subscribers to the within instrument personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed.

Edwin C. Pierce. Public Notary

Recorded October 21, 1872 at 11 A. m. } Witness G. A. Williamson
Recorder of Deeds

This Agreement

Made by and between John B. Hennessy of the City & County of Providence State of Rhode Island of the first part and Charles B. Ricketson of said City County & State aforesaid of the second part Witnesseth That said John B. Hennessy

does hereby lease for the period of one month from date and from month to month thereafter (so long as the stipulations herein are performed and the payments hereinafter specified are duly made) to said party of the second part all my right title interest & claim which I now have in and to

The shop No. Two hundred ninety seven 297 High Street in said City of Providence together with the stock & fixtures therein (according to the schedule hereto annexed) the same being the usual fixtures to be found in an Eating House or Saloon for the sum of one hundred dollars in advance and fifty dollars per month thereafter to be paid to him on the twenty first day of each succeeding month for the use thereof agreeing however that when the sum of six hundred dollars shall have been paid for the use of said property by said advance and monthly payments or otherwise said party of the first part will will then sell & deliver to the party of the second said property with a good & effectual bill of sale thereof without further payment.

And said party of the second part hereby pays the sum of one hundred dollars in advance and agrees to hire and pay for the use of said property in said annexed schedule mentioned from month to month fifty dollars on each respective twenty first day of each month succeeding the date hereof until the full amount of the price above named (six hundred dollars) shall have been paid In case of failure to make said payments or any of them said party of the second part agrees to deliver up said property in said schedule mentioned to said John B. Hennessy or his order in as good condition as the same now is reasonable use and wear thereof excepted in which case or in case of a violation of any of the agreements herein mentioned I hereby authorize empower and direct said John B. Hennessy or his agents to enter the premises and take possession thereof absolutely and I hereby exonerate the said John B. Hennessy his servants and agents or any or either of them from all and any claim for damages which I might have against John B. Hennessy his servants or agents or any or either of them for so doing it being agreed by the parties hereto that until the full sum of six hundred dollars has been paid as above it is the property of said John B. Hennessy not to be removed from said premises without his consent in writing nor disposed of underlet or attempted to be sold nor be injured by misuse neglect or by improper management.

In witness whereof we have hereunto set our hands & seals this nineteenth day of October in the year of our Lord one thousand eight — and seventy two.

Signed Sealed & Delivered
in presence of
Earl B. Harris

John B. Hennessy [L.S.]
Charles B. Richelieu [L.S.]

Attached at time of execution. Schedule of property in Store 297 High Street Providence R.I. this 19th Oct 1872 sold to Charles B. Richelieu. 1 awning & frame gas fixtures 1 oyster bar 1 dining table 12 chairs wooden seat 5 dining stalls & partitions 10 tables 1 looking glass 1 clock 1 beer stand 1 beer pump & fixtures 1 show case 1 sink 1 cooking stove Roger Williams 1 ice chest 3 sets knives & forks 1 cupboard 1 heater a lot of crockery glass ware and kitchen utensils.

Recorded October 21, 1872 at 11, 10 A.M. } Witness G. A. Williamson
Accomr of Deeds

I William E. Richmond of Providence Rhode Island have let and demised and hereby let demise and confirm unto Robert Hogg of said Providence

A tract of land on Vinton Street in said Providence described as follows Begin at the northwest corner of said tract in the line of Freeman Rose's land and run easterly with the fence one hundred and seventy nine feet and nine tenths of a foot to the south easterly corner of a lot belonging to Dr. Alvah Woods. Then turning and running in continuation of his easterly line one hundred feet Then turning and running parallel with the first line one hundred and forty three feet and nine tenths of a foot to Vinton Street then running northwesterly from Vinton Street one hundred and eleven feet and nine inches to the place of beginning.

To have and to hold the demised premises with the rights privileges and appurtenances thereof to him the said Robert Hogg his heirs executors and administrators for the term of fifteen years next after the fifteenth day of October A.D. eighteen hundred and seventy two on condition that he and they shall pay all taxes levied thereon for the support of government excepting assessments for streets drains and sewers shall pay to the lessor from and after the fifteenth day of April 1873 a rent at the rate of one hundred and sixty two dollars fifty six cents a year in equal and successive quarter yearly instalments the first whereof on the fifteenth day of July A.D. 1873 until the expiration of the eighth year of said terms and thereafter until the expiration of the whole term such yearly rent as the parties may agree on or in case of their disagreement may be awarded by any two out of three judicious and disinterested persons one of whom to be named by each party and they two name a third to be also paid in equal and successive yearly instalments that said premises shall be kept under fence and in good condition and shall not be underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies hereunder. The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received

This lease to be in force between the parties their heirs executors administrators and assigns. On the expiration of the full term of fifteen years and on the performance by the said lessee all conditions by him to be observed and performed he the said lessee may remove his buildings and other property from the demise premises and shall replace and leave in good repair the fences now on Vinton Street and between the premises and Dr. Woods lot.

Signed Sealed and delivered in duplicate on the fifteenth day of October in the year of our Lord 1872

Witness W. H. Greene.

Wm. E. Richmond [L.S.]
Robert Hogg [L.S.]

Providence ſc.
In Providence this twenty first day of October A.D. 1872 personally appeared before me severally Wm E. Richmond & Robert Hogg & acknowledged the within instrument by them signed to be their free & voluntary act & deed.
W. H. Greene Public Notary

Recorded October 22, 1872 at 1,25 P.M. Witness G.A. Williamson Recorder of Deeds

Lease

The undersigned lessor Alva Woods of Providence R.I. has let and demised unto the undersigned lessee Robert Hogg of Providence R.I. this twenty second day of October A.D. 1872

A certain lot of land situated on number 158 Broadway in said City of Providence being Plat number 28 and Lot number 116 on City plats said lot containing 5055 square feet for the term of six years from December First 1872 unto December First 1878 with the privilege of six months more from December First 1878 if this lease is not renewed at the end of said term of six years that is at the rate of one hundred dollars a year All taxes laid on said lot during the term of this lease are to be paid as follows viz. The taxes of 1872 & 1873 are to be paid by said lessor Alva Woods and all taxes during the remainder of the term of this lease or the extension of the same are to be paid by said lessee Robert Hogg that is to say the lessee is to pay five years taxes. All buildings and improvements which are or may be on said lot during the term of this lease are to be held as security for the payment of said rents and taxes

To have and to hold the same with the rights and privileges thereof for the term of six years from December First A.D. 1872 unto December First A.D. 1878 on condition of the payment unto said lessor of a yearly rent therefor of one hundred dollars in equal and successive quarterly instalments the first whereof shall be on the first day of March 1873 that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent in writing of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns. The character and position of improvements are to be made according to the sketch herewith made part of this lease.

Signed sealed and delivered on the day and year aforesaid } Alva Woods Lessor.
In the presence of James Ardern. } Robert Hogg Lessee.

Recorded October 22, 1872 at 1,25 P.M. Witness G.A. Williamson Recorder of Deeds

Whereas

George Barr and Mary Barr his wife on the fifteenth day of June A.D. 1869 executed to Edwin Johnson a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of Ten hundred dollars bearing

even date with said mortgage and made by said George Barr payable to said Edwin Johnson or order in one year after date with interest payable semi annually in advance at the rate of seven per cent and in which said mortgage were certain powers of sale in case of default in the payment of said note reference being had to said mortgage the record of which is in Book No. Forty (40) page one hundred thirteen (113) of the records of mortgages of real estate in Providence and

Whereas default was made in the payment of said note and said default continued for more than ten days and Whereas said Edwin Johnson advertised said mortgaged premises for sale at public auction in the Manufacturers and Farmers Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the ninth day of October A.D. 1872 John Tully and James Tully of said Providence being the highest bidders for said mortgaged premises became the purchasers thereof for Sixteen hundred dollars

Now Therefore I the said Edwin Johnson in consideration of said sum of Sixteen hundred dollars to me paid by said John Tully and James Tully the receipt whereof is hereby acknowledged hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said John Tully and James Tully their heirs and assigns forever

That lot of land with the buildings and improvements thereon situated in the Westerly part of said Providence bounding Northerly on West Street being the west half of Lot No. Sixteen (16) on a Plat of a part of the Lillibridge lands measuring 40 x 40 feet.

Being the same estate that Isabella Mc Causland conveyed to Benjamin F. Aldrich by deed recorded in said Providence in Book No. 26 page 185 of the records of deeds

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said John Tully and James Tully their heirs and assigns forever

And I the said Edwin Johnson do hereby covenant with said John Tully and James Tully their heirs and assigns that at the date of said sale I was the owner of said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have complied with the requirements of said mortgage

In Testimony Whereof I have hereunto set my hand and seal the fifteenth day of October A.D. Eighteen hundred and seventy two.

Signed Sealed & Delivered in presence of Varnum A. Bailey. Edwin Johnson [L.S.]

State of Rhode Island & Kent sc. In Warwick the seventeenth day of October A.D. 1872 then & there Edwin Johnson acknowledged the aforegoing to be his free act & deed.

Before me Varnum A. Bailey. Public Notary.

Recorded October 23 1872 at 9, 30 A.M. Witness G.A. Williamson Recorder of Deeds

U.S. REVENUE 5¢

Know All Men by these Presents

That I Frank b Hall of Haverhill County of Essex and Commonwealth of Massachusetts in consideration of Two hundred and twenty five dollars paid by George A Gardiner of the City & County of Providence and State of Rhode Island the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Gardiner

All the goods chattels merchandize and fixtures in saloon now occupied by me No. 12 Eddy Street in said City of Providence (excepting a certain wardrobe or wardrobes owned by Charles G Hall) the same being all the contents of said saloon of whatever name or nature except as before mentioned.

To have and to hold all and singular the said goods and chattels to the said Gardiner and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances and that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Hall hereunto set my hand and seal and affix and cancel the stamp required by law this twenty second day of October in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of Herbert G. Sayles. — Charles G. Hall [L.S.] Agent for Frank b Hall.

Providence R. I. October 22nd 1872

I Charles G. Hall make affidavit and say that I am the true and lawful agent of Frank b Hall and am fully authorized and empowered to act as such in the transfer of his property in this City.

Charles G. Hall.

Subscribed and sworn to in this City of Providence on the 22d day of October A. D. 1872.
Before me Herbert G. Sayles.
Justice of the Peace.

Recorded October 24, 1872 at 12, 55 P. M. } Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Lease

The undersigned lessor hath let and demised unto the undersigned lessee this fourth day of December A. D. 1871

My cottage house situated in the City and County of Providence in the State of Rhode Island in the rear of my dwelling house number Seventy five Valley Street.

To have and to hold the same with the rights and privileges thereof for the term of five years from this date on condition of the payment to said lessor of a rent therefor of one hundred & twenty dollars in monthly payments of ten dollars on the first days of each month next hereafter

that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. It is also a condition of this lease that the lessee shall keep the interior of said cottage house in good order and repair and the lessor shall keep the outside in repair.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year aforesaid.
In presence of Robert Wilson. — Abner Shawcross. [L.S.] Henry P. Gray. [L.S.]

Providence ss. Johnston Dec. 4 1871. Then Abner Shawcross acknowledged the above to be his free act and deed.

Before me Robert Wilson
Justice of Peace.

Recorded October 24, 1872 at 4 P. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Marenus H. Hazard and Helen Hazard his wife both of Providence Rhode Island for and in consideration of the sum of one hundred dollars to me in hand paid at or before the ensealing and delivery of these presents by Bennett W. Wheeler of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Bennett W. Wheeler his executors administrators and assigns

All the buildings and improvements on the lot of land leased to the said Helen Hazard by the City of Providence January First A. D. 1870 being Lot No 67 (sixty seven) on a "Plat of Lots of Land belonging to the Dexter Donation" recorded in the Recorders Office in said Providence in Book of Plats 2 page 7. Together with all our right title and interest in and to said land under and by virtue of said lease and in and to said lease.

To have and to hold the same unto the said Bennett W. Wheeler his executors administrators and assigns forever. And we do for ourselves and our heirs executors and administrators covenant and agree to and with the said Bennett W. Wheeler to warrant and defend the sale of the said personal property & chattels real hereby sold unto the said Bennett W. Wheeler his executors administrators and assigns against all and every person

and persons whomsoever. In testimony whereof we have hereunto set our hands and seal this second day of October in the year of our Lord one thousand eight hundred & seventy two.

In presence of
Henry Martin

Helen Hazard. [L.S.]
Maremus H. Hazard. [L.S.]

Providence County ss

In Providence this twenty fourth day of October A. D. 1872 then Maremus H. Hazard personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. And thereafterwards on the same day Helen Hazard wife of the said Maremus H. Hazard being examined by me privily and apart from her said husband declared the same instrument shown and explained to her by me to be her voluntary act and that she did not wish to retract the same.

Henry Martin. Justice of the Peace.

Recorded October 24 1872 at 4,20 P. M. } Witness G. A. Williamson

Recorder of Deeds

KNOW All Men by these Presents

That I Emily S. Calder Guardian of the Estates of Howard C. Calder and Grace D. Calder minor children of Andrew A. Calder late of said Providence deceased in consideration of the sum of thirteen hundred & sixteen Two dollars to me paid by Catherine C. Calder of said Providence wife of George B. Calder the receipt of which said sum is hereby acknowledged hereby by virtue and in exercise of the power to me for this purpose granted by a decree of the Honorable the Municipal Court of the City of Providence entered on the 15th day of October A. D. 1872 grant bargain sell and convey to the said Catherine C. Calder her heirs and assigns forever

The one undivided ninth part of that lot of land and the buildings and improvements thereon situate in said Providence bounded Westerly on North Main Street forty (40) feet Southerly on land of the Estate of George Daniels deceased eighty (80) feet Easterly on land of Mary K. Newell forty (40) feet and Northerly on said Newell land eighty (80) feet it being the same estate of which the late William Calder died seized.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to her the said Catherine C. Calder her heirs and assigns forever to her and their sole use and benefit. And I the said Emily S. Calder do hereby covenant with said Catherine C. Calder her heirs and assigns that I am lawfully the Guardian of said minors and have good right to sell said premises as aforesaid that I have given bond for the faithful application of the proceeds of said sale that I have made or suffered no incumbrance upon the said premises and that in making said sale I have complied with the directions of said Court.

And I Emily S. Calder in consideration of the sum paid as aforesaid hereby release and forever quitclaim to said Catherine C. Calder her heirs and assigns forever all my right of dower in and to the aforegranted premises

In Testimony Whereof I have hereunto set my hand and seal the twenty third day of October A. D. Eighteen hundred and seventy two.

Signed Sealed & Delivered
in presence of
George H. Burnham

Emily S. Calder Guardian. [L.S.]
Emily S. Calder. [L.S.]

State of Rhode Island &c Providence sc. In Providence the twenty third day of October A. D. 1872 then and there Emily S. Calder acknowledged the aforegoing to be her free act and deed and her free act and deed in her said capacity of Guardian

Before me George H. Burnham.
Justice of the Peace.

Know All Men

That I Albert L. Calder of Providence R. I. Trustee under the trust deed from William H. Calder and others recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 151 page 485 in consideration that the trusts in said deed of trust have terminated by the decease of Eliza T. Calder therein named and in further consideration of the foregoing conveyance by Emily S. Calder Guardian to Catherine C. Calder and of one dollar to me paid the receipt whereof is hereby acknowledged do hereby release unto her the said Catherine C. Calder her heirs and assigns all my right title and interest as Trustee or otherwise in and to the premises in the foregoing deed from Emily S. Calder Guardian to said Catherine C. Calder granted and described being the undivided one ninth part of the William Calder Estate on North Main Street in said City of Providence To have and to hold the same with all the appurtenances thereof unto and to the use of said Catherine C. Calder her heirs and assigns forever. Witness my hand and seal this 23d day of October A. D. 1872.

Signed and Sealed
in presence of
J. W. Lewis

Albert L. Calder Trustee [L.S.]

State of Rhode Island Providence sc. In Providence this 25th day of October A. D. 1872 Albert L. Calder personally appeared before me and acknowledged the foregoing instrument by him signed as Trustee to be his free act and deed.

Jos. W. Lewis Notary Public

Recorded October 28, 1872 at 11,40 A. M. } Witness G. A. Williamson

Recorder of Deeds

To All People to whom these Presents shall come

Send Greeting Whereas an Execution against John Mulvey of the Town of Cranston in the County of Providence in the State of Rhode Island at the suit of James Hanley of the City of Providence County and State aforesaid was by me Lyman Witham Deputy Sheriff in and for the County of Providence in the State aforesaid on the thirteenth day of April A. D. 1872 at five o'clock in the afternoon the time of the attachment on the original writ levied on the tenth day of

July A. D. 1872 at eleven o'clock in the morning on the following described real estate viz.

Two certain lots of land situate on the Westerly side of Perry Street in the said City of Providence and are laid out and designated as Lots Numbers Forty Eight (48) and Forty nine (49) on a Map of Land on Bennetts Hill belonging to William A. Howards Estate which said map is on record in the Recorders Office in said Providence in Plat Book No. 6 page 18. Said lots together are bounded easterly by said Perry Street one hundred (100) feet southerly by Lot No. (50) Fifty on said Map ninety (90) feet westerly by Lot No. Fifty one (51) on said map one hundred (100) feet and northerly by Lots Fifty five (55) and Fifty six (56) on said map ninety (90) feet being the same lots which were conveyed to the said John Mulvey by two deeds from William A. Howard and others one dated July 18th A. D. 1864 and recorded in Book No. 173 page 175 and the other dated November Fifth 1864 and recorded in Book No. 173 page 173 and also a certain other lot of land situate on the northerly side of Althea Street in Providence in said County and State (formerly Cromwell Avenue in said Cranston) being Lot Number (25) Turnty five as delineated on a plat of building lots between Long Pond and Cranston Street belonging to John Stokes a copy of which is recorded in said Providence in the Office of the Recorder of Deeds in Plat Book Number 10 pages 16 and 17 being the same lot which was conveyed to the said John Mulvey by Alba B. Dike by deed recorded in the Record of Deeds in said Cranston in Deed Book No. 49 page 433.

And Whereas on the fifteenth day of October A. D. One thousand eight hundred and seventy two all the estate right title interest and property of the said John Mulvey in the premises aforesaid were by me the said Lyman Upham sold at public auction for and in part satisfaction of the said execution to Edward Johnson of the City and County of Providence aforesaid who was the highest bidder for the sum of twenty five dollars which the said Edward Johnson hath since well and truly paid to me the said Lyman Upham. Now know ye that by force and virtue of the law in such case made and provided I the said Lyman Upham (as such Sheriff as aforesaid) in consideration of the sum of money paid unto me as aforesaid do by these presents bargain sell assign and set over unto the said Edward Johnson his heirs and assigns forever all the estate right title interest property freehold and inheritance of the said John Mulvey of in and to the said premises and appurtenances at the time of the levy thereon. To have and to hold the said premises and appurtenances to the said Edward Johnson his heirs and assigns forever.

In Witness Whereof I the said Lyman Upham have hereunto set my hand and seal this sixteenth day of October in the year of our Lord One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in the presence of
James W. Brown.

Lyman Upham [L.S.]

State of Rhode Island &c. County of Providence. In the City of Providence this twenty fifth day of October A. D. 1872 Then Lyman Upham personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

James W. Brown.
Justice of the Peace.

Recorded October 28, 1872
at 12 M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Edward Johnson of the City and County of Providence in the State of Rhode Island in consideration of Four hundred and ten dollars to me paid by James Stanley of the City County and State aforesaid the receipt whereof I do hereby acknowledge do hereby remise release and for ever quit claim unto the said James Stanley his heirs and assigns forever

Those two certain lots of land situate on the westerly side of Perry Street in the said City of Providence and are laid out and designated as Lots Numbers Forty eight (48) and Forty nine (49) on a map of land on Bennetts Hill belonging to William A. Howards Estate which said map is on record in the Recorders Office in said Providence in Plat Book No. 6 page 18. Said lots together are bounded easterly by said Perry Street one hundred (100) feet southerly by Lot No. Fifty (50) on said map ninety (90) feet westerly by Lot No. Fifty one (51) on said map one hundred (100) feet and northerly by Lots Fifty five (55) and Fifty six (56) on said map ninety (90) feet being the same lots which were conveyed to the said John Mulvey by two deeds from William A. Howard and others one dated July 18th A. D. 1864 and recorded in Book No. 173 page 175 and the other dated November Fifth 1864 and recorded in Book No. 173 page 173 and also a certain other lot of land situate on the northerly side of Althea Street in Providence in said County and State (formerly Cromwell Avenue in said Cranston being Lot Number Twenty five (25) as delineated on a plat of building lots between Long Pond and Cranston Street belonging to John Stokes a copy of which is recorded in said Providence in the Office of the Recorder of Deeds in Plat Book Number 10 pages 16 and 17 being the same lots which were conveyed to the said Edward Johnson by Lyman Upham (Deputy Sheriff in and for the said County of Providence) by deed dated the sixteenth day of October A. D. One thousand eight hundred and seventy two and recorded in the Office of the Recorder of Deeds in said Providence in Book No. page

To have and to hold the same together with all the privileges and appurtenances thereof to him the said James Stanley his heirs and assigns forever. And I the said Edward Johnson for myself my heirs executors and administrators do covenant with the said James Stanley his heirs and assigns that I will warrant and defend the same to the said James Stanley his heirs and assigns for ever against the lawful claims of all persons claiming by through or under me. In witness whereof I the said Edward Johnson have hereunto set my hand and seal this twenty fifth day of October in the year of our Lord one thousand eight hundred and seventy two

Signed Sealed and Delivered in presence of
the word Fifth on an erasure being first written

Edward Johnson [L.S.]

James W. Brown.

State of Rhode Island &c. County of Providence. In the City of Providence this twenty fifth day of October A. D. 1872 Then Edward Johnson personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

James W. Brown Justice of the Peace.

Recorded October 28, 1872
at 12,05 P. M.

Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Frances J. Vinton of the City and County of Providence in the State of Rhode Island widow for and in consideration of the sum of ten dollars and other valuable considerations to me paid by Horatio Rogers of said Providence the receipt whereof I do hereby acknowledge have granted bargained sold and conveyed and by these presents do grant bargain sell and convey unto him the said Horatio Rogers his heirs and assigns forever

Three (3) certain lots of land situated in said Providence being lots numbered Twelve (12) Eight (8) and Eighty (80) on a plat of land in the City of Providence belonging to the Providence Dyeing Bleaching and Calendering Company laid out into lots and divided among the Proprietors October 3d 1862 surveyed and platted by Cushing and De Witt which plat is recorded in Book of Plats No. 5 page 36 in the Office of the Register of Deeds for said City of Providence and being the same premises conveyed to this grantor by deed from the said Providence Dyeing Bleaching and Calendering Company bearing date the 13th day of December A. D. 1862 and recorded in the Office of the said Register of Deeds in Deed Book No. 162 page 294 reference to said deed and plat being had for a more particular description.

To have and to hold said granted premises with all the rights privileges and appurtenances thereof or thereunto appertaining to him the said Horatio Rogers his heirs and assigns

Upon trust nevertheless as follows that is to say upon the same trusts and with the same powers in all respects as are mentioned and expressed in the codicil of the will of my late father Elisha Dyer deceased dated the 26th day of May 1853 as relating and applying to that portion of the residuum of the estate of the said Elisha Dyer devised and bequeathed for the benefit of me the said Frances J. Vinton reference to said codicil being had for a more particular enumeration of said trusts and which said codicil is recorded in the Office of the Clerk of the Municipal Court in said City of Providence.

In testimony whereof I have hereunto set my hand and seal this twenty second (22d) day of October in the year of our Lord Eighteen hundred and seventy two (1872)

Signed Sealed and Delivered
in presence of
the words 'being had' being first
stricken out before execution.
James W. Brown.

Frances J. Vinton [L.S.]

State of Rhode Island &c. Providence County ss. In the City of Providence in said County on this 22nd day of October A. D. 1872 personally appeared the above named Frances J. Vinton and acknowledged the foregoing deed and instrument by her signed and sealed to be her free and voluntary act and deed.

Before me James W. Brown
Justice of the Peace.

Recorded October 28, 1872
at 3.20 P. M.

Witness G. A. Williamson
Recorder of Deeds.

This Indenture

Made and entered into this eighteenth day of October A. D. 1872 by and between Jerothmel B. Barnaby of the City and County of Providence State of Rhode Island Lessor and William H. Young of the same City County and State Lessee Witnesseth

That said lessor in consideration of the covenants and agreements hereinafter reserved and contained do hereby demise and lease to the said lessee his executors administrators and assigns

A certain hall being Barnaby Hall situated in Barnaby Building corner of Westminster and Union Streets in said City of Providence

To have and to hold the same with appurtenances unto said lessee his executors administrators or assignees for and during the term of five years from the eighteenth day of October A. D. 1872 yielding and paying therefor during said term the annual rent of three hundred and fifty Two dollars in equal monthly payments of twenty nine and Two dollars to wit on the first day of each and every month during said term Provided that if said rent or any part thereof shall be behind or unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten (10) days thereafter or if default shall be made in any of the covenants and agreements herein contained on the part of said lessee and such default shall continue for the space of ten (10) days then said lessor his heirs and assigns may at their option declare this lease at an end and terminated and without previous notice re-enter upon said demised premises and take immediate possession of the same and said lessee for himself his heirs executors and administrators doth covenant with said lessor his heirs and assignees in manner following to wit that all partitions fixtures or improvements of whatsoever kind and nature that said lessee may put in about or upon said demised premises shall remain and stand pledged for the fulfillment of the covenants and agreements herein contained and shall not be taken down or removed from said premises during the term of this lease without the written consent of the said lessor That said lessee his heirs executors administrators or assignees also covenant and agree that he will use said premises in a becoming and proper manner not committing any waste or injury on the same that he will permit said lessor his heirs or assignees whenever they shall deem it necessary to enter upon said premises to view or repair the same. It is also agreed that said lessee may transfer this lease at any time from date of this lease to Lodge Number Twenty seven (27) I. O. of Odd Fellows of said City County and State the said Lodge to be subjected to the same covenants and agreements as hereinbefore and after specified. And at the end of the term or other sooner determination of this lease peaceably surrender the said premises to said lessor his heirs or assignees in as good order as they were at the time the said lessee entered into possession of the same or may have been put in during said term ordinary wear and tear and damage by the elements excepted. And said lessor doth covenant and agree that in case said premises shall be damaged by fire or other casualties so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired

And said lessor doth also covenant that said lessee truly performing all covenants aforesaid shall quietly occupy said premises without lawful let or hindrance from any person.

In Witness Whereof said parties have hereunto set their hand and affixed their

seals the day and year before written
Signed Sealed and Delivered
in presence of
A. J. Cushing.

Jerothmuel B. Barnaby [L.S.]
William H. Young [L.S.]

State of Rhode Island Providence ss. In Providence this twenty ninth day of October A. D. 1872 personally appeared Jerothmuel B. Barnaby and William H. Young and severally acknowledged the above instrument by them signed to be their free act and deed.

Before me A. J. Cushing.
justice of the Peace.

Recorded October 29, 1872 at 12 M. } Witness E. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Frederick M. Sackett of the City and County of Providence in the State of Rhode Island Trustee under a certain Agreement between the Heirs of Admah Sackett deceased and the Trustees under his Admah Sackett's last will and Henry B. Brastow and Helen P. Brastow his wife of Central City in the Territory of Colorado in consideration of the sum of five dollars and other valuable considerations to us paid by Albert D. Lipkitt of said Providence the receipt whereof is hereby acknowledged do hereby remise release and forever quitclaim unto him the said Albert D. Lipkitt his heirs and assigns forever all the right title interest property claim and demand which we or either or any of us now have or of right ought to have or claim by through or under two certain mortgage deeds made by Edwin Turner and Helen L. Turner his wife one whereof is dated the fifth day of August A. D. 1869 and is recorded in the Records of Deeds for said City of Providence in Mortgage Deed Book No 40 page 379 and the other whereof is dated the twenty fourth day of January A. D. 1872 and is recorded in said Records of Deeds in Mortgage Deed Book No. 54 page 147 in or to the following described lots of land situated in the Ninth Ward of the said City of Providence formerly a part of Cranston viz. Lots numbered Three hundred and nine (309) Three hundred and ten (310) Three hundred and eight (308) Three hundred and seven (307) and the westerly part of Lot Three hundred and six (306) being the westerly twenty 50/100 feet of said last mentioned lot on a plat called Plat of the Locust Grove Estate belonging to A. D. & J. L. Smith surveyed and plotted Feb. 1847 by Cushing and Walling which said plat is recorded in the Town Clerks Office of Cranston in Book of Plats No. 1 page 15 reference to said plat and mortgage deeds being had. To have and to hold said released premises to him the said Albert D. Lipkitt his heirs and assigns forever for his and their sole benefit use and behoof.

In Witness Whereof we have hereunto set our hands and seals this twenty eighth day of October A. D. 1872

Signed Sealed and Delivered
in presence of
the words "Mortgage" and "Lots numbered" being first interlined and the words "to him" being first stricken out before execution.
Horatio Rogers

Frederic M. Sackett Trustee [L.S.]
Henry B. Brastow [L.S.]
by Frederic M. Sackett

Helen P. Brastow [L.S.]
by Frederic M. Sackett.

State of Rhode Island &c Providence County ss. In the City of Providence on this 28th day of October A. D. 1872 personally appeared the above named Frederic M. Sackett and acknowledged the above deed and instrument by him signed and sealed as Trustee and by Henry B. Brastow and Helen P. Brastow signed and sealed by him as Attorney to be his free and voluntary act and deed in said capacity as Trustee and also as Attorney and the free and voluntary act and deed of the said Henry B. Brastow and of Helen P. Brastow and his own free and voluntary act and deed.

Before me Horatio Rogers
Justice of the Peace.

Recorded October 29, 1872 at 2,58 P. M. } Witness E. A. Williamson
Recorder of Deeds

Know All Men by these Presents

U. S. Internal Revenue $2.00 Stamp

That we William M. Bailey of North Providence George B. Ruggles of Glocester and Amasa M. Eaton of North Providence all in the State of Rhode Island Trustees under the Will of Sarah B. Eaton late of said North Providence deceased by virtue and in exercise of the authority vested in us as such Trustees under and by said Will and in consideration of the sum of Fifteen hundred and sixty dollars to us paid by James J. Gearayt and Margaret Gearayt of the City of Providence State of Rhode Island the receipt whereof is hereby acknowledged do hereby grant sell convey and confirm unto the said James J. Gearayt and Margaret Gearayt their heirs and assigns forever

A certain lot of land situated in said City of Providence and bounded and described as follows beginning at a point in the easterly line of Ives Street fifty feet and forty seven hundredths of a foot (50.47 feet) southerly from a stone bound set in the southeasterly corner of Ives and Bird Streets thence turning and running easterly at a right angle with the line of said Ives Street one hundred (100) feet thence turning a right angle and running southerly thirty nine (39) feet thence turning a right angle and running westerly one hundred (100) feet to the easterly line of said Ives Street thence running northerly on the easterly line of said Ives Street thirty nine (39) feet to the point of beginning and containing three thousand nine hundred (3900) square feet of land.

To have and to hold the said granted premises with all the privileges and appurtenances thereof to them the said James J. Gearayt and Margaret Gearayt their heirs and assigns to their and their own use forever. And we the said William M Bailey George B. Ruggles and Amasa M. Eaton for ourselves and for our respective heirs executors and administrators do hereby covenant with the said James J. Gearayt and Margaret Gearayt their heirs and assigns to warrant and defend the above granted premises to them the said James J. Gearayt and Margaret Gearayt their heirs and assigns

against the lawful claims and demands of all persons claiming by through or under us or by through or under the said Sarah B Eaton.

In Testimony Whereof we have hereunto set our hands and seals as Trustees as aforesaid this first day of May A. D. 1872

Signed Sealed and Delivered in presence of Z. C. Slocum & 2d signature W. M. Bailey Jr. Witness to signatures of W. M. B. and A. M. E.

William M. Bailey. [L.S.]
G. B. Ruggles. [L.S.]
Amasa M. Eaton. [L.S.]
} Trustees

Providence ss. In the City of Providence on this fourteenth day of May A. D. 1872 the above named William M. Bailey and Amasa M. Eaton personally appeared before me and severally acknowledged the foregoing instrument to be their free act and deed as Trustee as aforesaid

W. M. Bailey Jr.
Public Notary.

State of Rhode Island &c. Providence ss.

In Glocester May 13th 1872 Then George B. Ruggles personally appeared and acknowledged the within instrument by him signed as Trustee as aforesaid to be his free act and deed.

Before me Z. C. Slocum
Justice of the Peace.

Recorded October 30, 1872 at 11 A. M. } Witness G. A. Williamson
Recorder of Deeds

In Chancery } Cyrus Taft et ux. vs. James M. Clarke et al
No. 1059

To the Hon. Supreme Court March Term A. D. 1872.

The subscriber having been appointed sole commissioner to make partition of the lands described in the papers of the above entitled cause among the parties thereto according to their respective interests doth make the following report That having been first duly engaged to the faithful & impartial performance his duties under his said commission and having notified the parties of the time & place of my meeting them to sit at my office in Providence on the 4th day of May 1872 at said last mentioned date none of the parties appearing I proceeded ex parte to execute said commission. The lands mentioned in the complainants' Bill and the amendment thereof are delineated on the plat attached hereto as Lots 8, 10, 11, 30 & 31.

To James M. Clarke I set off as and for his full 57/216 parts of the whole that western part of said Lot No. 8 which extends from Branston Street easterly one hundred and six feet.

To the said Julia B. Sumner I set off as and for her 53/216 parts of the whole Lot No. 11 (eleven) and a portion of Lot 8 lying next to the land set off as above to James M. Clarke fronting thirty feet on Winter Street & containing one thousand square feet

To the said Sarah A. Slocum I set off as & for her full 53/216 parts of the whole Lot No. 10 and

that part of Lot 8 which lies next to that part of the same lot set off to Julia B. Sumner twelve feet on said Winter St & contains six hundred square feet

To the said Rosina E. Taft I set off the two entire lots No. 30 and No. 31 together with the remaining portion of Lot 8 being twelve feet on sd. Winter Street & containing six hundred square feet be the same more or less. To be held by the respective parties aforesaid in severalty

Respectively Submitted
W. S. Burges Commr.

Comms. fee. 50.
Plat. 1.
Engag't. .50
51. 50

Recorded October 31, 1872 at 11, 25 a. m. } Witness G. A. Williamson
Recorder of Deeds

Providence ss. Supreme Court.

Cyrus Taft & wife vs. Jas. M. Clarke et als. } In Equity For Partition

Upon the Bill and Answers filed in said cause and upon the filing of the Report of the Commissioner in the same and upon the agreement of parties hereinafter expressed

It is adjudged ordered and decreed that the Report of the Commissioner be and hereby is confirmed and that there be and hereby is set forth to the said James M. Clarke his heirs and assigns in severalty as and for his full 57/216 parts of the whole that western part of said Lot No. 8 which extends from Branston Street easterly one hundred and six feet.

And that there be and hereby is set forth to the said Julia B. Sumner her heirs & assigns in severalty as and for her full 53/216 parts of the whole Lot No. 11 on said plat and a portion of Lot No. 8 lying next to the land set off as above to James M. Clarke fronting thirty feet on said Winter Street and holding that width extending back westerly to the westerly line of said Lot No. 8 containing 1000 square feet

And that there be and hereby is set forth to the said Sarah A. Slocum her heirs and assigns in severalty as and for her full 53/216 parts of the whole Lot No. 10 and that part of Lot No. 8 which lies next to that part of the same lot set off to Julia B. Sumner twelve feet on said Winter Street and holding that width extending back to the westerly line of Lot No. 8 containing 600 square feet.

And that there be and hereby is set forth to the said Rosina E. Taft her heirs and assigns in severalty the two entire lots No. 30 and No. 31 together with the remaining portion of Lot No. 8, being 12 feet on said Winter Street and containing six hundred square feet more or less

And that the costs of this suit be paid by the several parties complainant and respondent ratably in proportion to their several interests in the land set forth and described in said Bill.

Entered as the decree of Court Sept 28th 1872 as of Sept. 16, 1872.

By Order

Charles Blake Clerk.

We hereby consent to the entry of the above decree in said cause

Robert S. Slocum.
Sarah A. Slocum.
Julia B. Sumner.
Cyrus Taft.
Rowina C. Taft.
James M. Clarke.

State of Rhode Island & Providence Plantations
Providence sc.

Clerks' Office Supreme Court Providence September 30th A. D. 1872

I hereby certify that the foregoing is a true copy of the original final decree of said Supreme Court entered by order thereof Sept. 28. 1872 as of September 16 1872 in the matter of the suit in Equity Cyrus Taft et ux. vs. James M. Clarke et als. as appears by the files and records in said Clerks' Office now remaining. In testimony Whereof I hereto subscribe my name and affix the seal of said Court.

Charles Blake Clerk.

Recorded October 31, 1872 at 11,30 A. M. } Witness G. A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I John P. Knowles of Providence Rhode Island (named as Mortgagee and Attorney with power to sell in a certain mortgage conveyance from one John B. Howell now deceased dated June 28 1869 and recorded in Real Estate Mortgage Book No. 40 page 165 of the Land Records of said City of Providence to which reference is here made) in consideration of the sum of Fifty four hundred dollars to me in my said capacity paid by George H. Burnham of said Providence (who was the highest bidder for the estate hereinafter named and described at an auction sale thereof by me caused to be made by F. J. Sheldon Auctioneer on the 16th day of October 1872 in conformity with and in pursuance and virtue of the conditions and powers contained in the mortgage deed aforesaid) do hereby give grant bargain sell and convey unto him the said George H. his heirs and assigns forever all the right title and interest which the said John B. Howell at the date of said mortgage conveyance had in and to

That certain parcel of land with a dwelling house and other improvements thereon fronting westerly on Brook Street in said Providence comprising about four thousand square feet being

the the parcels of land (less a strip of 22 by 55 feet by said Howell conveyed to one Diana Fitzgerald) by Elisabeth H. Howell and Elizabeth H. Howell and husband conveyed to said John B. by deeds recorded in Book No. 151 page 229 and Book No. 177 page 373 of the Land Records aforesaid to which and the plat or plats therein referred to reference is here made as also to the deed of said Howell to said Diana Fitzgerald.

To have and to hold the same with all the rights and privileges to the same belonging to him the said George H. Burnham his heirs and assigns forever. And I the said John P. Knowles for myself my heirs executors and administrators do hereby covenant with said George H. Burnham his heirs and assigns that at the date of said sale I was the owner and holder of said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the requirements of said mortgage in relation thereto.

In Witness Whereof I hereto set my hand and seal at Providence this 31st day of October A. D. 1872 Eighteen hundred and seventy two

Signed Sealed and Delivered in presence of A. B. Dike. John P. Knowles. (L.S.)

State of Rhode Island &c. Providence sc. In the City of Providence on this 31st day of October A. D. 1872 personally appeared John P. Knowles before me and acknowledged the aforewritten instrument by him signed to be his free act and deed.

John A. Gardner
Justice of the Peace.

Recorded October 31, 1872 at 12,55 P. M. } Witness G. A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I George H. Burnham of Providence Rhode Island in consideration of one dollar and other valuable considerations to me paid by Frederic Fuller of said Providence the receipt whereof is hereby acknowledged hereby release and forever quitclaim unto the said Frederic Fuller his heirs and assigns all my right title and interest in and to

That lot of land with the buildings and improvements thereon situated the easterly side of Brook Street in said Providence bounded as follows beginning on said street at a point ninety five feet north of Charles Field Street at the north west corner of land of George Fuller thence with said George Fuller's land easterly fifty feet to land of the late John B. Howell thence northerly with said Howell land five feet parallel with said Brook Street thence with said Howell land fifty feet easterly and parallel with said Charles Field Street to land of said Frederic Fuller thence northerly with said Fuller's land fifty feet to other land of said Frederic Fuller thence westerly with said Frederic Fuller's land forty five feet to land of Diana Fitzgerald thence south with said Fitzgerald's land twenty two feet thence west with said Fitzgerald's land fifty five feet to said Brook Street thence south with said

Brook Street thirty three feet to the point of beginning containing about four thousand square feet of land. Being the same premises that John P. Knowles as mortgagee of John B. Howell conveyed to this grantor by deed dated A. D. 1872.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Frederic Fuller his heirs and assigns forever. And I the said George H. Burnham do covenant with said Frederic Fuller his heirs and assigns that I will and my heirs shall warrant and defend the said premises against the lawful claims and demands of all persons claiming the same by through or under me.

And I Emeline L. wife of said George H. Burnham in consideration of the sum paid as aforesaid hereby release and forever quitclaim to said Frederic Fuller his heirs and assigns all my right of dower in and to said premises.

In Testimony Whereof we have hereunto set our hands and seals the thirty first day of October A. D. Eighteen hundred and seventy two.

Signed Sealed & Delivered in presence of A. B. Dike — George H. Burnham. [L.S.] — Emeline L. Burnham. [L.S.]

State of Rhode Island &c. Providence sc. In Providence on the thirty first day of October A. D. 1872 then & there George H. Burnham acknowledged the aforegoing to be his free act and deed.

Before me. A. B. Dike Public Notary.

Recorded October 31, 1872 at 1 P. M. } Witness G. A. Williamson Accander of Deeds.

Know All Men by these Presents

That Whereas Patrick Mc Partlen and Rosey Mc Partlen his wife both of the City and County of Providence in the State of Rhode Island did on the fifth day of November A. D. 1860 make and execute their certain deed of mortgage of that date to Edward S. Ham of certain real estate situate in Cranston in said County and State hereinafter more particularly described for the purpose of securing the payment of a certain promissory note made by the said Patrick and Rosey Mc Partlen bearing even date with said deed of mortgage and payable to the order of the said Edward S. Ham for the sum of thirty dollars in eighteen months after date with interest payable semi-annually.

And Whereas the said Patrick and Rosey by the said deed of mortgage did authorize and fully empower the said Edward S. Ham his executors administrators or assigns at any time in case default should be made in the payment of the said note or of the semi-annual interest due thereon and said default should continue for more than the term of ten days to sell at public auction the premises so mortgaged first giving after the expiration of said term of ten days twenty days notice of such sale in some one of the public newspapers printed in said Providence and on sale thereof in his own name to make execute seal acknowledge and deliver to the purchaser or purchasers thereof any deed or deeds that might be necessary to vest in such purchaser or purcha-

sers a full and absolute estate in fee simple in and to the said premises.

And Whereas the said Edward S. Ham transferred to Gideon L. Spencer of the Town of North Providence in the County and State aforesaid the afore mentioned mortgage together with the note secured thereby and all the powers given therein to the said Ham by deed dated the nineteenth day of August A. D. 1861 and recorded on Book No. 40 pages 258 259 & 260 of the Record of Deeds for the Town of Cranston R. I. And Whereas default was made in the payment of the said note and of the semi-annual interest due thereon and said default did continue for more than the term of ten days And Whereas the said Gideon L. Spencer did advertise said premises for sale in the Manufacturers and Farmers Journal one of the public newspapers printed in said City of Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days in all respects according to the terms of said deed of mortgage. And Whereas at the public auction held in pursuance of such advertisement (reference to the same being made) on the 12th day of May A. D. 1863 Mary E. Spencer of North Providence County and State aforenamed being the highest bidder for the said premises did become the purchaser thereof.

Now therefore Know ye That I the said Gideon L. Spencer for and in consideration of the sum of thirty two dollars to me paid by the said Mary E. Spencer the receipt whereof I do hereby acknowledge (said sum being the amount bid by her for the same) do by these presents by virtue of the powers conferred upon me by said deeds of mortgage and transfer above mentioned grant bargain sell convey and confirm unto her the said Mary E. Spencer her heirs executors administrators and assigns forever.

A certain lot of land situate in said Cranston being Lot No. One hundred and thirty one (131) as laid out and described on a Plan of Land in Cranston belonging to Luke Green by J. Howe Sept. 18 A. D. 1855 which said Plan is recorded in the Town Clerks Office of said Cranston reference thereto being made and being also the same premises described in the said deed of mortgage from the said Patrick and Rosey Mc Partlen to Edward S. Ham recorded in Book No. 3 pages 457 and 458 of the Records of Mortgages of Real Estate in the Town of Cranston to which reference is made for a more particular description.

To have and to hold the said premises with all the privileges and appurtenances to the same belonging to her the said Mary E. Spencer her heirs executors administrators and assigns forever.

In testimony whereof I have hereunto set my hand and seal this seventeenth day of June in the year of our Lord one thousand eight hundred and sixty-three (1863).

Signed Sealed and Delivered in presence of Job L. Spencer } G. L. Spencer [L.S.]

State of Rhode Island &c. Providence sc. In North Providence this thirty first (31st) day of October A. D. 1872 then Gideon L. Spencer personally appeared before me and acknowledged the within instrument by him signed to be his free act and deed.

Geo. A. Mumford Notary Public.

Recorded October 31, 1872 at 3, 30 P. M. } Witness G. A. Williamson Accander of Deeds.

This Indenture

Made and executed the first day of October A. D. Eighteen hundred and seventy two by and between Robert H. Ives of the City and County of Providence in the State of Rhode Island party of the first part and Edward M. Thurston Samuel G. Curry George A. Richards and David B. Anthony copartners under the name and firm of E. M. Thurston and Company parties of the second part

Witnesseth That the said party of the first part doth hereby demise and lease unto the said parties of the second part their executors administrators and assigns all that certain building or block with the land occupied by the same situated at the northeasterly corner of Borrance and Clifford Streets in said City of Providence

To have and to hold the same for the purposes of the manufacture and sale of furniture for the term of ten (10) years from and including the said first day of October A. D. Eighteen hundred and seventy two Yielding and paying therefor rent at the rate of four thousand (4000) dollars per annum for the first five years of said term to be paid in equal quarter-yearly payments on the first days of January April July and October in each year the first of such payments to be made on the first day of January A. D. Eighteen hundred and seventy three but with an abatement out of such first payment of rent for the time from the date of these presents to the fifteenth day of November A. D. Eighteen hundred and seventy two. Also yielding and paying therefor for the remaining five years of said term of ten years if this lease shall so long continue such annual rent to be paid at the times aforesaid as the parties hereto shall agree upon at the expiration of the first five years of said term. And if and in case said parties shall fail to agree upon any sum for such annual rent then the annual rent of said premises for the remaining five years of said term shall be fixed by the award in writing of either two of three appraisers chosen in manner hereinafter provided and the rent so agreed upon or fixed shall be the rent of said demised premises under this lease for the said remaining period of five years as aforesaid.

And in case of the legal termination of this lease as hereinafter provided before the expiration of any quarter rent shall be reckoned and paid for the fraction of a quarter then already elapsed at the rate at which rent shall at that time be payable quarterly under the terms hereof.

And the parties of the first and second parts for themselves and their respective heirs executors administrators and assigns do covenant and agree each with the other and with the heirs executors administrators and assigns of the other that all appraisers herein provided for shall be chosen one by the party of the first part his heirs and assigns one by the parties of the second part their executors administrators and assigns and the third by the two so chosen provided that if either of the parties after thirty days notice in writing from the other party so to do shall neglect to choose an appraiser the other party may choose two of said appraisers and the two so chosen may choose the third and the award in writing of any two of the three in either manner chosen shall be final and conclusive.

And the lessor hereby covenants with the lessees their executors administrators and assigns that they may peaceably hold and enjoy the said premises as aforesaid that he will cause the Pawtuxet water to be introduced into said building and connected with properly encased urinal bowls on every floor above the cellar that he will and hereby does grant to the lessees the privilege of putting into said building a Drop or a Pawtuxet Water Elevator and of making such partitions as shall be suitable to their said business provided that said drop or elevator shall be put in and said partitions made in a thorough and workmanlike manner so as not to injure or impair the strength of said building and under the plans direction and approval of James C. Bucklin Architect or such other person at

lessees expense as the lessor his heirs or assigns shall in writing suggest in his stead.

And the lessees for themselves their executors administrators and assigns hereby covenant with the lessor his heirs and assigns that they will pay said rent in manner aforesaid on the first days of January April July and October in each year during this lease that they will not without the consent in writing of the lessor his heirs or assigns assign this lease and that they the said lessees will not without the written consent of the lessor his heirs or assigns underlet the said demised premises or any part thereof for any purpose that will at any time raise or increase the premiums or rates of insurance of said building or that will invalidate the policies of insurance now or hereafter taken out thereon and that they will not make or suffer any further alterations or additions than are herein provided for in or to the same that they will not make or suffer any waste or any unlawful improper or offensive use of said premises that they will allow the lessor and his heirs and assigns and their agents at reasonable times to enter upon said premises and examine the condition thereof and make the repairs herein provided for and such other repairs as he may choose to put thereon that they will keep the inside of said building in complete order and repair damage by fire and other unavoidable casualties only excepted that they will cause a line of rubber hose to be kept on each floor of said building to connect with the water pipes for use in case of fire that all stoves placed in said building during the term of this lease shall be set in iron basins and that such alterations and changes in respect to the location and condition of said stoves shall be made as the agents of the insurance companies insuring said building shall in writing from time to time request of said lessees and that said insurance agents shall have the privilege at all reasonable times to enter upon said demised premises and examine the condition thereof and that they said lessees will pay all the water rates or taxes for water used by them on said premises and that at the end of said term they will peaceably deliver the said demised premises to the lessor or his heirs or assigns in such repair as aforesaid together with all future erections or additions upon or to the same made by the lessor.

It is understood and agreed that in case the exterior of said building shall require repairs during the existence of this lease that the lessor his heirs and assigns upon notice in writing from the lessees their executors administrators and assigns will within or immediately upon the expiration of five days from the time of such notice commence and with due diligence complete such repairs as may be needed and required upon said exterior of said building and during said five days no liability is to attach to said lessor.

It is further understood and agreed by and between the parties hereto that the said lessees at the expiration of this lease shall have the right to remove from said demised premises such partitions and improvements as may have been made by said lessees at their own expense.

Provided however that the same can be done without injury or damage to said building and provided further that the lessor his heirs and assigns shall first have the option of purchasing such additions or improvements at such prices as may be agreed upon by the parties or fixed by appraisers chosen as aforesaid It is further understood that the appraisement of rent for the second five years of this lease as aforesaid shall not be at a less rate per year than the rent reserved for the first five years of this lease as aforesaid

Provided always and these presents are upon this express condition that if default shall be made for ten days in the payment of said rent or any part thereof when due as aforesaid

whether the same shall have been demanded or not or in case of a breach of any of the covenants to be observed on the part of the lessees or in case the estate hereby created shall be taken from the lessees or their representatives by process of law by proceedings in bankruptcy or insolvency or otherwise the lessor or his heirs or assigns may while the neglect or default continues or at any time after such taking by process of law without any notice or demand enter upon the premises and thereby determine the estate hereby created and may thereupon expel and remove forcibly if necessary the lessees and those claiming under them and their effects.

But it is agreed that in case the said building or any part thereof shall be destroyed by fire or other unavoidable casualty so that the same shall be thereby rendered unfit for use and occupation then and in such case the rent hereinbefore reserved or a just and proportionate part thereof according to the nature and extent of the injury sustained shall be abated until the said premises shall have been duly repaired by the lessor or his heirs or assigns or in case the said building shall be substantially destroyed then at the election of the lessor or his heirs or assigns the estate hereby created shall thereupon be determined. And it is understood that the provisions of this lease shall extend to and be binding upon the heirs executors administrators and assigns of the parties of the first and second parts as well as upon said parties themselves.

In Witness Whereof the parties hereto have hereunto set their hands and affixed their seals on the day and year first above written

Signed Sealed and Delivered in presence of Chas. H. Smith

Robert H. Ives. [L.S.]
Edward M. Thurston. [L.S.]
Samuel G. Curry [L.S.]
George A. Richards [L.S.]
David B. Anthony [L.S.]

State of Rhode Island &c. Providence sc.

In the City of Providence this twenty eighth day of October A. D. Eighteen hundred and seventy two personally appeared Robert H. Ives Edward M. Thurston Samuel G. Curry George A. Richards and David B. Anthony and acknowledged the above instrument by them subscribed to be their free and voluntary act and deed

Before me Chas H. Smith.
Public Notary.

Recorded November 1, 1872 at 12,20 P. M. } Witness G. A. Williamson
Accordy of Deeds

Know All Men by these Presents

That I Patrick F. Martin of the City and County of Providence State of Rhode Island in consideration of one thousand dollars paid by John Armstrong of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said John Armstrong the following goods and chattels namely

All the fixtures furniture and stock in trade consisting of liquors and the usual implements

and fixtures kept and used in the retail liquor business now in shop or store No. 78 Canal Street in said Providence together with the lease of the same given me by Benj. F. Olney which I hereby assign and transfer to the said John Armstrong his heirs and assigns

To have and to hold all and singular the said goods and chattels to the said John Armstrong and his executors administrators and assigns to their own use and behoof forever.

And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Patrick F. Martin hereunto set my hand and seal and affix and cancel the stamp required by law this fourth day of November in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of Ervin S. Case.

Patrick F. Martin [L.S.]

Recorded November 5, 1872 at 12,05 P. M. } Witness G. A. Williamson
Accordy Deeds

Whereas

Darius Goff of Pawtucket in the State of Rhode Island in and by his deed dated the sixth day of April A. D. 1867 and recorded in the Records of Deeds for the City of Providence in said State in Deed Book No 176 page 90 conveyed to Henry B. Lyman and William C. Snow Trustees for Frances J. Vinton of the said City of Providence a certain lot of land in said deed described reference to said deed being had for a more particular description and whereas The Providence Dyeing Bleaching and Calendering Company of said City of Providence by their deed dated the fourth day of September A. D. 1869 and recorded in said Records of Deeds in Deed Book No. 189 page 50 conveyed to said Henry B. Lyman and William C. Snow Trustees for said Frances J. Vinton a certain other lot of land in said last mentioned deed described reference thereto being had for a more particular description and whereas the said William C. Snow has deceased and the said Henry B. Lyman has resigned his position of Trustee for Frances J. Vinton under the last will and testament and the codicil thereto of the late Elisha Dyer deceased and Horatio Rogers has by the decree of the Supreme Court for the County of Providence been appointed as such Trustee in the place of the said Henry B. Lyman and whereas the above referred to and described lots of land were held by the said Henry B Lyman and William C. Snow in the said Snow's lifetime and after the said Snow's death by the said Henry B. Lyman as Trustees or Trustee for the said Frances J. Vinton under the last will and testament and the codicil thereto of the late Elisha Dyer deceased and not different or otherwise.

Now therefore In consideration of the premises I the said Henry B. Lyman of said City of Providence do hereby acknowledge and declare that the said referred to and de-

scribed lots of land formed a part of the estate held by me and the said William b. Snow in the said Snow's lifetime and by me the said Henry B. Lyman after said Snow's death as Trustee or Trustee for Frances f. Hinton under the last will and testament and the codicil thereto of the late Elisha Dyer deceased and in further consideration of one dollar to me paid by the said Horatio Rogers Trustee for the said Frances f. Hinton under the last will and testament and the codicil thereto of the late Elisha Dyer deceased I do hereby remise release and forever quitclaim unto him the said Horatio Rogers Trustee as aforesaid his successors and assigns all the right title interest property claim and demand which I the said Henry B. Lyman now have or of right ought to have or claim as Trustee or otherwise in or to the said referred to and described lots of land reference to said deeds being had for a more particular description

To have and to hold the same with the privileges and appurtenances to the same belonging to him the said Horatio Rogers Trustee for Frances f. Hinton under the last will and testament and the codicil thereto of the late Elisha Dyer deceased his successors and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this fourth (4th) day of November in the year of our Lord Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of f. G. Markland. — Henry B. Lyman. [L.S.]

State of Rhode Island &c. Providence County ſc. In the City of Providence in said County on this 4th day of November A. D. 1872 personally appeared the within named Henry B. Lyman and acknowledged the foregoing instrument by him signed and sealed to be his free and voluntary act and deed.

Before me f. G. Markland. Justice of the Peace.

Recorded November 5, 1872 at 1, 10 P. M. Witness G. A. Williamson Recorder of Deeds

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Know All Men by these Presents

That I Christian Hoch of Providence in the County of Providence & State of Rhode Island for and in consideration of the sum of Eight hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Charles Gauch the receipt whereof the said Christian Hoch does hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Charles Gauch

The entire furniture fixtures and stock now contained in Saloon No. One hundred sixty three (163) North Main Street in said City of Providence. The said furniture and fixtures consisting in part of counter tables chairs mirror beer pump glasses ice chest &c.

To have and to hold the said granted and bargained personal property unto the said Charles Gauch his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Christian Hoch do vouch myself to be the true and lawful owner

of the aforesaid property and have in me full power good right and lawful authority to dispose of the said granted property in manner as aforesaid and do for myself & heirs executors and administrators hereby covenant and agree to warrant and defend the said granted personal property unto the said Charles Gauch his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Christian Hoch have hereunto set my hand and seal this sixth day of November in the year of our Lord one thousand eight hundred and seventy two

Executed and Delivered in presence of Wm. B. W. Hallett } Christian Hoch [L.S.]

Recorded November 6, 1872 at 12, 10 P. M. } Witness G. A. Williamson Recorder of Deeds

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Know All Men

That I Patrick f. Sullivan of the City of Providence in consideration of Three hundred dollars paid by Eugene Sullivan Senior of Milford the receipt whereof is hereby acknowledged hereby sell transfer and convey to said Eugene Sullivan all my right title and interest in and to the property belonging to P. f. Sullivan & be situated No 29 Dyer Street in the City of Providence consisting of a saloon and all the stock and furniture therein with all fixtures and the good will of the trade and all my interest in the lease given to said P. f. Sullivan & Co. by transfer from Robert Anthony meaning hereby with the consent of J. B. Sullivan the other member of the said firm of Patrick f. Sullivan & Co. to substitute in my place and stead in said firm the said Eugene Sullivan Senior.

In Witness Whereof I have hereunto set my hand and seal this sixth day of November A. D. 1872.

Executed & Delivered in presence of T. G. Kent. — Patrick f. Sullivan [L.S.]

Recorded November 8, 1872 at 11, 40 A. M. Witness G. A. Williamson Recorder of Deeds

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U.S. REVENUE 5 CTS STAMP

Articles of Agreement

Made and executed this 12th day of July A. D. 1871 by and between John L. Ward of the City of Boston County of Suffolk Commonwealth of Massachusetts of the one part and Joseph P. Manton of the City and County of Providence of the other part Witnesseth

First That the said John S. Ward in consideration of fifteen cents per square foot thereof to be paid as is herein mentioned doth covenant and agree to and with said Joseph P. Manton that he said John S. Ward shall at and on the termination if favorable to said John S. Ward of the suit at present pending in the Supreme Court of the State of Rhode Island in said County of Providence between the City of Providence and said John S. Ward by a good and sufficient warranty deed at his own cost duly made and executed grant convey and confirm to said Joseph P. Manton or such person as he may designate his heirs and assigns forever

All certain tract of land lying and situate in said City of Providence on the Westerly side of the Providence River and bounding Easterly on the Harbor line of said river (90) about one hundred and ninety feet and extending Westerly (1100) eleven hundred feet more or less to the line of Allens Avenue so called and bounding Northerly on land heretofore agreed to be conveyed to Benjamin S. Wright of said City of Boston and Southerly on land of heirs of William W. Bishop and containing (209000) two hundred and nine thousand square feet be the same more or less with the right of said Joseph P. Manton his heirs and assigns to pass and repass over said parcel of land called Allens Avenue

And the said Joseph P. Manton for himself his heirs executors & administrators doth covenant and agree to and with said John S. Ward his heirs and assigns that the said Joseph P. Manton on the execution of said conveyance will pay to said John S. Ward his executors or administrators said sum for said premises with interest at the rate of seven per cent per annum from the date of these presents until said conveyance and delivery thereof to said Joseph P. Manton provided that interest shall not be paid for a longer time before the aforesaid conveyance than six months from the date hereof twenty thousand dollars of purchase money to remain on mortgage 3 years — at 7 pr ct

In Witness Whereof the parties have hereunto interchangeably set their hands and seals this day and year aforewritten.

Signed Sealed & Delivered
in presence of
Luke Perkins to J. W. W.
Frank S. Manton

John S. Ward (L.S.)
By Joseph W. Ward Atty
Jos. P. Manton (L.S.)

Commonwealth of Massachusetts Middlesex ss. In Boston this 5th day of August A.D. 1871 personally appeared before me Joseph W. Ward Attorney of John S. Ward and acknowledged the aforewritten instrument by him signed in his said capacity to be his free and voluntary act and deed and the free and voluntary act and deed of said John S. Ward.

Andrew H. Ward
Justice of the Peace.

Recorded November 8, 1872 at 2.10 P.M. } Witness G. A. Williamm
Recorder of Deeds

Know All Men

That I Lucretia A. Francis of the City and County of Providence in the State of Rhode Island do hereby constitute and appoint John A. Austin of said Providence my attorney with power of substitution in my name and to my use to demand and receive all my debts and claims of and from all persons hereby giving to said John A. Austin all my power in the premises

and ratifying all that he may do lawfully therein

In Witness Whereof I have hereunto set my hand and seal this 6th day of November A.D. Eighteen hundred and seventy two. (1872)

Signed Sealed and Delivered
in presence of
Raymond Stone.

Lucretia A. Francis (L.S.)

Recorded November 8, 1872 at 3.30 P.M. } Witness G. A. Williamm
Recorder of Deeds

Know All Men by these Presents

That I Charles W. Capron 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 duly paid by Emory Cook of the said City County and State aforesaid have sold and by these presents do grant convey transfer and set over unto the said Emory Cook a certain indenture of lease bearing date the sixteenth day of February A.D. One thousand eight hundred and seventy made by Samuel P. Ballas whereby he leases to me the following described premises or lot of land situated on the Northerly side of Doyle Avenue in the Northerly part of said City and is bounded as follows fronting Southerly on said Avenue thirty feet and holding that width extends back Northerly from said Avenue sixty feet more or less to land leased by Stephen Martin to Hugh Mackin and is bounded East by land of said City of Providence North and West by the said Stephen Martins land and Southerly by said Avenue with all and singular the premises therein mentioned and described.

To have and to hold the same unto the said Emory Cook and his assigns from the seventh day of November A.D. 1872 for and during all the rest residue and remainder yet to come of and in the term of ten years mentioned in the said indenture of lease and all my rights and privileges in and under said lease subject nevertheless to the rents covenants conditions and provisions therein also mentioned. And I do hereby covenant grant promise and agree to and with the said Emory Cook that the said assigned premises now are free and clear of and from all former and other gifts grants bargains sales leases judgments executions back rents taxes assessments and incumbrances whatsoever.

In Witness Whereof I have hereunto set my hand and seal this seventh day of November A.D. One thousand eight hundred and seventy two

Signed Sealed and Delivered
in the presence of
Charles H. Bartlett

Charles W. Capron (L.S.)

Providence County In Providence this seventh day of November A.D. 1872 then the said Charles W. Capron personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Charles H. Bartlett Justice of the Peace.

Recorded November 9, 1872 at 2.10 P.M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Emily M. Howard of Providence in the State of Rhode Island &c Administratrix on the Estate of William A. Howard have constituted ordained and made and in my stead and place put and by these presents do constitute ordain and make and in my stead and place put Henry T. Grant junior of said Providence to be my true sufficient and lawful attorney for me and in my name and stead and to my use as such Administratrix to ask demand levy require recover and receive of and from all and every person or persons whomsoever the same shall or may concern all and singular sum and sums of money debts goods wares merchandise effects and things whatsoever and wheresoever the same shall and may be now and hereafter found due owing payable belonging and coming unto me as such Administratrix by any ways and means whatsoever to buy cotton and other supplies necessary for the operation of the machinery in the Arkwright Mill in Cranston in said State to hire and discharge from time to time such help as may be needed to operate said machinery to sell the goods manufactured and to be manufactured at said Mill to pay all indebtedness that may arise hereafter to become owing from said Estate or from me as such Administratrix to any person or persons and generally to do and perform all things necessary for the due care and management of said Estate.

Giving and hereby granting unto my said attorney my full and whole strength power and authority in and about the premises and to take and use all due means course and process in the law for the obtaining and recovering the same and of recoveries and receipts thereof and in my name to make seal and execute due acquittance and discharge and for the premises to appear and the person of me the constituent to represent before any governor judges justices officers and ministers of the laws whatsoever in any court or courts of judicature and there on my behalf to answer defend and reply unto all actions causes matters and things whatsoever relating to the premises. Also to submit any matter in dispute to arbitration or otherwise with full power to make and substitute one or more attorneys under him said attorney and 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 I the said constituent if present might or might personally although the matter should require more special authority than is herein comprised I the said constituent ratifying allowing and holding firm and valid all and whatsoever my said attorney or his substitutes shall lawfully do or cause to be done in and about the premises by virtue of these presents.

In Witness Whereof I have hereunto set my hand and seal this fifth day of October in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
the words "as such Administratrix" now and
hereafter being first interlined
Ellen M. Arnold. Carrie B. Howard.

Emily M. Howard [L.S.]
Administratrix.

State of Rhode Island &c County of Providence ss. Providence October 7th 1872 Then Emily M. Howard Administratrix on the Estate of William A. Howard personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed. Witness my hand and notarial seal the day and year above written.

[L.S.] Charles Matteson Public Notary.

Recorded November 9, 1872 at 1 P.M. Witness G. A. Williamson Recorder of Deeds

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 Benja. F. Reynolds do hereby grant bargain sell and convey to the said Benja. F. Reynolds his heirs and assigns

One lot of land in the Cemetery of said Corporation situated on Avenue and numbered Four hundred & fifty seven (No. 457) 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 Benja. F. Reynolds 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 landmarks 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 12th day of November in the year of our Lord 1872 by Jas Lewis Peirce our Treasurer for that purpose duly authorised

In presence of
W. G. Clough Jr.

Jas Lewis Peirce [L.S.]
Treasurer of Grace Church
Providence.

Providence ss. In the City of Providence this 17th day of October 1870 personally came James Spurr Peirce 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 Samuel W. Brown
Public Notary

Recorded November 12, 1872 at 10,40 a.m. } Witness G. A. Williamson
Recorder of Deeds

To All People to whom these Presents shall come

Whereas an agreement of three parts was made and entered into on the seventh day of March A.D. 1866 by and between Ira Harvey of the City and County of Providence in the State of Rhode Island as party of the first part Jonas Pierce of South Gardner in the State of Massachusetts Trustee of Mahala Harvey as party of the second part and said Mahala Harvey wife of the said Ira Harvey of said City of Providence as party of the third part which said agreement is recorded in the records of land evidence in said City of Providence in Book of Deeds No. 174 (one hundred and seventy four) at page 63 (sixty three) And Whereas said Mahala has of late deceased

And Whereas the said Ira Harvey during the lifetime of said Mahala did and performed all the things to be done and performed by him under said agreement And Whereas the said Ira Harvey has now in consequence thereof become entitled to a conveyance back to him of the real estate in said agreement mentioned

Now therefore I the said Jonas Pierce Trustee as aforesaid for and in consideration of the premises do hereby remise release and forever quitclaim unto the said Ira Harvey his heirs and assigns all my right title and interest as Trustee or otherwise under said agreement in and to the real estate described in said agreement and which said real estate is situated in the Westerly part of said City of Providence and is bounded as follows viz. Westerly on Pond Street on which it measures thirty seven ½ feet Southerly by Lot No. 22 (twenty two) on a plat of house lots laid out in the southeasterly part of said City of Providence made by I. D. Cushing in the year 1843 on which it measures eighty feet Easterly on Lot No. 42 (forty two) on said plat on which it measures thirty six ½ feet and Northerly on land formerly owned by Samuel Tucker eighty feet. Reference is hereby had and made for a further description of said premises to said agreement and the said record thereof. To have and to hold the same to him the said Ira Harvey his heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal this twelfth day of November A.D. Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of The words "his heirs and assigns" on the first page interlined before signing. H. G. Whitney } Jonas Pierce [L.S.]

Worcester ss. Nov 12 1872 Then personally appeared the above named Jonas Pierce and acknowledged the above instrument to be his free act and deed.

Before me H. G. Whitney
Justice of the Peace.

Recorded November 13, 1872 at 11,40 a.m. } Witness G. A. Williamson
Recorder of Deeds

This Indenture of Lease

Made and executed this twenty second day of October A.D. one thousand eight hundred and seventy two by and between James Murphy of North Providence County of Providence and formerly of the City of Providence State of Rhode Island of the one part and George R. Downing ss. of said City of Providence of the other part

Witnesseth that the said lessor for the consideration hereinafter mentioned have demised granted and to farm let and do hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

The Easterly half of that double brick house with tower situate at the Southerly side of Broadway in said Providence and at present numbered One hundred seventy two (172) together with the land and emprovements thereto belonging.

To have and to hold said premises for and during the term of two and one half years from the first (1st) day of November A.D. 1872 to terminate and end on the thirtieth 30th day of April A.D. 1875

And the said lessee for himself and for his executors administrators and assigns doth covenant and agree to pay or cause to be paid to said lessors or their successors or assigns the sum of nine hundred ($900) dollars yearly and every year and at said rate for said part of year during said term for rent and hire of the above named premises in payments of two hundred and twenty five dollars each on the first (1st) days of February May August and November successively to the end of the term of said two and one half years and in case of failure on lessees part to pay any rent within ten days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessors shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term. And the said lessee doth further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee do further agree to keep the interior of the premises in good repair including the setting of glass in the windows and doors during the continuance of this lease and they also agree to and with each other that lessee shall have possession of said premises on or before said Nov. 1st and at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to the said lessors or their assigns in as good order as they now are common and ordinary wear and inevitable casualties only excepted.

And the said lessee also covenant and agree not to lease or underlet nor permit any other person or persons to occupy or improve or make or suffer to be made any alterations in the premises hereby leased without the written consent of said lessors having been first obtained and that the said lessors may enter to view and make improvements in said premises as may be necessary or expedient. And the said lessors agree to keep the exterior of the premises in good repair

And the said lessors on the conditions and terms above mentioned do hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of said 2½ years commencing and terminating at the dates aforesaid.

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this twenty second (22nd) day of October A.D. 18 seventy two (A.D. 1872)

Signed Sealed and Delivered in presence of James Murphy [L.S.]

Note Erased on the eleventh line from top of page words & figures "sixty eight (68)" and seventy two (72) placed above.
John P. Walker. Albert M. Ballou

Geo. R. Downing Jr. [L.S.]

Providence Oct 26th 1872 James Murphy and George R. Downing Jr. acknowledged the foregoing to be their free and voluntary act and deed.
Before me John P. Walker.
Notary Public.

Recorded November 13, 1872 at 2.40 P. M. } Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE 50¢ STAMP

Know All Men

That I Chester P. Hutchins of Providence in the State of Rhode Island &c. in consideration of Sixty Dollars to me paid by Stephen Brownell of said Providence the receipt whereof is hereby acknowledged do grant bargain sell and convey to said Stephen Brownell his heirs and assigns forever all my right title and interest in and to

That lot of land with all the buildings and improvements thereon situate in said Providence formerly the homestead estate of Lloyd Williams deceased bounded Easterly on Richmond Street thirty four feet Southerly and Westerly on land of Henry L. Kendall and Northerly on land of Carrington Hopkins. Being the same interest conveyed to me by Roger W. Potter Deputy Sheriff by deed dated the fourth day of March A. D. 1871. 193-453

To have and to hold the same with the appurtenances unto and to the use of him said Stephen Brownell his heirs and assigns forever

And I Amey A. Hutchins wife of said Chester P. Hutchins in consideration of the premises release all my right of dower in said premises to said Stephen Brownell his heirs and assigns forever.

In Witness Whereof we hereto set our hands and seals the 10th day of March A. D. 1871.

Signed & Sealed
in presence of
Wm. W. Rickard.

Chester P. Hutchins [L.S.]
Amey A. Hutchins [L.S.]

Providence ss. In Providence March 16th A. D. 1871 Chester P. Hutchins acknowledged the foregoing instrument by him signed to be his free act and deed.
Before me William W. Rickard.
Justice of the Peace.

Recorded November 16, 1872 at 12 M. } Witness G. A. Williamson
Recorder of Deeds

This Indenture

Made and entered into this tenth day of October A. D. 1872 by and between Jerothmul B. Barnaby of the City and County of Providence State of Rhode Island lessor and The Singer Manufacturing Company of New York City County and State lessee Witnesseth

That said lessor in consideration of the covenants and agreements hereinafter reserved and contained do hereby demise and lease to the said lessee and its assignees

A certain store and basement under the said store being store Nos. 186 and 190 situated in "Barnaby Building on the corner of Westminster and Union Streets in said City of Providence.

To have and to hold the same with appurtenances unto said lessee and its assignees for and during the term of four years from the tenth day of October A. D. 1872 yielding and paying therefor during said term the annual rent of four thousand dollars in equal monthly payments of three hundred thirty three 33/100 dollars to wit on the first day of each and every month during said term and a proportional sum up to and at the end of said term

Provided that if said rent or any part thereof shall be behind or unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of fifteen days thereafter or if default shall be made in any of the covenants and agreements herein contained on the part of said lessee and such default shall continue for the space of fifteen days then said lessor his heirs and assignees may at their option declare this lease at an end and terminated and without previous notice re enter upon said demised premises and take immediate possession of the same and said lessee doth covenant with said lessor his heirs and assignees in manner following to wit that all partitions fixtures or improvements of whatsoever kind and nature that said lessee may put in about or upon said demised premises shall remain and stand pledged for the fulfilment of the covenants and agreements herein contained and shall not be taken down or removed from said premises during the term of this lease without the written consent of the said lessor. That said lessee and its assignees also covenant and agree not to lease or underlet said premises hereby leased without the written consent of the said lessor having been first obtained That they will use said premises in a becoming and proper manner not committing any waste or injury on the same that they will permit said lessor his heirs or assignees whenever they shall deem it necessary to enter upon said premises to view or repair the same. That they will not erect or permit to be erected any bill board and will not post or permit to be posted any bills on the outside of said premises hereby leased. And said lessor doth agree that said lessee may erect or permit to be erected as many painted sign boards as it may see proper to erect advertising the business carried on upon said premises hereby leased And said lessee hereby agrees that it will at the end of the term or other sooner determination of this lease peaceably surrender the said premises to said lessor his heirs or assignees in as good order as they were at the time the said lessee entered into possession of the same or may have been put in during said term ordinary wear and tear and damage by the elements excepted.

And said lessor doth covenant and agree that in case said premises shall be damaged by fire or other casualties so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired.

And said lessor doth also covenant that said lessee truly performing all covenants aforesaid shall quietly occupy said premises without lawful let or hindrance from any person.

In Witness Whereof said parties have hereunto set their hand and affixed their seals the day and year before written. Said lessee affixing hereto its corporate seal by its President Inslee A. Hopper for this purpose duly authorized

Signed Sealed and Delivered
in presence of

Jerothmul B. Barnaby (LS)
The Singer Manufacturing Co.
Inslee A. Hopper Prest. (LS)

Providence ſc.

In Providence this fourth day of November 1872 said Jerothmul B. Barnaby acknowledged the foregoing instrument to be his free act and deed.

Before me James Tillinghast.
Justice of the Peace.

Recorded November 19, 1872 at 2,30 P.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That Whereas it is contemplated that Clara L. Beckwith wife of Amos N. Beckwith of the City & County of Providence & State of Rhode Island may be absent from said State for some time to come & it may be desirable that the dower of said Clara should be released in deeds of real estate made by said Amos N.

Now therefore Know all men that we the said Amos N. Beckwith & Clara L. Beckwith his wife & in right of the wife have constituted ordained and made and in said Clara's stead and place put and by these presents do constitute ordain and make and in said Clara's stead and place put Daniel Beckwith son of the said Amos N. & Clara L. to be the true sufficient and lawful attorney for said Clara and in her name and stead to execute & sign for the said Clara L. & in her name any & all deeds & conveyances made & executed by the said Amos N. Beckwith of real estate belonging to & sold by the said Amos N. & situated in said State of Rhode Island at any time during the period of one year from the date hereof for the purpose of fully & completely barring & releasing to the purchaser or purchasers thereof the dower & right of dower of the said Clara L. in any & all such real estate of the said Amos N. so sold & conveyed as aforesaid as fully and completely as the said Clara L. might do if personally present. Giving and hereby granting unto the said attorney full power and authority in and about the premises 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 said Clara the said constituent 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 the said attorney shall lawfully do or cause to be done in and about the premises by virtue of these presents

In Witness Whereof we have hereunto set our hands and seals this sixteenth day of November in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of us
Wm. J. Harris

Amos N. Beckwith (LS)
Clara L. Beckwith (LS)

State of Rhode Island Providence ſc. In this City of Providence on this nineteenth day of November A. D. 1872 then personally came Amos N. Beckwith & acknowledged the foregoing instrument by him signed to be his voluntary act & deed. And at the same time & place personally came Clara L. Beckwith wife of the said Amos N. also one of the signers of said instrument & being by me examined privily & apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act & deed and that she did not wish to retract the same.

Before me Wm. J. Harris.
Public Notary.

Recorded November 20, 1872 at 10, 25 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Eugene Sullivan of Milford in the County of Worcester & Commonwealth of Massachusetts in consideration of four hundred dollars (to me) paid by Timothy E. Sullivan of the City of Providence & State of Rhode Island the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Timothy E. Sullivan the following goods and chattels namely

One undivided half part of all the stock in trade fixtures & the good will of the Saloon now occupied by Eugene Sullivan & Timothy E. Sullivan & formerly kept by P. J. Sullivan & company & located at No. 29 Dyer Street in said City of Providence. As a part of the consideration of this sale the said Timothy E. Sullivan is to assume & pay all outstanding bill contracted by P. J. Sullivan & company at No. 29 Dyer Street & no other.

To have and to hold all and singular the said goods and chattels to the said Timothy E. Sullivan and his executors administrators and assigns to their own use and behoof forever.

And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Eugene Sullivan hereunto set my hand and seal and affix and cancel the stamp required by law this eighteenth day of November in the year one thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
John Stratton
Patrick Carder.

Eugene Sullivan (LS)

Recorded November 20, 1872 at 10,30 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Peter Scanlon 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 Peter F. Hughes of said City County and 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 Peter F. Hughes 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

One undivided half part of two certain lots of land together with the one undivided half part of the buildings and improvements thereon situate in that part of said Providence formerly in the Town of Cranston on the northeasterly side of Althea Street being lots numbered Eight (8) and Nine (9) as laid out and delineated upon that plat called "Plat of Building Lots between Long Pond and Cranston Streets belonging to John Stokes Providence June 29th 1854 by N. B. Schubarth recorded in the Towns Clerks' Office of Cranston in Book of Plats Number One at page forty.

Also the one undivided half part of a certain lot of land together with one undivided half part of the buildings and improvements thereon situated in the westerly part of said City of Providence bounded and described as follows Beginning at the southeasterly corner of said lot on Perkins Street thence running northerly bounding easterly on land now or formerly of this grantor forty five (45) feet more or less to land of Ephraim Moulton thence westerly bounding northerly on land of said Moulton twenty six (26) feet six (6) inches more or less to land of Michael Riley thence southerly bounding westerly on land of said Riley forty five (45) feet more or less to said Perkins Street thence easterly bounding southerly on said Perkins Street twenty six (26) feet six (6) inches more or less to the place of beginning

Also the undivided half part of another certain lot of land together with one undivided half part of the buildings and improvements thereon situated in the westerly part of said City of Providence and bounded and described as follows Beginning at the southeasly corner of said lot on Perkins Street at its junction with Saunders Street thence northerly bounding easterly on said Saunders Street forty five feet more or less to land now or formerly of Arnold Saunders thence westerly bounding northerly on land now or formerly of said Saunders twenty six feet and six inches more or less to land now or formerly of Wheaton A. Harrington thence southerly bounding westerly on land now or formerly of said Harrington forty five feet more or less to said Perkins Street thence easterly bounding southerly on said Perkins Street twenty six feet and six inches more or less to place of beginning.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Peter F. Hughes his heirs and assigns forever.

And I the aforenamed Peter Scanlon for myself and for my heirs executors and administrators do covenant with the said Peter F. Hughes his heirs and assigns that I will warrant and defend the aforedescribed premises to the said Peter F. Hughes his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me.

And I Margaret Scanlon wife of the said Peter Scanlon in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto him the said Peter F. Hughes his heirs and assigns all my right of dower in the land hereby conveyed.

In Testimony whereof we have hereunto set our hands and seals this fifteenth day of November A. D. 1872.

Signed Sealed & Delivered in presence of the word corner being first interlined before execution. Edwin L. Pierce

Peter his mark Scanlon [44]

Margaret her mark Scanlon [44]

Providence ss. In Providence in the State of Rhode Island this 15th day of November A. D. 1872 Peter Scanlon personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act & deed.

Edwin L. Pierce Public Notary.

Recorded November 20, 1872 at 9.40 P.M. Witness G. A. Williamson

Recorder of Deeds

KNOW All Men by these Presents

That I Peter F. Hughes 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 Margaret Scanlon wife of Peter Scanlon of said City County and 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 her the said Margaret Scanlon 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

One undivided half part of two certain lots of land together with the one undivided half part of the buildings and improvements thereon situate in that part of said Providence formerly in the Town of Cranston on the northeasterly side of Althea Street being lots numbered Eight (8) and Nine (9) as laid out and delineated upon that plat called "Plat of Building Lots between Long Pond and Cranston Streets belonging to John Stokes Providence June 29th 1854 by N. B. Schubarth recorded in the Towns Clerks' Office of Cranston in Book of Plats Number One at page forty.

Also the undivided half part of a certain lot of land together with one undivided half part of the buildings and improvements thereon situated in the westerly part of said City of Providence bounded and described as follows Beginning at the southeasterly corner of said lot on Perkins Street thence running northerly bounding easterly on land now or formerly of this grantor forty five feet more or less to land of Ephraim Moulton thence westerly bounding northerly on land of said Moulton twenty six feet six inches more or less to land of Michael Riley thence southerly bounding westerly on land of said Riley forty five feet more or less to said Perkins Street thence easterly bounding southerly on said Perkins Street twenty six feet six inches more or less to the place of beginning

Also the undivided half part of another certain lot of land together with one undivided half part of the buildings and improvements thereon situated in the westerly part of said City of Providence and bounded and described as follows Beginning at the southeasterly corner of said lot on Perkins St. at its junction with Saunders St. thence northerly bounding easterly on said Saunders Street forty five feet more or less to land now or formerly of Arnold Saunders thence

westerly bounding northerly on land now or formerly of said Saunders twenty six feet and six inches more or less to land now or formerly of Wheaton A. Harrington thence southerly bounding westerly on land now or formerly of said Harrington forty five feet more or less to said Perkins Street thence easterly bounding southerly on said Perkins Street twenty six feet and six inches more or less to place of beginning. Being the same estate conveyed to me by deed from Peter Scanlon of even date herewith

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Margaret Scanlon her heirs and assigns forever. And I the aforenamed Peter F. Hughes for myself and for my heirs executors and administrators do covenant with the said Margaret Scanlon her heirs and assigns that I will warrant and defend the aforedescribed premises to the said Margaret Scanlon her 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 fifteenth day of November A. D. 1872.

Signed Sealed & Delivered in presence of
the words being the same land conveyed
to me by deed from Peter Scanlon of even
date herewith first interlined before execution
Edwin L. Pierce.

Peter F. Hughes (L.S.)

State of Rhode Island Providence sc. In the City of Providence this 15th day of November A. D. 1872 Peter F. Hughes personally appeared before me & acknowledged the foregoing instrument by him signed to be his free act & deed.

Edwin L. Pierce
Public Notary

Recorded November 20, 1872 at 3,45 P. M. } Witness G. A. Williamson
&
Recorder of Deeds

Know All Men by these Presents

That the Narragansett Hotel Company a corporation created by the General Assembly of the State of Rhode Island and located in the City of Providence in said State in consideration of one dollar to said corporation paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged do hereby remise release and forever quitclaim unto the City of Providence aforesaid its successors and assigns all the right title and interest which said Narragansett Hotel Company has in and to

A triangular piece of land on the Southerly side of Broad Street in said City of Providence between Dorrance Street and Eddy Street being all the land lying Southerly of the present Southerly line of said Broad Street and Northerly of a line parallel with and sixty three and one hundred thirty one thousandths (63.131) feet Southerly from the present Northerly line of said Broad Street between Dorrance Street and Eddy Street aforesaid

To have and to hold the same with all the rights privileges and appurtenances thereof to the City of Providence aforesaid its successors and assigns forever for the purposes of a public street

and highway. In witness whereof the said Narragansett Hotel Company have caused these presents to be signed and their corporate seal to be hereto affixed by Edward Pearce its President and Henry Lipkpitt its Treasurer and agents thereto duly authorized this thirty first day of October in the year Eighteen hundred and seventy two

Signed Sealed and Delivered (L.S.)
in presence of
Chas. H. Merriman.

Edward Pearce President.
Henry Lipkpitt Treasurer.

Providence sc. In the City of Providence this twenty first day of November A. D. 1872 personally appeared Edward Pearce President and Henry Lipkpitt Treasurer of the Narragansett Hotel Company and acknowledged the foregoing instrument by them signed to be the free and voluntary act and deed of the Narragansett Hotel Company and their free act and deed in their said capacities.

Before me Charles H. Parkhurst
Justice of the Peace.

Recorded November 21, 1872 at 1,25 P. M. } Witness G. A. Williamson
&
Recorder of Deeds

This Indenture

Made and executed this First day of November A. D. 1872 by and between John H. Bongartz of the City of Providence and State of Rhode Island party of the first part and Unity Lumbe of Honor No. 9 a corporation duly incorporated by Act of the General Assembly of the State of Rhode Island party of the second part Witnesseth

That the said Bongartz doth hereby demise lease and let unto the said party of the second part the following described premises viz.

The entire third floor of the building situated on High Street in said City of Providence and known as the Bongartz Building.

To have and to hold the said demised and granted premises together with all the privileges and appurtenances thereunto belonging or in anywise appertaining to the said party of the second part and its successors for and during the full term of seven years from and after the date hereof Yielding and paying therefor during said term the annual rent of Three hundred and fifty dollars payable in equal and successive monthly payments the first whereof to be due and payable on the last day of November A. D. 1872 and the succeeding instalments on the last day of each and every month thereafter during said term Provided however that if the said rent or any part thereof shall remain due and unpaid for the space of ten days after any day of payment above specified or if any default shall be made in the performance of any of the covenants of the said party of the second part herein contained and set forth and such default shall continue for the term of ten days then the said Bongartz his legal representatives or assigns so choosing may terminate this Lease and re-enter and repossess said demised premises as of their former estate. And the said party of the second part for itself and its successors

doth covenant to and with said Bongartz his legal representatives and assigns to pay said rent in manner aforesaid that they will keep the interior of said premises (including the selling of glass) in good repair and condition neither committing nor suffering any waste thereof and will permit the said Bongartz his legal representatives and assigns to enter upon said premises to view the condition thereof at all reasonable times that they will not assign this Lease nor underlet said premises or any part thereof except as hereinafter mentioned without the consent in writing of said Bongartz his legal rehresentatives and assigns to so do.

That they will at the expiration of this lease surrender said premises to said Bongartz his legal representatives or assigns in as good condition as the same now are ordinary wear and tear and damage by fire and other casualties without fault of the occupants excepted.

And it is understood and agreed by and between the parties hereto that said party of the second part may rent said premises or such portion of said premises as they may choose to Fraternity Council No One at such times during the term of this lease as they the said party of the second part may choose

And the said Bongartz for himself his legal representatives and assigns does hereby covenant with the said party of the second part its successors or assigns under the terms of this lease that they well and truly keeping and performing their covenants as aforesaid shall quietly and peaceably occupy and enjoy the said demised premises during said term without lawful let or hindrance from any and all persons whomsoever

In Witness Whereof the parties hereto have hereunto set their hands and seals the day and year first above written

In presence of
the words "except as hereinafter mentioned" being first interlined and "October" being twice changed to "November".
Charles Matteson

John Henry Bongartz [L.S.]

Unity Temple of Honor No. 9. [L.S.]
By Amos Pettey Treasurer

State of Rhode Island City of Providence ss. In Providence this twentieth day of November A. D. 1872 then John H. Bongartz personally appeared before me and acknowledged the above instrument in writing by him signed to be his free and voluntary act and deed.

Charles Matteson
Public Notary.

Recorded November 22, 1872 at 10,15 A. M.
Witness
Geo. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That the "Providence Opera House Association" a corporation created by the General Assembly of the State of Rhode Island and located in the City of Providence in said State in consideration of one dollar to said corporation paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged does hereby remise release and forever quitclaim unto the City of Providence aforesaid its successors and assigns all the right title and interest which the said Providence Opera House Association has in and to

A triangular piece of land on the Westerly side of Dorrance Street in said City of Providence between Broad Street and Pine Street and bounding on Pine Street aforesaid being all the land lying westerly of the present westerly line of said Dorrance Street and easterly of a line parallel with and sixty four and one hundred and ninety two thousandths (64.192) feet westerly from the present easterly line of said Dorrance Street between said Broad Street and said Pine Street.

To have and to hold the same with all the rights privileges and appurtenances thereof to the City of Providence aforesaid its successors and assigns for the purposes of a public street and highway.

In testimony whereof the said Providence Opera House Association has caused these presents to be signed and their corporate seal to be hereto affixed by Henry Lipsitt its President and Henry C. Clark its Treasurer and Agents thereto duly authorized this thirty first day of October in the year Eighteen hundred and seventy two.

Signed Sealed and Delivered
in presence of
Chas B. Merriman Witness to signature of Henry Lipsitt Presdt.
Benja. White Witness to signature of Hy C. Clark Trs.

[L.S.]
Henry Lipsitt President.
Henry C. Clark Treas.

Providence ss. In the City of Providence this 22nd day of November A. D. 1872 personally appeared Henry Lipsitt President and Henry C. Clark Treasurer of the Providence Opera House Association and acknowledged the foregoing instrument to be the free and voluntary act and deed of the said Providence Opera House Association and their free and voluntary act and deed in their said capacities.

Before me Charles H. Parkhurst.
Justice of the Peace

Recorded November 22, 1872 at 10,55 A. M.
Witness
Geo. A. Williamson
Recorder of Deeds

Articles of Agreement

Made and executed this seventeenth day of September A. D. 1870 between John Doyle and Mary Doyle in her own right wife of the said John Doyle of the City and County of Providence State of Rhode Island of the one part and Michael Duffy of said City County and State of the other part

Witnesseth That the said John Doyle and Mary Doyle wife aforesaid in her own right for and in consideration of the sum of one dollar to us paid by the said Duffy as well as in further consideration that the said Duffy is now a tenant under a written lease of the said John Doyle and wife aforesaid of the Stores No. 128 and 130 Charles Street in the City of Providence for a term of years now it is agreed by the parties of the first part that the said Michael Duffy may at his own expense and for his own exclusive use erect a certain building or shed for storage purposes and not exceeding twenty four feet square on the land and premises of said John and Mary Doyle in the rear of said store No. 128 and 130 Charles Street in said City and the said

premises and buildings and shed he shall use hold occupy and enjoy without let or hindrance in consideration aforesaid so long as his said lease has to run and so long as he shall remain as such tenant of said store and at the expiration of said lease or tenancy or sooner if he shall see fit the said Duffy may remove or cause to be removed said building or shed as and for his own property free and clear of all claims or liens whatsoever he at all times doing as little damage as may be by reason of the occupancy of or removal of said building or shed. And the said Michael Duffy on his part doth hereby covenant and agree that he will occupy said premises in manner and for the purposes aforesaid and for no other and that he will at all times use said privilege so granted to him in a proper manner and to do as little damage as may be in the erection use and removal of said building or shed and that he will at the expiration of his lease of said stores or when his tenancy therein shall expire yield up peaceable possession of the land and premises upon which said building or shed may stand or be erected.

To the performance of which covenants and agreements the said John Doyle and his wife Mary Doyle and the said Michael Duffy 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 the day and year aforewritten at said Providence.

Signed Sealed and Delivered
in presence of
Catherine Marner
Elias M. Jenckes to M. Duffy

John Doyle [L.S.]
Mary X Doyle [L.S.]
her mark
Michael Duffy [L.S.]

Recorded November 22, 1872 } Witness G. A. Williamson
at 2, 45 P. M. } Recorder of Deeds.

U.S. REVENUE $1.00 CANC.

This Indenture of Lease

Made and executed this twenty fifth day of July A. D. one thousand eight hundred and seventy by and between Mary Doyle & John Doyle her husband of the City of Providence State of Rhode Island of the one part and Michael Duffy of said City County and State of the other part Witnesseth that the said lessors for the consideration hereinafter mentioned have demised granted and to farm let and do hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

A certain store it being No. 128 and No. 130 Charles Street in said City of Providence it now being in two stores but said lessor to put them into one if he chooses.

To have and to hold said premises for and during the term of three years from the first day of August A. D. 1870 to terminate and end on the 31st day of July A. D. 1873 with the privilege of five more years thereafter. And the said lessee for himself and for his executors administrators and assigns doth covenant and agree to pay or cause to be paid to said lessors or their successors or assigns the sum of Three hundred dollars yearly and every year during said term for rent and hire of the above named premises in payments of seventy five dollars each on the first days of November February May & August of each year successively to the end of the term of the letting years and in case of failure on his part to pay any rent within ten days subsequent to the time as above specified or in case of failure to conform to

all the conditions of this lease the said lessors shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term. And the said lessee doth further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee doth further agree that at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to the said lessors or their assigns in as good order as they now are common and ordinary wear and inevitable casualties only excepted and that the said lessors may enter to view and make improvements in said premises as may be necessary or expedient.

And the said lessors agree to keep the exterior of the premises in good repair. And the said lessors on the conditions and terms above mentioned do hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of three years with the privilege of five more commencing and terminating at the dates aforesaid. In case of loss or damage by fire rent shall stop or be abated from until in good repair again.

In testimony whereof the parties have hereunto interchangeably set their hands and seals this twenty fifth day of July A. D. 1870 at Providence

Signed Sealed and Delivered
in presence of
Elias M. Jenckes witness to
her mark and all three

Mary X Doyle her mark [L.S.]
John Doyle [L.S.]
Michael Duffy [L.S.]

Providence ss. Providence July 25th 1870 Then personally came John Doyle and acknowledged the within to be his free act and deed and at the same time the said Mary Doyle wife of the said John Doyle having the within read and explained to her acknowledged the same to be her free act and deed and that it was without any compulsion of her said husband and that she did not wish to retract the same.

Before me Elias M. Jenckes.
Justice of the Peace.

Recorded November 22, 1872 } Witness G. A. Williamson
at 2, 45 P. M. } Recorder of Deeds

Whereas

By a mortgage deed dated March 25 A. D. 1865 under the hands and seals of John S. Becker and Susan M. Becker his wife of the Town of Cranston in the County of Providence in the State of Rhode Island recorded in the Town Clerk's Office in said Town of Cranston in Book No. 5 pages 491 and 492 of the Record of Mortgages the premises hereinafter described with the appurtenances were conveyed in fee and in mortgage unto Joseph G. Johnson Thomas Davis and Amasa R. Tourtellot all of the City of Providence in said County and State Trustees of the Estate of the late Adnah Sackett deceased to secure a certain promissory note therein described and in and by which said mortgage deed the said John S. Becker and Susan M. Becker did authorize and empower the said Joseph G. Johnson Thomas Davis and

Amasa R. Tourtellot Trustees as aforesaid or their successors in case said note and the interest thereon were not paid according to the tenor of the same and said default should continue for the term of ten days to sell said premises at public auction first having given twenty days notice of such sale in some one of the public newspapers printed in said City of Providence and - their names to make execute seal acknowledge and deliver unto the purchaser or purchasers thereof any deed or deeds which might be necessary to vest in such purchaser or purchasers a full and absolute estate in fee simple therein and on the sale thereof to receive the purchase money therefor and appropriate the same or so much thereof as might be necessary to the payment of said note and interest and expenses of said sale.

And whereas default having been made in the payment of said note and interest contrary to the tenor thereof and said default having continued for the term of ten days and twenty days notice thereafter having been given of the sale of said premises under said mortgage by advertising the same in the a newspaper printed in said City of Providence pursuant to and in exercise of the power and authority in that behalf in said mortgage deed contained the premises so mortgaged were sold at public auction June 15 A.D. 1872 as advertised to David S. Harris of said City of Providence for the sum of twenty nine hundred dollars he being the highest bidder and that being the highest and best bid for the same Now therefore

Know all Men by these presents That we said Joseph G. Johnson Thomas Davis and Amasa R. Tourtellot Trustees as aforesaid for and in consideration of Twenty nine hundred dollars to us paid by said David S. Harris the receipt whereof is hereby acknowledged do hereby grant bargain sell and convey unto said David S. Harris his heirs and assigns forever

Three certain lots of land with all the buildings and improvements thereon situate in the Ninth Ward in said City of Providence (formerly in said Town of Cranston) and are laid out and designated as lots numbered Forty seven (47) Forty eight (48) and Forty nine (49) on a Plat of the Nathaniel Burgess Farm (so called) which said plat is recorded in said Town Clerks' Office in Book No. 17 Page 150 and is the same estate conveyed to said John F. Becker and Susan M. Becker by deed dated March 25 A.D. 1865 from John and Elisha Burns.

To have and to hold the same to him said David S. Harris his heirs and assigns forever. In witness whereof we said Trustees as aforesaid have hereunto set our hands and seals this ninth day of October A.D. Eighteen hundred seventy two.

Signed Sealed and Delivered in presence of Francis A. Daniels

Thomas Davis. [L.S.]
Joseph G. Johnson. [L.S.]
Amasa R. Tourtellot. [L.S.]
Trustees of the estate of Sarah Tourtellot deceased

State of Rhode Island Providence sc. Providence Nov. 4th A.D. 1872 Then personally appeared before me Joseph G. Johnson Thomas Davis and Amasa R. Tourtellot Trustees and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed and their free and voluntary act and deed as Trustees aforesaid.

Francis A. Daniels
Notary Public

Recorded November 23, 1872 at 12, 15 P.M. Witness T.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we John F. Becker Franz Becker Elisabeth Kotzow Catherine Ochs all of the City and County of Providence in the State of Rhode Island severally and jointly for and in consideration of the sums hereinafter expressed and to us paid by Susan Becker Administratrix of the Estate of John Frederick Becker deceased to the said John Becker sixty dollars Franz Becker two hundred and ten dollars Elisabeth Kotzow sixty dollars and Catherine Ochs sixty dollars the receipt of which said sums we do hereby jointly and severally each for himself acknowledge have remised released and forever discharged and do hereby each for himself his executors administrators and assigns remise release and forever discharge the estate of said John F. Becker and do also remise release and forever discharge the said Susan Becker Administratrix her heirs executors and administrators of and from all debts dues demands actions and causes of action which we or either of us now have in law or equity or which may result from the existing state of things from any and all contracts liabilities doings and omissions from the beginning of the world to this day.

In witness whereof we have hereunto set our hands and seals this twentieth day of July A.D. 1872.

In presence of Warren R. Pierce, Wm. B. W. Hallett. Louis A. Kotzow.

John Becker. [L.S.]
Frank Becker. [L.S.]
Elise Kotzow. [L.S.]
Catharine Ochs. [L.S.]

Recorded November 23, 1872 at 12,20 P.M. Witness T.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Eugene Higgins of Providence Rhode Island in consideration of Eight Thousand dollars to me paid by George H. Burnham of said Providence the receipt of which said sum is hereby acknowledged hereby grant bargain sell and convey to said George H. Burnham his heirs and assigns all my right title and interest in & to

The stock of goods in store numbered 36&38 in the Arcade in said Providence and all my right title and interest in and to said store and the lease thereof. Also all my household furniture of every description now in house numbered 143 Friendship Street in said Providence. Also my horses harnesses and carriages now at Copeland's stable at the corner of Benefit & Meeting Streets in said Providence

To have and to hold the afore granted chattels & goods to said George H. Burnham his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twentieth day of November A.D. 1872.

Signed Sealed & Delivered
in presence of
C. C. Gretzinger.

E. Higgins. [L.S.]

Recorded November 23, 1872
at 1,50 P. M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Frederick Woodward of Providence in the County of Providence & State of Rhode Island for and in consideration of the sum of One hundred & fifty dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Asa Lawrence of said Providence the receipt whereof I the said Frederick Woodward do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Asa Lawrence

One gray horse one sorrel horse one hack Number One hundred and fifteen (115) and one double harness and one pair blankets now used upon said hack.

To have and to hold the said granted and bargained chattels unto the said Asa Lawrence his heirs executors administrators and assigns to their only proper use benefit and behoof forever and I the said Frederick Woodward do vouch myself to be the true and lawful owner of the said chattels and have in me full power good right and lawful authority to dispose of the said chattels in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said chattels except the mortgage given by me to John P. Cooney for four hundred & fifty dollars on which mtg one hundred dollars have been paid unto the said Asa Lawrence his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Frederick Woodward have hereunto set my hand and seal this 18 day of November in the year of our Lord one thousand eight hundred and seventy two.
Executed and Delivered in presence of
J. E. Elpink.

Fredk. Woodard [L.S.]

Recorded November 25, 1872
at 10,10 A. M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Asa Lawrence of Providence Rhode Island in consideration of four hundred & ninety nine dollars to me paid by George Gilchrist of said Providence the receipt of which said sum is hereby acknowledged hereby grant bargain sell & convey to said George Gilchrist

One gray horse one sorrel horse one hack Number One hundred fifteen (115) one double harness and one pair blankets now in use one said hack

To have and to hold the said granted & bargained chattels to the said George Gilchrist his heirs executors and administrators and assigns to his & their only proper use and benefit. And I do vouch myself to be the owner of said chattels and have good right to sell the same and will for myself my heirs executors & administrators hereby covenant and agree to defend said chattels to said Gilchrist his heirs executors & administrators against the lawful claims & demands of all persons whomsoever. Said chattels being the same I purchased of Frederick Woodard Nov. 18, 1872.

In Testimony Whereof I have hereunto set my hand and seals this nineteenth day of November A. D. Eighteen hundred and seventy two.
Signed Sealed & Delivered in presence of
An interlineation of the words "said chattels being the same I purchased of Frederick Woodard Nov. 18, 1872 being first made.
Geo. H. Burnham

Asa Lawrence. [L.S.]

Recorded November 25, 1872
at 10,15 A. M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men

That I William O. Shaw of the City & County of Providence and State of R. Island for and in consideration of the sum of one dollar to me paid by Alpheus B. Weldon of Pawtucket R. Island the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said Alpheus B. Weldon the following described property viz.

1 sofa 4 mahogany chairs 1 marble top table 1 what not 1 ottoman 1 parlor carpet 2 bedroom carpets 1 setting room carpet ten bedroom chairs 2 bedsteads & beds blankets &c. 2 washstands 2 light stands 1 extension table 6 common chairs 1 cooking stove a lot of kitchen furniture a lot of crockery a lot of hardware and kitchen utensils and other miscellaneous articles of household furniture and tools which have been in my use and possession to the present time in housekeeping.

To have and to hold the same to him the said Alpheus B. Weldon his executors administrators and assigns to his and their use forever. And I the said William O. Shaw for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Alpheus B. Weldon his executors and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this twenty fifth day of November 1872.
Signed Sealed & Delivered
in presence of Mattie A. Morse.

William O. Shaw [L.S.]

Recorded November 25, 1872 at 11 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That we William H. Potter of South Kingstown Rhode Island and Sarah L. Potter his wife and in her right in consideration of two thousand dollars paid to the said Sarah by Daniel S. Crowley of the City of Providence in said State the receipt whereof is hereby acknowledged do hereby bargain sell convey and transfer unto the said Daniel S. Crowley his heirs executors administrators and assigns forever.

A certain two story dwelling house and all other buildings belonging to the said Sarah standing on a certain lot of land now belonging to Henry W. Lothrop of said Providence as trustee for certain devisees under the will of Harriet Brown late of said Providence deceased and which said lot is situated in said Providence at the Southeasterly corner of Brook and William Streets and is the same lot leased by the said Harriet Brown deceased to Sarah L. Swann (now said Sarah L. Potter) by lease dated the seventeenth day of July A. D. 1855 and which said lease was renewed between said Harriet Brown and said William H. Potter and Sarah L. Potter on the seventeenth day of July A. D. 1865 for the period of ten years.

And we said William H. and Sarah L. Potter also hereby assign transfer and convey unto the said Daniel S. Crowley his heirs and assigns the above described lease and the renewal thereof and all our right title and interest in and to said leased lot of land by virtue of said lease and said renewal thereof reference to said lease and said renewal thereof being hereby had and made for contents thereof this assignment and transfer being made and accepted subject to the rights of the present lessee of said premises namely Mrs. Frances Thomas and Samuel W. Bowers.

And in consideration of the premises and of the aforesaid sale and assignment to said Crowley he the said Crowley has by an instrument of even date herewith and hereby referred to agreed with said William H. and Sarah L. Potter that he will pay the rents and keep and perform all the covenants and obligations contained and specified in said lease and said renewal thereof on the part of said William H. and Sarah L. Potter to be kept and performed and has therein pledged the buildings at any time on said premises as security for the performance of his said agreement.

In Witness Whereof we hereunto set our hands and seals this twenty second day of November A. D. 1872.

Signed Sealed and Delivered in presence of E. R. Potter.

William H. Potter. [L.S.]
Sarah L. Potter. [L.S.]

State of Rhode Island &c. In South Kingstown on this twenty second day of November A. D. 1872 personally appeared the above named William H. Potter and acknowledged the above instrument by him signed to be his free and voluntary act and deed. And at the same time and place personally appeared the said Sarah L. Potter wife of said William H. and being by me examined privily and apart from her said husband and having said instrument explained to her and shown her by me she acknowledged the same to be her free and voluntary act and deed and that she doth not wish to retract the same.

Before me E. R. Potter Ass. Just. Sup. Court.

Recorded November 26, 1872 at 10.50 A. M. } Witness G. A. Williamson Recorder of Deeds.

U.S. REVENUE STAMP $1.00

This Indenture

Made the First day of April in the year of our Lord one thousand eight hundred and seventy two (1872)

Witnesseth That this Lease executed between W. A. Robinson & Co. of the City of Providence in the first part lessor and Charles H. Peck & James Dixon under the firm name of Peck & Dixon the second part lessee doth hereby lease demise and let unto the said Peck & Dixon

The Wharf belonging to the estate of the late A. Nicholas Brown said Wharf being the one formerly occupied by Manton & Hallett and since by L. Stone & Co. doing a general fish & oyster business. Said Robinson & Co. lessors hereby agree to lease and do lease the above named property to the said Peck & Dixon for the sum of three hundred and twenty five (325) dollars per year for five years from April First Eighteen hundred and seventy two (1872) to Eighteen hundred and seventy seven (1877) the rent to be paid quarterly in equal instalments the first payment to be made July the First and every three months thereafter

To hold for the term of five years from the first (1st) day of April Eighteen seventy two (1872) yielding and paying therefor the rent of three hundred and twenty five (325) dollars per annum. And the said lessees do promise to pay the said rent in quarterly instalments and to quit and deliver up the premises to the lessor or attorney peaceably and quietly at the end of the term in as good order and condition reasonable use and wearing thereof fire and other unavoidable casualties excepted as the same now are or may be put into by the said lessor and to pay the rent as above stated for such further time as the lessee may hold the same and not make or suffer any waste thereof nor lease nor underlet nor permit any other person or persons to occupy or improve the same or make or suffer to be made any alteration therein but with the approbation of the lessor thereto in writing having been first obtained and that the lessor may enter to view and make improvements and expel the lessee if he shall fail to pay the rent as aforesaid or make or suffer any strip or waste thereof. In Witness Whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Sealed Signed and Delivered in presence of Geo. M. Carpenter Jr.

W. A. Robinson & Co. [L.S.]
J. Dixon [L.S.]
Chas H. Peck. [L.S.]

State of Rhode Island &c. Providence Sc. In Providence 2nd April 1872 Edward H. Robinson acknowledged the foregoing instrument by him signed for the firm of W. A. Robinson & Co. to be his and their free act and deed

Before me Geo. M. Carpenter Jr. Justice of the Peace

Recorded November 27, 1872 at 2 P. M. } Witness G. A. Williamson Recorder of Deeds.

This Indenture

Made the eighteenth day of November one thousand eight hundred and seventy two between Laura A. Proctor of Providence Rhode Island Administratrix on the Estate of Henry Proctor late of said Providence deceased party of the first part and Henry G. Williams & Linius L. Baggs doing business in said Providence as Williams & Baggs party of the second part Witnesseth That the said party of the first part hath letten and by these presents doth grant demise and to farm let unto the said party of the second part their executors administrators and assigns

A lot of land and the buildings and improvements thereon situate on the Northerly side of Washington Street in said Providence whereon it measures 48 (forty eight) feet and extending back Retaining the width of forty eight feet one hundred feet to land of Wm. E. Richmond bounding Easterly on Battey Street and Westerly on land of Edwin F. Manchester

Meaning and intending to lease the whole of said lot of land with the appurtenances for the term of five years from the first day of December one thousand eight hundred and seventy two at the yearly rent or sum of three hundred dollars to be paid in equal monthly payments. And it is agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants herein contained then it shall be lawful for the said party of the first part to re-enter the said premises and the same to have again to repossess and enjoy. And the said party of the second part do hereby covenant to pay unto the said party of the first part the said yearly rent as herein specified and promptly when due. And it is agreed that said party of the second part shall pay all taxes and insurance on said premises and shall keep the buildings in good order and repair. And on the expiration of this lease shall remove all buildings and improvements placed on said premises by them unless the same shall be purchased by the said party of the first part.

And that at the expiration of the said term the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements excepted. And the said party of the first part doth covenant that the said party of the second part on paying the said yearly rent and performing the covenants aforesaid shall and may peaceably and quietly have hold and enjoy the said demised premises for the term aforesaid.

In testimony whereof the parties hereto have hereunto set their hands and seals the day and year first aforewritten

Executed in presence of
the words "one undivided half part
of" being erased before signing.
Henry Martin.

Laura A. Proctor Admx. [L.S.]
Henry G. Williams. [L.S.]
Linius L. Bagg [L.S.]

County of Providence ss. In Providence this twentieth day of November A.D. 1872 Then Laura A. Proctor personally appeared before me and in her capacity as Administratrix acknowledged the foregoing instrument by her signed as Administratrix to be her free act and deed.

And at the same place and time Henry G. Williams also appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin
Justice of the Peace.

Providence County ss.

In Providence this twentieth day of November A.D. 1872 Then Linius L. Bagg personally

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

John C. Purkis Justice of the Peace.

Recorded November 29, 1872 at 11, 20 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I John T. Ward of the City of Napa in the State of California being unmarried have constituted ordained and made and in my stead and place put and by these presents do constitute ordain and make and in my stead and place put Joseph W. Ward of Boston in the County of Suffolk and Commonwealth of Massachusetts to be my true sufficient and lawful attorney for me and in my name and stead to lease demise and let or grant bargain sell and convey either absolutely by warranty or quitclaim or by way of mortgage any and all real estate situate in the Commonwealth of Massachusetts and in the State of Rhode Island of which I am seized and possessed or which is in any — owned by me to such person or persons for such term or terms and on such conditions or for such sum or sums of money as he may deem fit and in my name and stead to execute and deliver any lease or leases of the same and in my name and stead to sign seal and acknowledge as my free act and deed and deliver any deed or mortgage of the same or any part thereof as he shall deem best and in my name and stead to execute sign and deliver any promissory note or notes to be secured by such mortgage or mortgages for such sum or sums at such rate of interest and on such time or terms as he may see fit. Also to execute and deliver any bond or contract for the conveyance of any of my said real estate possessed by me or any part thereof upon any stipulations or agreements that he may deem fit to make to collect all rents under leases or otherwise to discharge any and all mortgages on said estates

Giving and hereby granting unto my said 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 in my name to make and execute due acquittance and discharge and for the premises to appear and the person of me the constituent to represent before any governor judges justices officers and ministers of the law whatsoever in any court or courts of judicature and there on my behalf to answer defend and reply unto all actions causes matters and 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 attorneys under him my said attorney and 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 I the said constituent if present ought or might personally although the matter should require more special authority than is herein comprised I the said constituent ratifying allowing and holding firm and valid all and whatsoever my said attorney or his substitutes shall lawfully do or cause to be done in and about the premises by virtue of these presents

In Witness Whereof I have hereunto set my hand and seal this first day of November in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of J. Walter Ward Jr. — John T. Ward [L.S.]

State of California County of Napa ss. On this fourteenth day of November A.D. One thousand eight hundred and seventy two before me Louis Bruck a Notary Public in and for said Napa County duly commissioned and sworn personally appeared John T. Ward whose name is subscribed to the annexed instrument as a party thereto personally known to me to be the same person described in and who executed the said annexed instrument as a party thereto and he the said John T. Ward acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[L.S.] Louis Bruck Notary Public

Recorded November 29, 1872 at 2.45 P.M. Witness J. A. Williamson Recorder of Deeds

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U.S. REVENUE 50¢ STAMP.

Whereas Joseph A. D. Joslin of the City & County of Providence State of Rhode Island did on the twenty eighth day of May A.D. 1853 make and execute a certain deed to Michael H. Boyer of two certain lots of land situate in the Town of Cranston (now City of Providence 9th Ward) in the County & State aforesaid and are laid out and described as Lots Numbers Two hundred & sixty six (266) & Three hundred & five (305) on a plat of house lots in Cranston formerly belonging to Francis Haswill surveyed and platted by Cushing & Walling September 24th A.D. 1847 and recorded in the land records in said Cranston. Reference to said plat being had. Which said deed shall be null & void unless two certain promissory notes made by said Michael H. Boyer both bearing even date with said deed and both payable to the said Joseph A. D. Joslin or order one for the sum of twenty dollars payable in three months after date with interest and one for the sum of seventy dollars & payable in one year after date with interest given by said Boyer in part payment for the consideration of aforesaid deed. And in default of the payment of said notes or the interest due thereon according to the tenor of said notes Then the said Joseph A. D. Joslin his heirs or assigns may sell & convey the aforedescribed premises or any part thereof for the payment of the said notes and the interest & expenses thereon being accountable to the said Michael H. Boyer his heirs and assigns for the surplus proceeds of such sale if any there be. Said sale to be by public auction first giving ten days notice thereof in some one of the public newspapers printed in the City of Providence. And whereas said notes have become due and payable and one of said notes still remains due and unpaid. And whereas at a public sale of said premises holden on the sixth day of June A.D. 1870 (the same having been duly advertised for sale at public auction according to the terms & conditions in said deed for more than ten days prior to the date thereof in the Manufacturers & Farmers Journal one of the public newspapers printed in said City of Providence) the same was purchased by Rhoda K. Joslin of the City of Providence County & State aforesaid for the sum of one hundred dollars she being the highest bidder therefor.

Now therefore Know all men by these presents that I the said Joseph A. D. Joslin in consid-

eration of the aforenamed sum of one hundred dollars paid by the said Rhoda K. Joslin the receipt whereof is hereby acknowledged do by these presents bargain sell and convey unto her the said Rhoda K. Joslin and to her heirs and assigns forever the aforenamed two lots of land as laid out & described on said Francis Haswill plat and in said deed from J. A. D. Joslin to said Boyer & on record in the Town Clerk's Office in said Cranston in Book 28 page 193 Reference thereto being had.

To have and to hold the same with all the rights privileges and appurtenances thereof to her the said Rhoda K. Joslin and to her heirs and assigns to her & their sole use & benefit forever. And I the said Joseph A. D. Joslin for myself & for my heirs executors & administrators do covenant to and with the said Rhoda K. Joslin her heirs & assigns that I have good right to sell and dispose of the same as aforesaid and that I have done all things necessary to make a good and perfect title to said premises and that the same are free and clear of all incumbrances and that I will warrant and defend the same to her the said Rhoda K. Joslin & to her heirs & assigns forever against the lawful claims & demands of all persons whatsoever claiming by through or under me.

In testimony whereof I have hereunto set my hand and seal on this sixth day of June Eighteen hundred & seventy A.D. 1870

Signed Sealed & Delivered in presence of John P. Walker. — for A. D. Joslin. [L.S.]

State of Rhode Island & Providence ss. In the City of Providence on this 29th day of November A.D. 1872 Then Joseph A. D. Joslin personally appeared before me & acknowledged the preceding instrument by him signed to be his free act & deed.

John P. Walker Notary Public

Recorded November 29, 1872 at 3.40 P.M. Witness J. A. Williamson Recorder of Deeds

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Know All Men by these Presents

That I Cornelius Draper of the City of Providence in the County of Providence and State of Rhode Island in consideration of Two hundred dollars paid by Edwin Draper of said City County and State aforesaid the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Edwin Draper the following goods and chattels namely

One office desk one letter press nine chairs one carpet four curtains one sink and basin one stove and pipe to same and pan two pails one coal hod two ink stands one lot of sample paper and all other the articles of personal property and articles of office furniture now in the office Number Five on Leonard Street in said City of Providence.

To have and to hold all and singular the said goods and chattels to the said Edwin Draper and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as

aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Cornelius Draper hereunto set my hand and seal and affix and cancel the stamp required by law this tenth day of August in the year one thousand eight hundred and seventy two

Signed Sealed and Delivered
in presence of
Wm. D. Jones
T. H. Cunliff.

Cornelius Draper [L.S.]

Recorded November 30, 1872 at 2.50 P.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Gustaf Sondeck of the City of Providence and State of Rhode Island for and in consideration of the sum of ten dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Henry B. Whitman the receipt whereof I the said Gustaf Sondeck do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Henry B. Whitman

The following personal property Twenty bedsteads and bedding one chamber set two carpets three dozen chairs two tables (one being an extension table) twelve washstands with bowls & pitchers two large stoves and pipe three small stoves and pipe together with stove furniture & fixtures one lot of crockery and dishes table cutlery & furniture one lot of kitchen utensils and furniture all being now in the upper tenement of the building known as No (36) Thirty six Chestnut Street in said City of Providence Meaning and intending hereby to convey all my right title and interest in all furniture and articles of household use or ornament now on said premises.

To have and to hold the said granted and bargained property and all my right title and interest therein unto the said Henry B. Whitman his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Henry B. Whitman his heirs executors administrators and assigns against the lawful claims and demands of all persons claiming by through or under me.

In Witness Whereof I the said Augustus Sondeck have hereunto set my hand and seal this second day of December in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
Micheal Loughran.

Gustaf Sundeck. [L.S.]

Recorded December 2, 1872 at 10,20 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Henry B. Whitman of Cranston in the County of Providence and State of Rhode Island for and in consideration of the sum of ten dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Abby A. Sondeck of said Providence wife of Gustaf Sondeck the receipt whereof I the said Henry B. Whitman do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Abby A. Sondeck all my right title and interest in and to the following described property viz.

Twenty bedsteads and bedding one chamber set two carpets three dozen chairs two tables (one being an extension table) twelve washstands with bowls and pitchers two large stoves and pipe together with stove furniture and fixtures one lot crockery and dishes table cutlery & furniture one lot kitchen utensils and furniture now in upper tenement of house known as No. 36 Thirty six Chestnut Street in said City of Providence. Meaning and intending hereby to convey all my right title and interest in all furniture and articles of household use or ornament now on said premises.

To have and to hold the said granted and bargained property unto the said Abby A. Sondeck her heirs executors administrators and assigns to her and their only proper use benefit and behoof forever and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Abby A. Sondeck her heirs executors administrators and assigns against the lawful claims and demands of all persons claiming by through or under me

In Witness Whereof I the said Henry B. Whitman have hereunto set my hand and seal this second day of December in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
Micheal Loughran

Henry B. Whitman [L.S.]

Recorded December 2, 1872 at 10,25 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Whereas

Benjamin H. Pierce and Ann M. Pierce his wife both of Providence Rhode Island on the tenth day of January A.D. 1870 executed a deed of mortgage of certain real estate hereinafter described to Caleb S. Mann of said Providence for the purpose of securing the payment of two negotiable promissory notes bearing even date with said deed of Mortgage and made by said Benjamin H. Pierce payable to said Caleb S. Mann or order in one year after the date thereof with interest semi-annually at per cent per annum (one of said notes being given for the sum of four hundred & fifty dollars and the other for two hundred & fifty dollars) and in which said mortgage were certain powers of sale in case of default in the payment of said notes. Said mortgage is recorded in Book No. 43 page 15 of the Records of Mortgages of Real Estate in said Providence reference thereto being had and

Whereas default was made in the payment of said notes and said default continued

for more than ten days and Whereas said Caleb S. Mann advertised said premises for sale at public auction in the Manufacturers and Farmers Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days in all respects according to the terms of said mortgage and Whereas at the public auction held in pursuance of said advertisement on the twenty fifth day of November A.D. 1872 Edwin Burnham of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of thirty six hundred dollars Now Therefore I the said Caleb S. Mann in consideration of said sum of thirty six hundred dollars to me paid by said Edwin Burnham the receipt whereof is hereby acknowledged do hereby by virtue of the powers conferred upon me by said deed of mortgage grant bargain sell and convey to said Edwin Burnham his heirs and assigns forever

That lot of land with the buildings and improvements thereon situated on the Northerly side of Warren Street in said Providence and is designated as Lot No. Ninety eight (98) on a plat of land belonging to Daniel Field surveyed and platted by Atwater & Schubarth and which said plat is on record in said Providence in Plat Book No. 3 page 72. Being the same lot of land that Daniel Field conveyed to said Ann M. Pierce by deed recorded in said Providence in Book No. 168 page 329 of the records of deeds.

To have and to hold said premises with the privileges and appurtenances thereof to said Edwin Burnham his heirs and assigns forever. And I the said Caleb S. Mann do hereby covenant with said Edwin Burnham his heirs and assigns that at the date of said sale I was the owner and holder of said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the terms of said mortgage in relation thereto.

In Testimony Whereof I have hereunto set my hand and seal this thirtieth day of November A.D. Eighteen hundred and seventy two.

Caleb S. Mann. [Ls]

Signed Sealed and Delivered
in presence of
The words "of certain real estate" being first
interlined. George H. Burnham.

State of Rhode Island &c Providence sc. In Providence the thirtieth day of november A.D. 1872 then & there Caleb S. Mann acknowledged the aforegoing to be his free act and deed

Before me
George H. Burnham
Justice of the Peace.

Note. The property conveyed by the aforegoing deed is subject to a mortgage of $2200 & int which is a part of the consideration.

Recorded December 2, 1872 at 11, 30 A. M. Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That Whereas I Samuel W. Peckham of the City of Providence in the State of Rhode Island Guardian of Elizabeth Mary and Margaret Tobey minors under the age of twenty one years children of Michael Tobey late of said City deceased by an order of the Municipal Court of said City held on the fifteenth day of October A.D. 1872 was authorized and empowered to sell at public auction all the right title and interest of said minors in certain real estate in said City hereinafter described and whereas I the said guardian having first given bond as required by law with sureties satisfactory to said Court and having given notice of said sale by publishing the same in a public newspaper printed in said City to wit The Manufacturers and Farmers Journal for four successive weeks did on the twenty first day of November A.D. 1872 at twelve o'clock M on the premises pursuant to the order and notice aforesaid sell by public auction all the right title and interest of the said minors in said real estate and also all rights of dower therein to Patrick Mc Queeney of said City of Providence he being the highest bidder therefor for the sum of twenty one hundred and five dollars

Now therefore I the said Samuel W. Peckham Guardian as aforesaid by virtue of the power and authority in me vested as aforesaid and in consideration of the said sum of twenty one hundred and five dollars (part of which sum is the consideration for said rights of dower) to me paid by the said Patrick Mc Queeney the receipt whereof is hereby acknowledged as by these presents give grant sell and convey to him the said Patrick Mc Queeney all the right title and interest of said minors in and to

One certain lot of land situate in said City of Providence (formerly in the Town of Cranston) and is laid out and described as Lot No. 22 (twenty two) on the Plat of the Josiah Robinson Estate in said Cranston surveyed and platted by Atwater & Schubarth Nov. 16 1844 which said Plat is recorded in Book No. 17 page 141 of the records of deeds in said Town of Cranston. Said lot is situated at the southwest corner of Prairie Avenue and Robinson Street

To have and to hold the same with all the privileges and appurtenances to the same belonging to him the said Patrick Mc Queeney and his heirs and assigns to his and their use and behoof forever. And I the said Samuel W. Peckham for myself and my executors and administrators do covenant with the said Patrick Mc Queeney his heirs and assigns that in making said sale I have in all things observed the rules and directions of the law.

And I Margaret Huntley (formerly the wife of the said Michael Tobey) and now the wife of James T. Huntley of said City of Providence for and in consideration of the sum of one dollar to me paid by the said Patrick Mc Queeney and for other valuable consideration by me received do hereby release remise and forever quit-claim to him the said Patrick Mc Queeney his heirs and assigns all my right of dower in the premises above described

In testimony whereof we have hereunto set our hands and seals this twenty seventh day of November A.D. 1872.

Signed Sealed & Delivered
in presence of
Benj. D. Weeden Jr.
Wm. B. W. Hallett.

Saml W Peckham [L.S.]
Guardian
Margaret X Huntley [L.S.]
mark

Providence ss. In the City of Providence on this 27th day of November A. D. 1872 personally appeared Saml. W. Peckham and acknowledged the foregoing instrument by him signed as Guardian to be his voluntary act and deed in that capacity and at the same time and place personally appeared Margaret Huntley who being examined by me privily and apart from her husband James D. Huntley and having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Wm. B. W. Hallett
Justice of the Peace.

Recorded December 2, 1872 at 12, 45 P. M. } Witness G. A. Williamson
Recorder of Deed.

Know All Men by these Presents

That I Isaac Hartshorn of Providence in the State of Rhode Island for and in consideration of the sum of thirty five thousand dollars to me paid by Sarah Ann Coats wife of James Coats of said Providence the receipt whereof is hereby acknowledged do hereby grant bargain sell and convey unto her the said Sarah Ann Coats her executors administrators and assigns

That leasehold estate with the term of years yet to come situate and being on the Southerly side of Williams Street in said City of Providence bounded Northerly on said Williams Street (253) two hundred fifty three feet Easterly on land of Rowland Hazard and wife in a straight line running from said Williams Street through the middle of the partition wall of the double house standing upon the estate hereby conveyed and said Hazard land and in continuation thereof to the Southerly line of said leasehold estate Southerly on and angling with other land of said Hazard and wife and on land of Thomas F. Hoppin and wife and Westerly on land of James D. Rhodes being the same premises conveyed to Crawford Allen by those leases from Harriet Brown deceased bearing date respectively February 4th A. D. 1859 and recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 152 pages 306 and 307 respectively reference to said leases being hereby made for a more full description of said premises. Together with the dwelling house and all other buildings and improvements thereon being all the same premises conveyed to said Hartshorn by deed from said Crawford Allen dated July 27th A. D. 1864 and recorded in said Office in Deed Book 167 page 415 reference to which is also hereby made.

To have and to hold all the aforesaid premises unto and to the use of her the said Sarah Ann Coats her executors administrators and assigns forever she or they paying the rents and performing all the covenants in said leases by the lessee to be paid kept and performed and forever saving the said Hartshorn his heirs executors and administrators harmless therefrom or in consequence thereof but subject to a certain lease heretofore made by said Hartshorn to John A. Hisbet

of the Greenhouse situate upon and being a part of the aforegranted premises.

And I said Isaac Hartshorn for myself and for my heirs executors and administrators do hereby covenant to and with said Sarah Ann Coats her executors administrators and assigns that I am lawfully seized and possessed of the aforegranted premises that the same are free from all incumbrance that I have good right to convey the same as aforesaid and that I will and my heirs executors and administrators shall forever warrant and defend the same unto her the said Sarah Ann Coats her executors administrators and assigns against the lawful claims and demands of all persons except as aforesaid

In Testimony Whereof I hereunto set my hand and seal this twenty second day of November A. D. 1872

Signed and Sealed
in presence of
Saml A. Nightingale.

Isaac Hartshorn [L.S.]

State of Rhode Island Providence ss. In Providence this 29th day of November A. D. 1872 Isaac Hartshorn personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Jos. W. Lewis.
Notary Public

Recorded December 3, 1872 at 10, 50 A. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men

That we sell and convey to Francis W. Carpenter and Johns H. Congdon copartners as Congdon Carpenter & Co. for the consideration of one dollar to us paid

One Phaeton Buggy and one express wagon both unfinished.

To hold the same in trust to finish the same as far as may be necessary to make them salable and to sell the same in their discretion and to pay from the proceeds the sums due or to become due to them and the costs and expenses of the suit against us brought by them and to account for the surplus to us.

And I Carey Halliworth admit that the above property belongs to Mc Intosh & Haskins subject to my lien for work already done on the same

Witness our hands at Providence 27th November 1872.

Signed in presence of
E. E. Barney.
G. H. Wightman

Mc Intosh & Haskins
By A. Mc Intosh
C. Halliworth.

Recorded December 3, 1872 at 12, 30 P. M. } Witness G. A. Williamson
Recorder of Deeds

To All Persons to whom these Presents shall come.

I Lyman Upham of the City and County of Providence State of Rhode Island &c. Deputy Sheriff within and for said County of Providence Send Greeting Whereas an execution against Josiah W. Keene of said Providence at the suit of James W. Day of said Providence was by me the said Lyman Upham on the twentieth day of August A. D. 1872 levied on all the right title and interest that said Josiah W. Keene had on the twentieth day of December A.D. 1871 at two o'clock in the afternoon the time of the attachment of the following described property upon the original writ in said suit in and to

A certain lot of land with all the buildings and improvements thereon situate in said Providence and numbered One hundred and ninety one on the Assessor's Plat Number Three (3) of the City of Providence reference to the same being had and whereas on the Twenty third day of November A.D. 1872 all the estate right title interest and property of the said Josiah W. Keene in the premises aforesaid were by me the said Lyman Upham sold at public auction for the satisfaction of the said execution to James W. Day of said Providence who was the highest bidder for the sum of Six hundred seventy five (675) dollars which the said James W. Day hath since well and truly paid to me the said Lyman Upham Now Know ye that by force and virtue of the law in such case made and provided I the said Lyman Upham in consideration of the sum of money paid unto me as aforesaid do by these presents bargain sell assign and set over unto the said James W. Day his heirs and assigns forever all the estate right title interest property freehold and inheritance of the said Josiah W. Keene of in and to the said premises and appurtenances at the time of the said attachment To have and to hold the said premises and appurtenances to the said James W. Day his heirs and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this third day of December A.D. 1872.

Signed Sealed and Delivered in presence of E. T. Case. Lyman Upham [L.S.] Deputy Sheriff.

State of Rhode Island County of Providence In Providence in said County on this third day of December A. D. 1872 Then personally appeared Lyman Upham subscriber to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed. Before me Ervin T. Case. Justice of the Peace.

Recorded December 4, 1872 at 10, 15 A.M. Witness G. A. Williamson Recorder of Deeds.

U.S. Revenue 50.

Providence Aug. 8, 1872.

Know All Men

That I James Mc Kenna of the City of Providence State of Rhode Island for an in the consideration of the sum of Four hundred dollars to me paid by Angenette F. Parrott of North Providence the receipt whereof I do hereby acknowledge do hereby bargain and sell set over and deliver unto said Angenett F. Parrott

All that building situated in Peck Street in said City No. Twenty six (26) and used as a drinking saloon together with the counter beer pump and all other fixtures and movables therein

To have and to hold the same to her Angenette F. Parrott her executors administrators and assigns to her and their use forever and I the same said James Mc Kenna for myself and my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend the said Angenette F. Parrott forever

In Witness thereof I have hereunto set my hand and seal this the eighth day of August in the year of our Lord Eighteen hundred & seventy two.

Signed Sealed and Delivered in the presence of Witnesses Thomas Wyatt J. A. Stetson Jr. James Mc Kenna [L.S.]

State of Rhode Island &c. Providence ſc. In the City of Providence this 25th day of Novr. A. D. 1872 Then James Mc Kenna personally appeared before and acknowledged within instrument by him signed to be his free and voluntary act and deed.

Raymond Stone Public Notary.

Recorded December 4, 1872 at 3 P.M. Witness G. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That we Charles Parrott and Angenette F. Parrott his wife both of Providence Rhode Island for and in consideration of the sum of Five hundred dollars to us in hand paid at or before the ensealing and delivery of these presents by Joshua Chadwick of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Joshua Chadwick his executors administrators and assigns

The building situated on the Easterly side of Peck Street in said Providence and now No. 26 (twenty six) on said street and now used as a drinking saloon together with the counter beer pump and all other fixtures and movables therein

To have and to hold the same unto the said Joshua Chadwick his executors administrators and assigns forever. And we do for ourselves our heirs executors and administrators covenant and agree to and with the said Joshua Chadwick to warrant and defend the sale of the said personal property hereby sold unto the said Joshua Chadwick his executors administrators and assigns against all and every person and persons whomsoever.

In Witness Whereof we have hereunto set our hands and seals this nineteenth day of November A.D. Eighteen hundred & seventy two.

Executed in presence of
Henry Martin.

Charles Parrott. [L.S.]
Angenette S. Parrott. [L.S.]

Providence County ss In Providence this nineteenth day of November A.D. 1872 Then Charles Parrott personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed. And at said Providence afterwards on the same day Angenette S. Parrott wife of the said Charles also appeared before me and being by me examined privily and apart from her said husband and having the foregoing instrument shown 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 Justice of the Peace.

Recorded December 4, 1872 at 3, 05 P.M. Witness G.A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I John C. Webster jr. of Chicago County of Cook and State of Illinois in consideration of the sum of One dollar to me paid by Anna Bartlett Russell of the City and County of Providence in the State of Rhode Island the receipt whereof I do hereby acknowledge have remised released and forever quitclaimed and by these presents do hereby remise release and forever quitclaim unto her the said Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which I now have or of right ought to have in and to

The following described real and personal estate to wit A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Salma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on land of Benjamin N. Sapham. Being the same lot of land which was conveyed to Solomon Pitkin and William Russell by deeds from Samuel and Joseph Rawson dated Sep. 21st 1824 & May 31st 1825 and the right title and interest hereby conveyed being three undivided twenty fourth (3/24) parts of one undivided half part thereof.

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit. Beginning at the North Westerly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Hasters Lane or Foster Street now called and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five feet thence turning and running Easterly to said Phillips' lot forty five (45) feet thence turning and running Northerly on said Phillips' land ninety five (95) feet to the place of beginning. Being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30, 1843 and recorded in Book 87 at page 53 of the Land Records of said City of Providence and the right title

and interest hereby conveyed being three undivided twenty fourth (3/24) parts thereof

Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows Beginning at the Northerly corner of land formerly of George Robley thence running Westerly on said Pine Street forty feet thence turning and running Southerly ninety five feet thence turning and running Easterly forty feet partly on the Fountain lot thence turning and running Northerly ninety five feet to the place of beginning. Being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Proud bearing date November 23 1847 and the right title and interest hereby conveyed being three undivided twenty fourth (3/24) parts thereof. Also one other certain lot of land with dwelling house and other buildings and improvements thereon situated on the Southerly side of said Pine Street and described as follows Beginning at a point seventy five (75) feet from Clavrick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gilmore thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five (95) feet to the point of beginning. Or however otherwise bounded and described said lot of land is the same which was conveyed by George Robley to Daniel Proud by deed dated April 11 1842 and recorded in Book 46 at page 104 of said Providence Records the right title and interest of this grantor in said lot of land hereby conveyed being three undivided twenty fourth (3/24) parts thereof.

Also all my right title and interest in and to a certain lot of land with dwelling houses and other improvements thereon situated on the Southerly side of High Street in said City of Providence and bounded Northerly on said High Street forty five (45) feet Easterly by land formerly of Perry Davis now deceased two hundred and forty (240) feet Southerly by Pond Street forty five (45) feet and Westerly by land formerly of James Greaves two hundred and forty (240) feet. Being the same estate which was conveyed to Rebecca S. Russell by deed from William E. Gibbs dated August 4, 1862

Also all my right title and interest property claim and demand in to and upon any and all the real or personal estate wherever situated of the said William Russell Rebecca S. Russell and Louisa R. Brown including herein my interest or share in the household furniture the pew No. 97 in the church of the Beneficent Congregational Society and the pew No. 96 in the church of the Methodist Society in the Town of Providence both in said City of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S. and Louisa R. or either or any of them.

To have and to hold the said granted and bargained premises and property with all the appurtenances priuileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And I said John C. Webster jr. for myself my heirs executors and administrators do covenant and engage the above demised premises to the said grantee her heirs and assigns forever to warrant and defend against the lawful claims or demands of all persons claiming by through or under me

And I Elizabeth D. Webster wife of the said John C. in consideration of the sum

paid as aforesaid do hereby release and forever quitclaim unto the said grantee her heirs and assigns all my right of dowr in and to the afore granted premises.

In Testimony Whereof we have hereunto set our hands and seals this 9th day of November A. D. 1872.

Signed Sealed and Delivered in presence of W. H. Walton. — John C. Webster Jr. [L.S.] Elizabeth D. Webster [L.S.]

State of Illinois County of Cook ſc. In Chicago in said County on this 9th day of November A. D. 1872 then the above named John C. Webster Jr. and Elizabeth D. Webster his wife personally appeared before me and acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed.

[L.S.] George C. Fry Notary Public.

State of Illinois Cook County ſs.

I George W. Wheeler Clerk pro tem of the County Court of Cook County the same being a Court of Record do hereby certify that Geo. C. Fry Esq. whose name is subscribed to the proof or acknowledgment of the annexed instrument in writing was at the time of taking such proof or acknowledgment a Notary Public in and for the City of Chicago in Cook County duly commissioned sworn and acting as such and authorized to take the same that I am well acquainted with his handwriting and I verily believe that the signature to the said proof or acknowledgment is genuine and further that the annexed instrument is executed and acknowledged according to the laws of the State of Illinois. In testimony whereof I have hereunto set my hand and affixed the seal of said Court at the City of Chicago in the said County this eighth day of November 1872.

G. W. Wheeler Clerk pro tem. [L.S.]

Recorded December 5, 1872 at 11, 55 A. M. } Witness G. A. Williamson Recorder of Deeds.

KNOW All Men by these Presents.

That we Edward B. Knight and Elizabeth G. Knight his wife both of the City and County of Providence in the State of Rhode Island in right of said Elizabeth G. in consideration of the sum of one dollar to us paid by Anna Bartlett Russell of said Providence aunt of said Elizabeth G. the receipt whereof we do hereby acknowledge have remised released and forever quitclaimed and by these presents do hereby remise release and forever quitclaim unto her the said Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have in and to the following described real and personal estate to wit.

A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Salma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on

land of Benjamin N. Lapham. Being the same lot of land which was conveyed to Solomon Pettis in and William Russell by deeds from Samuel and Joseph Rawson dated Sept. 2d 1824 & May 3d 1825 and the right title and interest hereby conveyed being one undivided twenty fourth (24) part of one half (½) part thereof.

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit Beginning at the Northwesterly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Foster's Lane or Foster Street now called and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five (95) feet thence turning and running Easterly to said Phillips lot forty five (45) feet thence turning and running Northerly on said Phillips land ninety five (95) feet to the place of beginning. Being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30 1843 and recorded in Book 87 at page 53 of the Land Records of said City of Providence and the right title and interest hereby conveyed being one undivided twenty fourth part thereof.

Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows Beginning at the Northerly corner of land formerly of George Robley thence running Westerly on said Pine Street forty feet thence turning and running Southerly ninety five feet thence turning and running Easterly forty feet partly on the Fountain lot thence turning and running Northerly ninety five feet to the place of beginning. Being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Prowd bearing date November 23d 1847 and the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also one other certain lot of land with dwelling house and other buildings and improvments thereon situated on the Southerly side of said Pine Street and described as follows Beginning at a point seventy five (75) feet from Claverick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gillmore thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five (95) feet to the point of beginning. Or however otherwise bounded and described said lot of land is the same which was conveyed by George Robley to Daniel Prowd by deed dated April 11th 1822 and recorded in Book 46 at page 104 of said Providence Records the right title and interest of these grantors in said lot of land hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also all our right title and interest in and to a certain lot of land with dwelling houses and other improvements thereon situated on the Southerly side of High Street in said City of Providence and bounded Northerly on said High Street forty five (45) feet Easterly by land formerly of Perry Davis now deceased two hundred and forty feet Southerly by Pond Street forty five (45) feet and Westerly by land formerly of James Greaves two hundred and forty (240) feet. Being the same estate which was conveyed to Rebecca S. Russell by deed from William H. Gibbs dated August 4, 1862.

Also all our right title and interest property claim and demand in to and upon any and all the real or personal estate wherever situated of the said William Russell

Rebecca S. Russell and Louisa R. Brown including herein our interest or share in the household furniture the Pew No. 97 in the Church of the Beneficent Congregational Society and the Pew No 96 in the Church of the Methodist Society in the Town of Providence both in said City of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S. and Louisa R. or either or any of them.

To have and to hold the said granted and bargained premises and property with all the appurtenances privileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And we said Edward B. and Elizabeth G. for ourselves our heirs executors and administrators do covenant and engage the above demised premises to the said grantee her heirs and assigns forever to warrant and defend against the lawful claims or demands of all persons claiming by through or under us or either of us.

In Testimony Whereof we have hereunto set our hands and seals this 12th day of November A. D. 1872.

Signed Sealed and Delivered in presence of Francis A. Daniels.

E. B. Knight. [L.S.]
Elizabeth G. Knight. [L.S.]

State of Rhode Island Providence sc. In the City of Providence on this 12th day of November A. D. 1872 then Edward B. Knight personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. And at the same time and place Elizabeth G. Knight wife of said Edward B. also personally appeared before me and having been examined by me privily and apart from her said husband and having the foregoing instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Francis A. Daniels
Public Notary.

Recorded December 5, 1872 at 12 M. Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents.

That I William R Greene of the City and County of Providence in the State of Rhode Island in consideration of the sum of one dollar to me paid by my aunt Anna Bartlett Russell of said Providence the receipt whereof I do hereby acknowledge have remised released and forever quitclaimed and by these presents do hereby remise release and forever quitclaim unto her the said Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which I now have or of right ought to have in and to the following described real and personal estate to wit.

A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Selma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on land of Benjamin N. Lapham. Being the same lot of land which was conveyed to Solomon Pitkin and William Russell by deeds from Samuel and Joseph Rawson dated Sept 21st 1824 & May 31st 1825 and the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part of one undivided half (1/2) part thereof.

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit Beginning at the North Westerly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Fosters Lane or Foster Street now called and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five (95) feet thence turning and running Easterly to said Phillips' lot forty five (45) feet thence turning and running Northerly on said Phillips' land ninety five (95) feet to the place of beginning. Being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30, 1843 and recorded in Book 87 at page 53 of the Land Records of said City of Providence and the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows: Beginning at the Northerly corner of land formerly of George Robley thence running Westerly on said Pine Street forty feet thence turning and running Southerly ninety five feet thence turning and running Easterly forty feet partly on the Fountain lot thence turning and running Northerly ninety five feet to the place of beginning. Being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Proud bearing date November 23d 1847 and the right title and interest hereby conveyed being one undivded twenty fourth (1/24) part thereof.

Also one other certain lot of land with dwelling house and other buildings and improvements thereon situated on the Southerly side of said Pine Street and described as follows Beginning at a point seventy five (75) feet from Claverick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gillmore thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five feet to the point of beginning. Or however otherwise bounded and described said lot of land is the same which was conveyed by George Robley to Daniel Proud by deed dated April 11th 1822 and recorded in Book 46 at page 104 of said Providence Records the right title and interest of this grantor in said lot of land hereby conveyed being one undivided twenty fourth (1/24) part thereof. Also all my right title and interest in and to a certain lot of land with dwelling houses and other improvements thereon situated on the Southerly side of High Street in said City of Providence and bounded Northerly on said High Street forty five (45) feet Easterly by land formerly of Terry Davis now deceased two hundred & forty feet (240) Southerly by Pond Street forty five (45) feet and Westerly by land formerly of James Greaves two hundred and forty (240) feet. Being

the same estate which was conveyed to Rebecca S. Russell by deed from William H. H. Gibbs dated August 4, 1862. Also all my right title and interest property claim and demand in to and upon any and all the real or personal estate wherever situated of the said William Russell Rebecca S. Russell and Louisa R. Brown including herein my interest or share in the household furniture the Pew No 97 in the Church of the Beneficent Congregational Society and the Pew No 76 in the Church of the Methodist Society in the Town of Providence both in said City of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S. and Louisa R. or either or any of them.

To have and to hold the said granted and bargained premises and property with all the appurtenances privileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And I said William R. Greene for myself my heirs executors and administrators do covenant and engage the above demised premises to the said grantee her heirs and assigns forever to warrant and defend against the lawful claims or demands of all persons claiming by through or under me.

And I Eliza J. Greene wife of said William R. in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee her heirs and assigns all my right of dower in and to the afore-granted premises.

In Testimony Whereof we have hereunto set our hands and seals this 12th day of November A. D. 1872.

Signed Sealed and Delivered in presence of C. E. Carpenter.

Wm. R. Greene. [L.S.]
Eliza J. Greene. [L.S.]

State of Rhode Island Providence sc. In the City of Providence on this 14th day of November A. D. 1872 then William R. Greene personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Francis A. Daniels Public Notary.

Recorded December 5, 1872 at 12, 05 P. M. } Witness G. A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I Charles D. Greene jr. of the City and County of Saint Louis in the State of Missouri in consideration of the sum of one dollar to me paid by my aunt Anna Bartlett Russell of the City and County of Providence in the State of Rhode Island 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 Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which I now have or of right ought to have in and to the following described real and personal property to wit

A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Selma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on land of Benjamin N. Lapham and being the same lot of land which was conveyed to Solomon Pitkin and William Russell by deeds from Samuel and Joseph Rawson dated September 21st 1824 and May 31st 1825 the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part of one undivided half (1/2) part thereof.

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit Beginning at the North Westerly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Foster Street (formerly Fosters Lane) and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five (95) feet thence turning and running Easterly to said Phillips lot forty five (45) feet thence turning and running Northerly on said Phillips' land ninety five (95) feet to the place of beginning and being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30th 1843 and recorded in Book 87 page 53 of the Land Records of said City of Providence the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows to wit Beginning at the Northerly corner of land formerly of George Robby thence running Westerly on said Pine Street forty (40) feet thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet partly on the Fountain lot thence turning and running Northerly ninety five (95) feet to the place of beginning and being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Proud bearing date November 23d 1847 the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also one other lot of land with the dwelling house and other buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows to wit Beginning at a point seventy five (75) feet from Clarrick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gillmore thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five (95) feet to the point of beginning or however otherwise bounded and described and being the same estate that was conveyed by George Robby to Daniel Proud by deed dated April 11th 1822 and recorded in Book 46 page 104 of said Providence Records the right title and interest hereby conveyed being one undivided twenty fourth (1/24) part thereof.

Also all my right title and interest in and to a certain lot of land with dwelling houses and other improvements thereon situated on the Southerly side of High Street in

said City of Providence and bounded Northerly on said High Street forty five (45) feet Easterly by land formerly of Perry Davis now deceased two hundred and forty (240) feet Southerly by Pond Street forty five (45) feet and Westerly by land formerly of James Greaves two hundred and forty (240) feet and being the same estate which was conveyed to said Rebecca S. Russell by deed from William H. Gibbs dated August 4th 1862. Also all my right title interest property claim and demand in to and upon any and all the real or personal estate wherever situated of the said William Russell Rebecca S Russell and of Louisa R Brown including herein my interest or share in the household furniture the Pew No. 97 in the Church of the Beneficent Congregational Society and the Pew No. 96 in the Church of the Methodist Society in the Town of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S. or Louisa R. or either or any of them.

To have and to hold the said granted and bargained premises and property with all the appurtenances privileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And I the said Charles D. Greene Jr. for myself my heirs executors and administrators do covenant and engage the above demised premises to the said grantee her heirs and assigns forever to warrant and defend against the lawful claims or demands of all persons claiming by through or under me.

And I Gertrude E. Greene wife of said Charles D. Greene Jr. in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee her heirs and assigns all my right of dower in and to the aforegranted premises.

In Testimony Whereof we have hereunto set our hands and seals this fifteenth day of November A. D. 1872.

Signed Sealed and Delivered in presence of J. S. Garland. — C. D. Greene Jr. (L.S.) — Gertrude E. Greene. (L.S.)

State of Missouri County of St. Louis Sct. Before me the undersigned a Notary Public in and for the State and County aforesaid on this 15th day of November A. D. 1872. Charles D. Greene Jr and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. Witness my hand and official seal the date last aforesaid.

J. S. Garland Notary Public. (L.S.)
St. Louis County Missouri.

Recorded December 5, 1872 at 12 10 P. M. } Witness J. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Arba B. Dike of Providence Rhode Island Executor of the last will and testament of Ann Byron late of said Providence in consideration of five hundred dollars to me paid by Gardner S. Swarts of said Providence the receipt of which said sum is hereby acknowledged do hereby by virtue of

the power conferred upon me in and by said will grant bargain sell and convey to said Gardner S Swarts his heirs and assigns forever the following described premises of which the said Ann Byron died possessed to wit

Eighteen lots of land in said Providence laid out and designated as lots numbered Ninety six (96) Ninety seven (97) Ninety eight (98) Ninety nine (99) One hundred (100) One hundred one (101) One hundred two (102) One hundred three (103) One hundred four (104) One hundred five (105) One hundred six (106) One hundred twenty nine (129) One hundred thirty (130) One hundred thirty one (131) One hundred thirty two (132) One hundred thirty three (133) One hundred thirty four (134) and One hundred thirty five (135) on Elmwood Nursery Plat No. 3 of Cottage and Villa Lots at Elmwood (formerly) Cranston surveyed by Cushing & Barnum.

Being the same lots of land that Liberty M. Howard & wife conveyed to said Ann Byron May 27th 1867 by deed recorded in the land records of said Cranston and copied into the land records of said Providence Book No 234 page 140 of the records of deeds.

To have and to hold said granted and bargained premises with the privileges and appurtenances thereof to said Gardner S Swarts his heirs and assigns forever to his and their sole use and benefit. And I said Arba B. Dike do hereby covenant with said Gardner S Swarts his heirs and assigns that I am lawfully appointed and qualified as Executor of said will and have good right to make sale of said premises as aforesaid & that said premises are free from incumbrance.

In Testimony Whereof I have hereunto set my hand and seal the fifth day of December Eighteen hundred & seventy two.

Signed Sealed & Delivered in presence of George H. Burnham. — A. B. Dike. (L.S.) Executor.

State of Rhode Island &c. In the City of Providence the fifth day of December A. D. 1872 then & there Arba B. Dike Executor as aforesaid acknowledged the aforegoing to be his free act and deed and his free act & deed in said capacity.

Before me Geo H. Burnham.
Justice of the Peace.

Recorded December 5, 1872 at 12 15 P. M. } Witness J. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

U. S. REVENUE 5 Cts. STAMP

That I J. R. Jerald of the City of Providence in the County of Providence State of Rhode Island for and in consideration of the sum of Six hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Samuel G. Curry of said Providence the receipt whereof I the said J. R. Jerald do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Samuel G. Curry

The following articles of household furniture now in the lower tenement of the house No 96 Bridgham Street in said Providence viz One grand piano one gold watch one set black walnut parlor furniture one marble top table one looking glass one Brussels carpet one what not three stoves four chamber sets with beds and bedding one lounge one large and two small rocking chairs eight cane seat chairs and two cane seat rocking chairs one sewing machine one extension table two clocks one china tea set one stone China tea set Together with all and singular the articles of household furniture use and ornament now in said tenement.

To have and to hold the said granted and bargained property all and singular unto the said Samuel G. Curry his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said J. R. Jerald do vouch myself to be the true and lawful owner of the above described and enumerated property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property and this sale thereof unto the said Samuel G. Curry heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said J. R. Jerald have hereunto set my hand and seal this 25th day of March in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
John A. Mc Manus

J. R. Jerauld [L.S.]

Recorded December 6, 1872
at 1 P. M.

Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That the Mechanics Savings Bank of Providence an institution chartered by the General Assembly of the State of Rhode Island and doing business in said Providence for and in consideration of the sum of one dollar to us paid by Annah E. Gilmore wife of Darius Gilmore of Providence the receipt whereof is hereby acknowledged do hereby release and forever quitclaim to the within named Annah E. Gilmore wife of Darius Gilmore her heirs and assigns all the right title interest property claim and demand which the said corporation now have as mortgagees or otherwise in and to the lot described in the within deed from the said James B. Ruffum & wife to the said Annah E Gilmore.

In Testimony Whereof we have caused these presents to be signed and our corporate seal to be hereunto affixed this sixth day of December A. D. 1872 by our Treasurer.

Witness
H. A. Harrington

Mechanics Savings Bank [L.S.]
By Wm. Knight Treas.

State of R. I. Providence County ss. In Providence this sixth day of December A. D. 1872

Then Wm Knight Jr. personally appeared before me and acknowledged the above instrument by him signed to be his free act and deed and the free act and deed of the Mechanics Savings Bank.

H. A. Harrington Public Notary.

Recorded December 6, 1872
at 3,50 P. M.

Witness G. A. Williamson
Recorder of Deeds.

For Deed to which above Release was annexed see Bk 238 page 114.

To All People to whom these Presents shall come

We Charles L. Taber and Henry M. Taber of the City County and State of New York Send Greeting. Know Ye That we the said Charles L. Taber and Henry M. Taber for and in consideration of the sum of Three hundred and thirty one thousand two hundred and thirty seven and ninety hundredths ($331,237.90) dollars to us in hand before the ensealing hereof well and truly paid by The Weybosset Land Company a corporation duly created by the General Assembly of the State of Rhode Island and transacting business in the County of Providence in said State the receipt whereof we do hereby acknowledge and are therewith fully satisfied contented and paid and thereof and of every part and parcel thereof do exonerate acquit and discharge the said Weybosset Land Company their successors and assigns forever by these presents have granted bargained sold aliened enfeoffed conveyed and confirmed and by these presents do freely fully and absolutely give grant bargain sell alien enfoff convey and confirm unto the said Weybosset Land Company their successors and assigns forever.

Fifty seven certain lots of land situated in the eastern part of the City of Providence in said County of Providence and State of Rhode Island and laid out and described as Lots Nos 84 (eighty four) 85 (eighty five) 86 (eighty six) 87 (eighty seven) 88 (eighty eight) 89 (eighty nine) 92 (ninety two) 93 (ninety three) 94 (ninety four) 95 (ninety five) 96 (ninety six) 252 (two hundred and fifty two) 253 (two hundred and fifty three) 256 (two hundred and fifty six) 257 (two hundred and fifty seven) 260 (two hundred and sixty) 261 (two hundred and sixty one) 264 (two hundred and sixty four) 265 (two hundred and sixty five) 250 (two hundred and fifty) 251 (two hundred and fifty one) 39 (thirty nine) 40 (forty) 37 (thirty seven) 38 (thirty eight) 59 (fifty nine) 136 (one hundred and thirty six) 137 (one hundred and thirty seven) 138 (one hundred and thirty eight) 139 (one hundred and thirty nine) 140 (one hundred and forty) 141 (one hundred and forty one) 142 (one hundred and forty two) 143 (one hundred and forty three) 144 (one hundred and forty four) 145 (one hundred and forty five) 204 (two hundred and four) 205 (two hundred and five) 206 (two hundred and six) 207 (two hundred and seven) 60 (sixty) 63 (sixty three) 64 (sixty four) 65 (sixty five) 66 (sixty six) 67 (sixty seven) 108 (one hundred and eight) 109 (one hundred and nine) 111 (one hundred and eleven) 112 (one hundred and twelve) 115 (one hundred and fifteen) 146 (one hundred and forty six) 150 (one hundred and fifty) 151 (one hundred and fifty one) 152 (one hundred and fifty two) 153 (one hundred and fifty three) and 155 (one hundred and fifty

five) upon a certain plat entitled "Plat of the Moses Brown Farm surveyed and platted January 1870 by C. E. Paine" and which said plat is recorded in the records of land evidence in said City of Providence in Book of Plats No. 11 (eleven) at page 2 (two). Said lots are severally bounded and described as follows Lot No. 84 is bounded northerly on Lot 83 one hundred feet easterly on Lot 85 two hundred and thirty feet southerly on Angell Street one hundred fet and westerly on Taber Avenue two hundred and thirty feet. Lot No. 85 is bounded northerly on Lot 83 one hundred feet easterly on Lot 86 two hundred and thirty feet southerly on Angell Street one hundred feet and westerly on Lot 84 two hundred and thirty feet. Lot No. 86 is bounded northerly on Lot 82 one hundred feet easterly on Lot 87 two hundred and thirty feet southerly on Angell Street one hundred feet and westerly on Lot 85 two hundred and thirty feet. Lot No. 87 is bounded northerly on Lot 82 one hundred feet easterly on Elm Grove Avenue two hundred and thirty feet southerly on Angell Street one hundred feet and westerly on Lot 86 two hundred and thirty feet.

Lot No. 88 is bounded northerly on Lot 93 one hundred feet easterly on Lot 89 two hundred and thirty feet southerly on Angell Street one hundred feet and westerly on Elm Grove Avenue two hundred and thirty feet. Lot No. 89 is bounded northerly on Lot 93 ninety feet easterly on Lot 90 two hundred and thirty feet southerly on Angell Street ninety feet and westerly on Lot 88 two hundred and thirty feet. Lot No. 92 is bounded northerly on Lot 95 one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lots 90 and 91 one hundred and ninety feet and westerly on Lot 93 one hundred feet. Lot No. 93 is bounded northerly on Lot 94 one hundred and ninety feet easterly on Lot 92 one hundred feet southerly on Lots 88 and 89 one hundred and ninety feet and westerly on Elm Grove Avenue one hundred feet.

Lot No. 94 is bounded northerly on Lot 97 one hundred and ninety feet easterly on Lot 95 one hundred feet southerly on Lot 93 one hundred and ninety feet and westerly on Elm Grove Avenue one hundred feet. Lot No. 95 is bounded northerly on Lot 96 one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lot 92 one hundred and ninety feet and westerly on Lot 94 one hundred feet. Lot No. 96 is bounded northerly on Humboldt Avenue one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lot 95 one hundred and ninety feet and westerly on Lot 97 one hundred feet.

Lot No. 252 is bounded northerly on Lots 250 and 251 one hundred and sixty $^{99}/_{100}$ feet easterly on Butler Avenue two hundred and twenty eight $^{0}/_{100}$ feet southerly on Angell Street fifty one $^{60}/_{100}$ feet and westerly on Lot 253 two hundred feet. Lot No. 253 is bounded northerly on Lot 254 one hundred feet easterly on Lot 252 two hundred feet southerly on Angell Street one hundred feet and westerly on Lot 256 two hundred feet. Lot No. 256 is bounded northerly on Lot 255 one hundred feet easterly on Lot 253 two hundred feet southerly on Angell Street one hundred feet and westerly on Lot 257 two hundred feet. Lot No. 257 is bounded northerly on Lot 258 one hundred feet easterly on Lot 256 two hundred feet southerly on Angell Street one hundred feet and westerly on Lot 260 two hundred feet.

Lot No. 260 is bounded northerly on Lot 259 one hundred feet easterly on Lot 257 two hundred feet southerly on Angell Street one hundred feet and westerly on Lot 261 two hundred feet.

Lot No. 261 is bounded northerly on Lot 262 one hundred feet easterly on Lot 260 two hundred feet southerly on Angell Street one hundred feet and westerly on Lot 264 two hundred feet.

Lot No. 264 is bounded northerly on Lot 263 one hundred feet easterly on Lot 261 two hundred

feet southerly on Angell Street one hundred feet and westerly on Lot 265 two hundred feet.

Lot No. 265 is bounded northerly on Lot 266 one hundred feet easterly on Lot 264 two hundred fet southerly on Angell Street one hundred feet and westerly on Lot 268 two hundred feet

Lot No. 250 is bounded northerly on Orchard Avenue one hundred and forty three feet easterly on Butler Avenue one hundred and seventy one $^{12}/_{100}$ feet southerly on Lot 252 sixty $^{99}/_{100}$ feet and westerly on Lot 251 one hundred and fifty feet. Lot No. 251 is bounded northerly on Orchard Avenue one hundred feet easterly on Lot 250 one hundred and fifty feet southerly on Lot 252 one hundred feet and westerly on Lot 254 one hundred and fifty feet. Lot No. 39 is bounded northerly on Lot 40 two hundred and forty five $^{3}/_{100}$ feet easterly on Lot 42 one hundred feet southerly on President Avenue two hundred and thirty $^{56}/_{100}$ feet and westerly on Arlington Avenue one hundred and one $^{15}/_{100}$ feet. Lot No. 40 is bounded northerly on Lot 41 two hundred and sixty $^{44}/_{100}$ feet easterly on Lot 42 one hundred feet southerly on Lot 39 two hundred and forty five $^{50}/_{100}$ feet and Westerly on Arlington Avenue one hundred and one $^{15}/_{100}$ feet

Lot No. 37 is bounded northerly on Lot 38 two hundred and nine $^{8}/_{100}$ feet easterly on Lot 36 eighty five feet southerly on Lot 30 one hundred and ninety six $^{28}/_{100}$ feet and westerly on Arlington Avenue eighty five $^{96}/_{100}$ feet. Lot No. 38 is bounded northerly on President Avenue two hundred and twenty one $^{52}/_{100}$ feet easterly on Lot 36 eighty three $^{66}/_{100}$ feet southerly on Lot 37 two hundred and nine $^{8}/_{100}$ feet and westerly on Arlington Avenue eighty three $^{93}/_{100}$ feet. Lot No 59 is bounded northerly on Lot 52 one hundred feet easterly on Lot 58 one hundred and seventy feet southerly on Sployd Avenue one hundred feet and westerly on Taber Avenue one hundred and seventy feet. Lot No. 136 is bounded northerly on President Avenue one hundred feet easterly on Lot 137 one hundred and seventy two $^{79}/_{100}$ feet southerly on Lot 145 one hundred feet and westerly on Wayland Avenue one hundred and seventy two $^{44}/_{100}$ feet. Lot No. 137 is bounded northerly on President Avenue one hundred feet easterly on Lot 138 one hundred and seventy two $^{96}/_{100}$ feet southerly on Lot 144 one hundred fet and westerly on Lot 136 one hundred and seventy two $^{79}/_{100}$ feet.

Lot No. 138 is bounded northerly on President Avenue seventy eight $^{53}/_{100}$ feet easterly on Lot 139 one hundred and seventy three $^{17}/_{100}$ feet southerly on Lot 143 seventy eight $^{53}/_{100}$ feet and westerly on Lot 137 one hundred and seventy two $^{96}/_{100}$ feet.

Lot No. 139 is bounded northerly on President Avenue one hundred feet easterly on Lot 140 one hundred and seventy three $^{42}/_{100}$ feet southerly on Lot 142 one hundred feet and westerly on Lot 138 one hundred and seventy three $^{16}/_{100}$ feet.

Lot No. 140 is bounded northerly on President Avenue one hundred feet easterly on Humboldt Avenue one hundred and seventy three $^{68}/_{100}$ feet southerly on Lot 141 one hundred feet and westerly on Lot 139 one hundred and seventy three $^{42}/_{100}$ feet.

Lot No. 141 is bounded northerly on Lot 140 one hundred feet easterly on Humboldt Avenue one hundred and seventy feet southerly on Sployd Avenue one hundred feet and westerly on Lot 142 one hundred and seventy feet. Lot No. 142 is bounded northerly on Lot 139 one hundred feet easterly on Lot 141 one hundred and seventy feet southerly on Sployd Avenue one hundred feet and westerly on Lot 143 one

hundred and seventy feet. Lot No. 143 is bounded northerly on Lot 138 seventy eight 58/100 feet easterly on Lot 142 one hundred and seventy feet southerly on Lloyd Avenue seventy eight 58/100 feet and westerly on Lot 144 one hundred and seventy feet. Lot No. 144 is bounded northerly on Lot 137 one hundred feet easterly on Lot 143 one hundred and seventy feet southerly on Lloyd Avenue one hundred feet and westerly on Lot 145 one hundred and seventy feet.

Lot No. 145 is bounded northerly on Lot 136 one hundred feet easterly on Lot 144 one hundred and seventy feet southerly on Lloyd Avenue one hundred feet and westerly on Wayland Avenue one hundred and seventy feet. Lot No. 204 is bounded northerly on President Avenue eighty feet easterly on Lot 205 one hundred and seventy three 70/100 feet southerly on Lot 207 eighty feet and westerly on Lot 203 one hundred and seventy three 20/100 feet.

Lot No. 205 is bounded northerly on President Avenue seventy five feet easterly on Butler Avenue one hundred and seventy three 5/100 feet southerly on Lot 206 seventy five feet and westerly on Lot 204 one hundred and seventy three 70/100 feet. Lot No. 206 is bounded northerly on Lot 205 seventy five feet easterly on Butler Avenue one hundred and seventy feet southerly on Lloyd Avenue seventy five feet and westerly on Lot 207 one hundred and seventy feet. Lot No. 207 is bounded northerly on Lot 204 eighty feet easterly on Lot 206 one hundred and seventy feet southerly on Lloyd Avenue eighty feet and westerly on Lot 208 one hundred and seventy feet. Lot No. 60 is bounded northerly on Lloyd Avenue one hundred feet easterly on Lot 61 two hundred feet southerly on Lot 67 one hundred feet and westerly on Taber Avenue two hundred feet.

Lot No. 63 is bounded northerly on Lloyd Avenue one hundred feet easterly on Elm Grove Avenue two hundred feet southerly on Lot 64 one hundred feet and westerly on Lot 62 two hundred feet. Lot No. 64 is bounded northerly on Lot 63 one hundred feet easterly on Elm Grove Avenue two hundred feet southerly on Irving Avenue one hundred feet and westerly on Lot 65 two hundred feet. Lot No. 65 is bounded northerly on Lot 62 one hundred feet easterly on Lot 64 two hundred feet southerly on Irving Avenue one hundred feet and westerly on Lot 66 two hundred feet.

Lot No. 66 is bounded northerly on Lot 61 one hundred feet easterly on Lot 65 two hundred feet southerly on Irving Avenue one hundred feet and westerly on Lot 67 two hundred feet.

Lot No. 67 is bounded northerly on Lot 60 one hundred feet easterly on Lot 66 two hundred feet southerly on Irving Avenue one hundred feet and westerly on Taber Avenue two hundred feet.

Lot No. 108 is bounded northerly on Lot 111 one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Irving Avenue one hundred and ninety feet and westerly on Lot 109 one hundred feet. Lot No. 109 is bounded northerly on Lot 110 one hundred and ninety feet easterly on Lot 108 one hundred feet southerly on Irving Avenue one hundred and ninety feet and westerly on Elm Grove Avenue one hundred feet.

Lot No. 111 is bounded northerly on Lot 112 one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lot 108 one hundred and ninety feet and westerly on Lot 110 one hundred feet. Lot No. 112 is bounded northerly on Lot 115 one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lot 111 one hundred and ninety feet and westerly on Lot 113 one hundred feet. Lot No. 115 is bounded northerly on Lloyd Avenue one hundred and ninety feet easterly on Wayland Avenue one hundred feet southerly on Lot 112 one hundred and ninety feet and westerly on Lot 114 one hundred feet. Lot No. 146 is bounded northerly on Lloyd Avenue two hundred feet easterly on Lot 148 one hundred feet southerly on Lot 147 two hundred feet and westerly on Wayland Avenue one hundred feet. Lot No. 150 is bounded northerly on Lloyd Avenue one hundred feet easterly on Humboldt Avenue two hundred feet southerly on Lot 155 one hundred feet and westerly on Lot 149 two hundred feet. Lot No. 151 is bounded northerly on Lot 147 two hundred feet easterly on Lot 153 one hundred feet southerly on Lot 152 two hundred feet and westerly on Wayland Avenue one hundred feet.

Lot No. 152 is bounded northerly on Lot 151 two hundred feet easterly on Lot 153 one hundred feet southerly on Irving Avenue two hundred feet and westerly on Wayland Avenue one hundred feet. Lot No. 153 is bounded northerly on Lot 148 seventy eight 58/100 feet easterly on Lot 154 two hundred feet southerly on Irving Avenue seventy eight 58/100 feet and westerly on Lots 151 and 152 two hundred feet. Lot No. 155 is bounded northerly on Lot 150 one hundred feet easterly on Humboldt Avenue two hundred feet southerly on Irving Avenue one hundred feet and westerly on Lot 154 two hundred feet as delineated upon said plat.

Also including all our and each of our interest in and to so much of each of said Avenues and streets and land forming the same to the centre line thereof as abuts on said lots respectively subject to the use of the same as public avenues and streets.

But it is understood and provided that the said The Weybosset Land Company their successors and assigns shall not locate any building on said premises within twenty (20) feet of any street or avenue delineated upon said plat. Reference to said plat and the said record thereof for further description of said premises being hereby had and made.

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to the said The Weybosset Land Company their successors and assigns forever to its and their only proper use benefit and behoof forever. And we the said Charles C. Taber and Henry M. Taber for ourselves our heirs executors and administrators do covenant promise and grant to and with the said The Weybosset Land Company their successors and assigns that at and before the ensealing hereof we are the true sole and lawful owners of the above bargained premises and are lawfully seized and possessed of the same in our own proper right as good perfect and absolute estate of inheritance in fee simple and have in us good right full power and lawful authority to grant bargain sell convey and confirm the said bargained premises in manner as aforesaid. And that the said The Weybosset Land Company their successors and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free and clear and freely and clearly acquitted exonerated and discharged of and from all and all manner of former or other gifts grants bargains sales leases mortgages wills entails jointures dowries judgments executions and encumbrances of what name or nature soever that might in any measure or degree obstruct or make void this present deed.

Furthermore we the said Charles C. Taber and Henry M. Taber for ourselves our

heirs executors and administrators do covenant and engage the above demised premises to the said The Weybosset Land Company its successors and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents.

And we Cornelia F. M. Taber wife of the said Charles C. Taber and Mary P. Taber wife of the said Henry M. Taber for and in consideration of the sum so paid as aforesaid do hereby remise release and forever quitclaim unto the said The Weybosset Land Company its successors and assigns all our and each of our right of dower and power of thirds in and to the above granted premises.

In testimony whereof we have hereunto set our hands and seals this fourth day of October A. D. Eighteen hundred and seventy two.

Signed Sealed and Delivered in presence of Michael Phillips as to Charles C. & Henry M. Taber William P. Taber as to all.

Chs. Corey Taber. [L.S.]
Henry M. Taber. [L.S.]
Cornelia F. M. Taber. [L.S.]
Mary P. Taber. [L.S.]

State of New York City & County of New York ss. In the City of New York in said County on this fourth day of October 1872 Charles Corey Taber and Henry M. Taber two of the subscribers to the foregoing instrument with whom I am personally acquainted personally appeared before me and severally acknowledged the said instrument by them signed to be their and each of their free and voluntary act and deed.

In Witness whereof I have hereunto set my hand & affixed my notarial seal the day and year herein above written

[L.S.] Michael Phillips Notary Public N. Y. City & County.

Recorded December 6, 1872 at 2,40 P. M. Witness G. A. Williamson Recorder of Deeds.

This Instrument in Two Parts Witnesseth

That the undersigned George L. Arnold of the first part have leased and let and do hereby lease unto Calvin Wilbur and Albert L. Wilbur of the second part

Two certain lots of land situate in the westerly part of the City of Providence marked as Lots X and K on an amended plat of Mehetabel Arnolds land filed Dec. 7th 1864 and recorded in the Records of Plats No. 6 page 22.

To have and to hold the same as lessee thereof to them the said Calvin Wilbur and Albert L. Wilbur their heirs executors and assigns for a "Livery Stable" for the full term of fifteen years from the first day of November A. D. 1872 they performing and fulfilling the covenants and agreements hereinafter contained and set forth to wit The said party of the second part their heirs executors administrators and assigns doth hereby covenant and agree that they will during said term pay all taxes and assessments that shall be levied upon said lots and will also for and during the first five years of said term pay as rent therefor Three

hundred dollars per year one half of said rent to be paid on the first day of May and the half on the first day of November in each year with interest added at twelve per cent per annum until paid. And for and during every subsequent period of five years will pay as aforesaid an additional increase yearly rent in proportion to the rise of rents in that vicinity and the revaluation of our City Assessors. It is further agreed by the parties of the second part that if said rents taxes and assessments is not paid within twenty days after the same is due the party of the first part his heirs or assigns may at their election cancel this lease reenter and take peaceable possession of said premises and sell the same at public auction all the property and improvements thereon for whom it may concern and after deducting all demands due including all the expenses in selling and delivering the same pay over the balance if any to the said party of the second part their heirs or assigns. At the expiration of said term or other sooner termination they will leave all wells and cisterns on the premises undisturbed for the benefit of the party of the first part in addition to the rent.

In testimony whereof we have hereunto set our hands and seals in duplicate this 31st day of October A. D. one thousand eight hundred and seventy two. (1872)

Signed Sealed and Delivered in presence of William C. Arnold.

Geo. C. Arnold. [L.S.]
Calvin Wilbur. [L.S.]
A. L. Wilbur. [L.S.]

Providence County ss.

In Providence this 31st day of October A. D. 1872 Then George C. Arnold Calvin Wilbur and Albert L. Wilbur appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Stephen C. Arnold Public Notary.

Recorded December 7, 1872 at 9,45 A. M. Witness G. A. Williamson Recorder of Deeds.

333-339

Know All Men by these Presents

That we the Woonsocket Company a corporation created by the General Assembly of the State of Rhode Island and doing business in the County of Providence in said State for and in consideration of the sum of Five dollars to us well and truly paid before the ensealing hereof by "Allens' Print Works" a corporation created by the General Assembly of said State of Rhode Island and transacting business in said County of Providence the receipt whereof is hereby acknowledged have granted bargained sold and conveyed and by these presents do grant bargain sell and convey unto them the said Allens' Print Works their successors and assigns forever all our right title and interest in and to

A certain tract of land situated in the northerly part of the City of Providence in said County and State which said tract is bounded and described as

follows viz. northerly by Thurbers Lane easterly by Mechanics Avenue southerly by Livingstone Avenue and westerly by land formerly of said Woonsocket Company and land known as the "Asa Olney Lot" as said estates and avenues are laid out and described on a plat entitled "The Belden Plat of Lots on North Main Street near Allens Print Works platted and drawn May 1865 by C. E. Paine" and recorded in the Records of land evidence in said City of Providence in Book of Plats No. 6 (six) page 47 (forty seven) reference to said plat and the said record thereof being hereby had and made.

Also all our right title and interest in and to a certain lot of land with all the buildings and improvements thereon situated on the southerly side of Thurbers Lane in the northerly part of said City of Providence being the same premises conveyed to Stanton Belden from Watty Olney and others by deed dated the second day of January A.D. 1866 which said deed is recorded in the records of land evidence in said City of Providence said two lots of land being the same premises conveyed to the said Woonsocket Company from Stanton Belden by deed bearing date the fifteenth day of January A.D. 1866 which said deed is on record in the records of land evidence in said City of Providence in Book of Deeds No. 172 (one hundred and seventy two) page 494 (four hundred and ninety four) reference thereto and to the said record thereof for a further description of said granted premises being hereby had and made.

To have and to hold the premises aforesaid with all the rights privileges and appurtenances thereof or thereunto appertaining to them said Allens Print Works their successors and assigns forever.

In testimony whereof the said Woonsocket Company have caused these presents to be signed and their corporate seal to be affixed by Moses B. I. Goddard their Treasurer duly qualified therefor this sixth day of December A.D. Eighteen hundred and seventy two.

Signed Sealed and Delivered
in presence of
G. W. R. Matteson.

Woonsocket Company (L.S.)
by Moses B. I. Goddard Treasurer

State of Rhode Island County of Providence ss. In the City of Providence on this sixth day of December A.D. Eighteen hundred and seventy two personally appeared Moses B. I. Goddard Treasurer and acknowledged the preceding instrument to be the free act and deed of the Woonsocket Company and his free act and deed in his said capacity of Treasurer.

Before me Thomas C. Greene Justice of the Peace.

Recorded December 7, 1872 at 9.50 A.m. } Witness

G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That whereas I Samuel W. Peckham of the City of Providence in the State of Rhode Island Guardian of Elizabeth Mary and Margaret Tohey minors under the age of twenty one years children of Michael Tohey late of said City deceased by an order of the Municipal Court of said City

held on the fifteenth day of October A.D. 1872 was authorised and empowered to sell at public auction all the right title and interest of said minors in certain real estate in said City hereinafter described and whereas I the said Guardian having first given bond as required by law with sureties satisfactory to said Court and having given notice of said sale by publishing the same in a public newspaper printed in said City to wit the Manufacturers and Farmers Journal for four successive weeks did on the twenty first day of November A.D. 1872 at twelve o'clock M. on the premises pursuant to the order and notice aforesaid sell by public auction all the right title and interest of the said minors in said real estate and also all rights of dower therein to Hugh Carroll of said City of Providence he being the highest bidder therefor for the sum of eleven hundred and five dollars

Now therefore I the said Samuel W. Peckham Guardian as aforesaid by virtue of the power and authority in me vested as aforesaid and in consideration of the said sum of eleven hundred and five dollars (part of which sum is the consideration for said rights of dower) to me paid by the said Hugh Carroll the receipt whereof is hereby acknowledged do by these presents give grant sell and convey to him the said Hugh Carroll all the right title and interest of said minors in and to

One certain lot of land with all the improvements thereon situate in said City of Providence (formerly in the Town of Cranston) and is laid out and designated as Lot No. 33 (thirty three) on a plat of Josiah H. Robinsons land which plat is on record in the Town Clerks Office in said Cranston in Book 17 page 141. Said lot fronts (40) forty feet on Robinson Street and holding the width of forty (40) feet extends back northerly therefrom one hundred and thirty six (136) feet more or less to the land (formerly) of the heirs of George Curtis.

To have and to hold the same with all the privileges and appurtenances to the same belonging to him the said Hugh Carroll and his heirs and assigns to his and their use and behoof forever. And I the said Samuel W. Peckham for myself and my executors and administrators do covenant with the said Hugh Carroll his heirs and assigns that in making said sale I have in all things observed the rules and directions of the law.

And I Margaret Huntley (formerly the wife of the said Michael Tohey) and now the wife of James F. Huntley of said City of Providence for and in consideration of the sum of one dollar to me paid by the said Hugh Carroll and for other valuable consideration by me received do hereby release remise and forever quitclaim to him the said Hugh Carroll his heirs and assigns all my right of dower in the premises above described.

In testimony whereof we have hereunto set our hands and seals this twenty seventh day of November A.D. 1872.

Signed Sealed & Delivered
in presence of
Benj. D. Weeden Jr.
Wm. B. W. Hallett.

Saml. W. Peckham (L.S.)
Guardian.

Margaret (new) X Huntley (L.S.)
mark.

Providence ss.

In the City of Providence on this 27th day of November A.D. 1872 personally appeared Samuel W. Peckham and acknowledged the foregoing instrument by him signed as Guardian to be his voluntary act and deed in that capacity and at the same time and place personally appeared Margaret

Huntley who being examined by me privily and apart from her husband James T. Huntley and having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me William B. W. Hallett.
Justice of the Peace.

Recorded December 10, 1872 at 2 P. M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I E. Proctor formerly of Providence in the State of Rhode Island but now a resident of Nevada County in the State of California have made constituted and appointed and by these presents do make constitute and appoint Mrs. Laura A. Proctor of Providence in the State of Rhode Island my true and lawful Attorney for me and in my name place and stead to ask for demand and receive payment from Patrick Healey the balance due me on a certain note secured by mortgage dated on or about June 2d 1870 & executed by said Patrick Healy and on such payment being made to deliver up and cancel said note and fully satisfy and cancel the said mortgage given to secure payment of the same and to that end and purpose to execute such satisfaction piece or pieces and to do such other act or acts as may be necessary to the full and complete cancellation & discharge of said note debt and mortgage both in fact and of record.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the 27th day of November one thousand eight hundred and seventy two (1872)

Signed Sealed and Delivered in the presence of Niles Searls. E. Proctor [L.S.]

State of California County of Nevada ss. On this 27th day of November A.D. One thousand eight hundred and seventy two before me T. C. Plunkett County Clerk and ex officio Clerk of the County Court personally appeared the within named E. Proctor whose name is subscribed to the annexed instrument as a party thereto personally known to me to be the individual described in and who executed the said annexed instrument and who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

T. C. Plunkett Co. [L.S.]
Jno. P. Ellison Dep.

State of California County of Nevada ss. I John Caldwell County Judge and ex officio Judge of Co. Court do certify that T. C. Plunkett whose name is subscribed to the certificate of acknowledgment of the annexed instrument was at the time of making said certificate County Clerk and Clerk of the County Court in and for said County duly commissioned and qualified and authorized to take the same that I am well acquainted with his hand writing and verily believe the signature to the said certificate is genuine. And I further certify that the said instrument is executed and acknowledged according to the laws of the State of California.

Witness my hand and the seal of said Court at Nevada this 27th day of November A. D. 1872.

John Caldwell County Judge. [L.S.]

Recorded December 11, 1872 at 1 P. M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Bridget Dougherty 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 Elizabeth Dougherty of Brooklyn in the State of New York 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 Elizabeth Dougherty her 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 with the buildings and improvements thereon situate between Dean and Cargill Streets in said Providence and bounded and described as follows viz. Beginning at a point forty seven feet easterly from the easterly line of Cargill Street in the north line of Lot No. 1 as designated on a plat of land for house lots on Cargill Street belonging to Luke Green platted by Atwater & Schubarth June 26 1846 recorded in the Recorders Office in said Providence in Book of Plats No 1 page 94 and running easterly on said line forty one feet and 3/10 to land of Mary Bohan thence running southerly on the easterly line of said plat ninety three & 4/10 feet bounded easterly partly by land of said Mary Bohan and partly by land formerly of Stephen C. Kenyon thence running westerly on a line parallel with the northerly line of said lot as above described twenty seven & 3/10 feet thence running northerly fifty three & 4/10 feet on a line parallel with the easterly line of this lot thence running in a westerly direction sixteen feet on a line parallel with the northerly line of this lot thence running northerly forty feet to the place of beginning bounded westerly by land of Betsey Lake thirty seven feet.

Being the same land conveyed to Anthony Dougherty by deed from Christian Schaffer dated July 30th 1864. Meaning and intending to convey to the said Elizabeth Dougherty all the interest which I have in said premises by will of Anthony Dougherty late of Providence deceased.

To have and to hold the same to her the said Elizabeth Dougherty her heirs and assigns with the same rights and privileges that I the said Bridget Dougherty had in and to the same by the will of the said Anthony Dougherty late of Providence deceased. And I the aforenamed Bridget Dougherty for myself and for my heirs executors and administrators do covenant with the said Elizabeth Dougherty her heirs and assigns that I will warrant and defend the aforedescribed premises to the said Elizabeth Dougherty her heirs and assigns 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 ninth day of December A. D. Eighteen hundred & seventy two. (1872)

Signed Sealed & Delivered
in presence of Peter F. Hughes
James Mc Nally
John B. O'Leary.

her
Bridget × Dougherty [L.S.]
mark

State of Rhode Island Providence sc. In Providence on this 9th day of December A. D. 1872 personally appeared before me Bridget Dougherty & acknowledged the foregoing instrument by her signed to be her free act and deed.

Peter F. Hughes
Justice of the Peace.

Recorded December 11, 1872 at 1, 55 P. M.
Witness G. A. Williamson
&
Recorder of Deeds.

Know All Men by these Presents

That I William A. Mason of the City and County of Providence State of Rhode Island in consideration of one dollar to me paid by Daniel H. Adams of said Providence the receipt whereof is hereby acknowledged do hereby grant and assign to said Adams all my right title and interest in and to a certain lease recorded in the Land Records of said Providence in Deed Book No. 187 at page 95 and to the premises therein described. To have and to hold the said granted premises to him said Daniel H. Adams his executors administrators and assigns to his and their own use he paying the rents and performing the covenants therein contained to be paid and performed by the lessee. In witness whereof I have hereunto set my hand and seal at said Providence this tenth day of December A. D. 1872.

Signed Sealed and Delivered
in presence of
Erwin F. Case.

William A. Mason [L.S.]

State of Rhode Island Providence sc. In Providence in said County this eleventh day of December A. D. 1872 personally appeared William A. Mason subscriber to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me Erwin F. Case Justice of the Peace.

Recorded December 12, 1872 at 2.30 P. M.
Witness G. A. Williamson Recorder of Deeds.
&

Know All Men by these Presents

That I Benjamin Bogman of Warwick in the State of Rhode Island in consideration of the sum of One hundred dollars to me paid by Cyrus Harris of Providence in said State do hereby grant assign transfer and set over to the said Cyrus Harris his executors administrators and assigns.

All the buildings and improvements standing upon a lot of land situated on the easterly side of Mathewson Street in said Providence and which said buildings are now No. 1 (One) 3 (Three) 3½ (Three & ½) 5 (five) and 7 (seven) on said street and on a lot of land leased to me by lease from Anstice P. Manton and Joseph P. Manton dated July 13th A. D. 1871 on record in the Recorder's Office in said Providence in Book No. 196 page 419.

To have and to hold said buildings and improvements to him the said Cyrus Harris his executors administrators and assigns forever. And for the consideration paid as aforesaid I do hereby assign transfer and set over to the said Cyrus Harris his executors administrators and assigns the afore referred to lease and all my right title and interest in and to said land under and by virtue of said lease he or they paying all rents reserved to be paid in and by said lease and keeping and performing all covenants and agreements in said lease to be kept and performed.

In testimony whereof I have hereunto set my hand and seal this day of in the year of our Lord one thousand eight hundred and seventy two.

Executed in presence of
John C. Purkis.

Benjamin Bogman [L.S.]

Providence County sc. In Providence this second day of December A. D. 1872 then Benjamin Bogman personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

John C. Purkis Justice of the Peace.

Recorded December 14, 1872 at 12 M.
Witness G. A. Williamson
&
Recorder of Deeds.

Whereas

On the fifteenth day of March A. D. 1869 the American Eyelet Company a corporation created by the General Assembly of the State of Rhode Island did make and execute a certain deed of trust to John Erastus Lester and Henry A. Howland whereby and wherein they conveyed all their property including their patents for the purposes as therein stated of securing the payments of certain bonds thereon specially described under condition that if they shall pay or cause to be paid said bonds and interest then said deed shall be void otherwise to be and remain in full force and effect and therein and thereby the said American Eyelet Company did constitute and appoint said Trustees to be their Attorneys to sell at public auction the property therein described after a default in the payment of any of said bonds or interest thereon should have existed ten days and twenty days notice should have been in a pub-

lic newspaper published in the City of Providence and make and deliver a proper bill of sale to the purchaser or purchasers all of which will more fully appear by reference to Book of Mortgages of Personal Property No 15 page 47. And whereas default did take place in the payment of said bonds and interest and did exist for more than ten days and public notice of the time and place of the sale of the property under the mortgage deed of trust was published in the Providence Journal a paper published in the City of Providence for twenty days and more before the sale a copy of which notice is attached hereto and whereas on the fourth day of December 1872 a. twelve o'clock noon said property was offered at public sale by George H. Burnham Esqr. a duly authorized and empowered auctioneer and at said sale James H. Read and Harrison H. Richardson were the highest bidders and did announce that they acted as trustees now therefore

Know all men that we the American Eyelet Company of Providence R.I. for and in consideration of six thousand two hundred dollars duly paid John Trustees Lester and Henry A. Howland Trustees the receipt whereof is hereby acknowledged do hereby bargain sell set over and deliver unto said James H. Read and Harrison H. Richardson Trustees all and singular the property apparatus fixtures and all personal property unto the American Eyelet Company belonging and in their shop at Number (84) Eighty nine on Aborn Street in the City of Providence and more accurately described in the deed of trust above referred to.

In Witness Whereof we have hereunto set our names and seals this eleventh day of December 1872.

In presence of signed sealed and delivered. Wm. C. Chase, Jas. Snow Jr. — J. Trustees Lester (LS), H. A. Howland (LS)

Recorded December 18, 1872 at 2.40 P.M. Witness E. A. Williamson, Recorder of Deeds

Know All Men by these Presents

That I Alexander G. Mc Causland of Providence in the County of Providence and State of Rhode Island for and in consideration of Three hundred dollars ($300) to me paid by John Mc Causland of the City County & State aforesaid the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said John Mc Causland

All the stock and fixtures contained in the store situated at Number 169 Atwells Avenue in said City of Providence The stock in said store consisting of boots shoes rubbers &c.

To have and to hold the same to him said John Mc Causland his executors administrators and assigns to his & their use forever. And I said Alexander G. Mc Causland for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said John Mc Causland forever.

In Witness Whereof I have hereunto set my hand & seal this 9th day of December A.D.

1872.

Signed Sealed & Delivered in presence of Mary A. Dewsnap, Mary Dewsnap. — Alexander G. his X mark Mc Causland (LS)

State of Rhode Island Providence ss.

In the City of Providence this 9th day of December A.D. 1872 then personally appeared the above named Alexander G. Mc Causland and acknowledged the within instrument by him subscribed to be his free & voluntary act & deed.

Before me C. H. Lincoln, Justice of the Peace.

Recorded December 19, 1872 at 10, 10 A.M. Witness E. A. Williamson, Recorder of Deeds

Know All Men by these Presents

That I Emily M. Howard of Providence in the State of Rhode Island Administratrix on the Estate of William A. Howard late of Cranston in said State deceased have constituted ordained and made and in my stead and place put and by these presents do constitute ordain and make and in my stead and place put Zechariah Chafee of said Providence to be my true sufficient and lawful attorney irrevocable during the period of twelve months from the date hereof for me and in my name and stead and to my use as such Administratrix to ask demand levy require recover and receive of and from all and every person or persons whomsoever the same shall or may concern all and singular sum and sums of money debts goods wares merchandise effects and things whatsoever and wheresoever they shall and may be now and hereafter found due owing payable belonging and coming unto me the constituent by any ways and means whatsoever to buy cotton and other supplies necessary for running the Arkwright Mill in said Cranston to sell the goods manufactured and to be manufactured at said mill to receive the proceeds of such sales and to disburse the same in the carrying on and management of the business of running said mill so far as the proper management of such business may require and in paying any indebtedness of said Estate or from me as said Administratrix now or hereafter existing and generally to do all things necessary for the proper care and management of said Estate

Giving and hereby granting unto my said Attorney my full and whole strength power and authority in and about the premises and to take and use all due means course and process in the law for the obtaining and recovering the same and of recoveries and receipts thereof and in my name to make seal and execute due acquittance and discharge and for the premises to appear and the person of me the constituent to represent before any governor judges justices officers and ministers of the law whatsoever in any court or courts of judicature and there on my behalf to answer defend and reply unto all actions causes matters and things whatsoever relating to the premises Also to submit any matter in dispute to arbitration or otherwise with full power to make and substitute one or more attorneys under him said Attorney and 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 I the said constituent if present might or might personally although the matter should require more special authority than is herein comprised I the said constituent ratifying allowing and holding firm and valid all and whatsoever my said Attorney or his substitutes shall lawfully do or cause to be done in and about the premises by virtue of these presents.

In Witness Whereof I have hereunto set my hand and seal this twenty first day of December in the year of our Lord one thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of the words "irrevocable during the period of twelve months from the date hereof" being first interlined. Charles Matteson H. T. Grant Jr.

Emily M. Howard [L.S.] Administratrix

State of Rhode Island &c. Providence ss. Providence December 21st 1872. Then Emily M. Howard Administratrix on the Estate of William A. Howard acknowledged the within instrument to be her free and voluntary act and deed before me. Witness my hand and notarial seal the day and year above written.

Charles Matteson Public Notary [L.S.]

Recorded December 21, 1872 at 2.55 P. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That I Sarah A. Dunham of the City of Providence in the State of Rhode Island as I am Guardian of Maria F. Dunham of said City a minor under the age of twenty one years by virtue of power and authority granted me in my said capacity by the Municipal Court of said City of Providence exercising Probate jurisdiction held on the 30th day of July A. D. 1872 in consideration of the sum of one thousand dollars to me paid by Frederick Miller of said City of Providence the receipt whereof I do hereby acknowledge do hereby bargain grant sell and convey unto the said Frederick Miller his heirs and assigns all my right title and interest as Guardian as aforesaid and all the right title and interest of the said Maria F. Dunham in and to

One undivided third part of a lot of land and buildings thereon situate on Meeting Street in said City of Providence being same lot conveyed to Charles C. Dunham by Nathl. Luther by deed recorded in Deed Book 81 page 221 and is part of No 239 on Assessors Plat 10.

To have and to hold the above granted premises to him the said Frederick Miller his heirs and assigns to his and their use and behoof forever. And I the said Sarah A. Dunham for myself and my executors and administrators do covenant with the said Frederick Miller his heirs and assigns that in making said sale I have in all things observed the rules and directions of the law and that I will and my heirs shall warrant and defend the granted premises against the

lawful claims and demands of the said minor and her heirs and all persons claiming the same by from or under her.

In testimony whereof I hereunto set my hand and seal as Guardian as aforesaid this 28 day of September A. D. 1872.

Signed Sealed & Delivered in presence of Annie M. Windsor.

Sarah A Dunham. [L.S.] Guardian.

Providence ss. In the City of Providence on this 30th day of September A. D. 1872 then personally appeared Sarah A. Dunham Guardian of Maria F. Dunham and acknowledged the foregoing instrument by her signed to be her voluntary act and deed in that capacity.

Charles Gelain Justice of the Peace.

Recorded December 23, 1872 at 2 P. M. } Witness G. A. Williamson

Recorder of Deeds

This Agreement

Made and entered into this 20th day of December A. D. 1872 by and between George F. Wilson of East Providence R. I. Martin L. Stokes George Chatterton & William Barstow of Providence R. I. of the first part and Joseph P. Manton of said Providence of the second part

Witnesseth That Whereas in consideration of the sum of one dollar and the agreements of said Manton herein contained said parties of the first part have endorsed his two negotiable promissory notes payable in two years from the date hereof to the amount of twenty thousand dollars ($20000) Now therefore in consideration of the premises said Manton hereby agrees to and with said parties of the first part and their legal representatives that they shall henceforth have with him an undivided one half interest in and to

The land East of the "Old Pest House lot" so called in said Providence bounding Westerly on Allen Avenue so called about two hundred and ten feet Southerly on land formerly of William W. Bishop about eleven hundred feet Easterly on Harbor line about two hundred and ten feet and Northerly on land of John T. Ward about eleven hundred feet which said tract of land is agreed to be conveyed to said Manton by John T. Ward upon the favorable termination of the suit of the City of Providence vs said Ward now pending in the Supreme Court of the State of Rhode Island within and for the County of Providence being case No 7870 which said agreement is recorded in Book 239 page 151 of the records of deeds of said Providence and a joint and undivided one half interest with him in said agreement and all the rights arising therefrom.

And said Manton further agrees that he will use his best endeavors to bring said suit to a speedy and successful termination for himself and said parties of the first part free of all cost and expense to them and upon such termination of said suit the conveyance of said property stipulated for in said agreement shall be made as follows viz: one half of said land to said Manton and the other half to said parties of the first part in equal shares provided however

that in case said parties of the first part shall be obliged to pay said note or any part thereof and any one or more of said parties of the first part shall fail to pay his respective one quarter part of the sum so to be paid by said parties of the first part then the one half interest above agreed to be conveyed to said parties of the first part shall be divided among such of them as shall make such payment in proportion to the amount paid by each and provided further that the parties of the first part so taking such one half of said land shall assume and make one half of the payment to said Ward in cash and mortgage as provided for in said agreement. And as security to said parties of the first part for the endorsement aforesaid said Manton hereby pledges assigns and conveys to them all his right title and interest in and to the tract of land laid out and described as Plan of West Elmwood in Cranston R.I. by J Howe recorded in Book of Plats No. 2 page 61 in the Town Clerks' Office in said Cranston which he now has or of right ought to have under and by virtue of the agreement of Amos N. Beckwith and John T. Mauran dated June 20th 1871 and recorded in Book 54 page 28 of the Records of Deeds of said Cranston hereby stipulating that his said interest in said land has not been heretofore conveyed by him and that the same is free from any incumbrance that might in any way obstruct or make void this present conveyance thereof provided however and this conveyance of said land in said Cranston is upon this condition that if said Manton shall well and truly pay said notes at maturity together with the interest thereon or shall hold said parties of the first part harmless and free from loss cost and expense on said notes by reason of their said endorsement thereof then this conveyance of said interest in said land in Cranston shall be void otherwise shall be in full force and effect.

In Witness Whereof said parties have hereunto set their hands the day and year first above written.

Executed in presence of — Joseph P. Manton [L.S.]
Date being changed from Nov. 20th to Dec 20th — Geo. F. Wilson. [L.S.]
J. H. Steiness Witness to J. P. M. — Martin C. Stokes. [L.S.]
(the words "two" "to" and amount being — George Chatterton. [L.S.]
interlined and "for" and "sum" erased — William Barstow. [L.S.]
before execution.) J. H. Steiness

State of Rhode Island &c. Providence County ss. In Providence this 20th day of December A.D. 1872 Joseph P. Manton acknowledged the foregoing instrument to be his free and voluntary act and deed.

Before me John H. Steiness Justice of the Peace.

Recorded December 24, 1872 at 1,25 P.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That Patrick Heffernan of the Town of North Providence County of Providence and State of Rhode Island in consideration of two hundred and fifty dollars paid by John Kelley of the City and County of Providence and State aforesaid the receipt whereof is hereby acknowledged

do hereby grant sell transfer and deliver unto the said John Kelley the following goods and chattels namely One bar four tables twenty five chairs one looking glass six pictures gas fixtures one stove and piping for same meaning and intending by these presents to convey all my right title and interest in and to the stock in trade and fixtures of the Saloon Number Thirty nine on Mathewson Street in said City of Providence together with my good will of the same.

To have and to hold all and singular the said goods and chattels to the said John Kelley and his executors administrators and assigns to their own use and behalf forever And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Patrick Heffernan hereunto set my hand and seal this twenty fourth day of December in the year one thousand eight hundred and seventy two

Signed Sealed and Delivered
in presence of — Patrick Heffernan [L.S.]
Patrick Mc Cabe
Joseph Osfield Jr.

Recorded December 24, 1872 at 2 P.M. } Witness G. A. Williamson
Recorder of Deeds

Be it Known

That the undersigned who are parties to the lease attached hereto have & hereby do covenant and agree to and with each other as follows

The party of the first part for & in consideration of one dollar to him in hand paid by the parties of the second part the receipt of which is hereby acknowledged hath and hereby doth consent & agree to renew said lease attached hereto in same manner & form & upon the same conditions as are therein recited for a period of five years from & after the first day of February next & to terminate and end on the first day of February one thousand eight hundred and seventy eight (1878). And on same conditions the party of the first part hath & hereby furthermore doth grant demise & to farm let unto the parties of the second part the store adjoining aforesaid premises & known as Number Twenty two (22) for a like period of five years & to terminate & end at the expiration thereof. And the parties of the second part are to pay for said store No. 22 an annual rent of eight hundred dollars (800) in monthly payments that is to say for the two stores one hundred and sixty six dollars sixty seven cents (166.67) on the first day of February next and a like sum on each and every month thereafter in each & every year during the continuance of this lease

And the parties of the second part have and hereby do accept the said premises on the terms & conditions as herein before recited and do promise & agree to do and perform all and several the agreements and covenants herein before stipulated

All of which is hereby mutually agreed to by us & also binding our heirs executors administrators & assigns. In testimony whereof we have hereunto affixed our hand & seal in the City of New York this twentieth 20th day of December one thousand eight hundred and seventy two (1872)
The words "for the two stores on first page
interlined before signing & sealing and
also the words "same conditions"

E. J. Mallett. (L.S.)

Hymes Bro. & Co. (L.S.)

In presence of
G. W. Anckel
W. Herman.

Recorded December 26, 1872 at 10.50 A.M. } Witness G. A. Williamson
&c Recorder of Deed

For Lease renewed above see Bk. 184 page 379.

Bond for a Deed

I hereby certify that I have sold to Abraham Ward of Providence R. I. Lot No. 100 One hundred on Noyes Avenue with all the buildings and improvements thereon for two thousand and two hundred dollars ($2200.00) on the following terms and conditions (250$) two hundred fifty dollars cash in hand The interest on the balance at 8 per cent semi-annually in advance same as at Bank together with all the expenses attending the mortgaging of said property at Bank All moneys due over fifteen hundred dollars ($1500) shall be paid to J. A. Perry his heirs or assigns within one year from date in payments of not less than (25$) twenty five dollars pr month And as soon as the said A. Ward shall pay or cause to be paid to J. A. Perry or his heirs or assigns all moneys due over fifteen hundred dollars then the said Perry his heirs or assigns shall give a warranty deed of said property to the said Ward his heirs or assigns and take a mortgage as security for the sum of fifteen hundred dollars for a term of one year together with insurance security. And it is stipulated in this bond for a deed that the said J. A. Perry shall have the right & authority to keep the buildings in as good condition (ordinary wear excepted) as they now are in until the said property is paid for in full.

Providence Nov. 28th 1872. John A. Perry.

And in case of sickness or loss it is further understood that six months more time shall be added to the aforementioned time in said contract.

Witness
Ezra H. Perry M. D.

John A. Perry.

Recorded December 26, 1872 at 11 A.M. } Witness G. A. Williamson
&c Recorder of Deeds

Stamp Duty Paid
Wm. Innes
Collector of
Internal Revenue
12/26/72.

Know All Men by these Presents

That I Albert Dailey of the City and County of Providence for and in consideration of the sum of Twenty five thousand dollars and of the trusts hereinafter contained do hereby bargain sell convey set over and assign to George B. Earle of the City and County of Providence the following described property to wit

A Lease from Almira S. Dexter of a tract of land on Benefit Street in the City of Providence between Central Congregational Church Estate and land of James S. Rhodes and Hiram B. Aylesworth together with all the buildings thereon and certain horses harnesses carriages and other property being the same property attached on original writ in the Supreme Court in case Moulton & Remington vs. Wheeler & Tallman and sold on said writ by Phineas Fairbrother Deputy Sheriff and conveyed by him to me by deed dated January 24 1872 and to which reference is made for a more particular description thereof with the exception that Wm. S. Briggs has the right during the unexpired term of the lease aforesaid to pass over so much of said lot covered by said lease as is now used for that purpose to and from the wide door on the South side of his the said Briggs' carriage room to the gangway on the South side of said stable leading from Benefit to North Main Street.

To have and to hold the same to him his executors administrators and assigns in trust for the following uses and purposes viz. 1. To sell said property either in whole or in part at private or public sale for cash or on credit and with the proceeds of said sale after paying the expenses thereof including a reasonable compensation to himself for his services then to pay the following described notes all made by Thos. W. Hart and all payable at Bank to wit one for three thousand dollars dated April 3d 1872 and payable to the order of William Butler four months after date & by him endorsed one for twenty five hundred dollars dated April 5th 1872 and payable to the order of Albert Dailey three months after date one for one thousand dollars dated April 6th 1872 and payable to the order of Charles H. Perkins five months after date and by him endorsed. One for five hundred dollars dated April 9 1872 and payable to the order of Martin L. Stokes three months after date and by him endorsed One for six thousand dollars dated April 10th 1872 and payable to the order of Amasa Sprague six months after date and by him endorsed One for three thousand dollars dated April 17th 1872 and payable to the order of Albert Dailey five months after date. One for two thousand dollars dated April 17 1872 and payable to the order of George B Earle five months after date & by him endorsed. One for fifteen hundred dollars dated April 18 1872 and payable to the order of Alfred Anthony six months after date and by him endorsed One for seven thousand dollars dated April 20th 1872 and payable to the order of Albert Dailey four months after date or the renewals thereof in full if sufficient and if not pro rata and the surplus if any to pay over to said T. W. Hart or his legal representatives as hereinafter provided. Said sale to be made by said Earle at any time when he shall be requested to make the same by any one of the above named parties they being at the time holders or endorsers of any of the above named notes or the renewals thereof. And in the meanwhile said Earle may allow the said Hart to use said property Provided in case additions are made to the same by him the additions so

made shall become a part of the property hereby conveyed and shall become and be the property of said Earle for the purposes of the above trust in the same manner and with the same effect as though they were a part of the same at this time and were hereby conveyed and said Hart shall make a conveyance of the same to said Earle to that effect. And provided also that during the time that said Earle may allow said Hart to remain in the use of said property all taxes expenses and the expenses of insuring the same and all assessments of any kind shall be paid by the said Hart and in case they are not paid said Earle may sell said property or any part thereof as hereinbefore provided and retain from the proceeds of said sale money enough to pay the same first deducting the expenses of said sale said insurance in all cases to be made payable to said Earle and in such an amount as he may require. At any time when said Hart shall have paid said notes or the renewals thereof in full and shall have also paid all taxes assessments and charges for which said Earle may in any way be liable on account of said property and all expenses taxes assessments and charges including the expense of insurance that said Earle may have paid or incurred on account thereof in full then said Earle shall convey to said Thomas W. Hart said property discharged of the above named trusts.

And I the said Thomas W. Hart do hereby agree to all the provisions contained in the preceding instrument and that I will be bound by the same and that I will execute perform pay and carry out the same so far as is required on my part.

And I said George B. Earle hereby accept the above created trusts and hereby agree to execute the same. In testimony whereof I have hereto set my hand and seal this 29th day of April A.D. 1872.

Albert Dailey (L.S.)
Thos. W. Hart (L.S.)

Providence ss. Providence April 29, 1872

Then personally came Albert Dailey signer to the above instrument and acknowledged the same to be his free act and deed.

Before me Benjn. N. Spafham

And we the undersigned parties interested in the administration of the trust declared in the foregoing deed do hereby assent to all the provisions thereof and agree that the said George B. Earle Trustee shall not be held liable by us or either of us for any waste or depreciation of said property while in the hands of said Thomas W. Hart or by the sale of said property by said Hart or for any loss or injury to said property which is not the result of his the said Trustees wilful mismanagement or fraud.

Albert Dailey.
Geo. B. Earl.
Amasa Sprague.
Alfred Anthony.
William Butler.
C. H. Perkins.

Recorded December 26, 1872, at 11,15 A.M. } Witness G. A. Williamson
&c Recorder of Deeds.

Inventory of Stock April 29, 1872

Horses.		
Hambletonians	Pair	
Buckskins	Pair	
Jim & Getty	"	
Kate & Frank	"	
Fox & Hunter	"	
Chub & Dandy	"	
Smith Horses	"	
Jack & Yorker	"	
Sorrell & Ben	"	
Tom & Governor		
Joe & Prince		
Topsey & Nancey		

Carriages Harnesses &c.
4 landaus
2 Clarences
5 coaches
1 coupe
3 carryalls
2 Phaetons
3 top buggies
1 open buggy
12 sets of double harness
3 carryall harnesses
5 buggy harnesses
1 riding saddle & bridle
5 double sleighs
1 express wagon
17 woolen lap robes
7 woolen horse blankets
5 afghans
20 carriage robes (fur)
1 express harness

Thos. W. Hart.

Recorded December 26, 1872 at 11,15 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Note. This Inventory was annexed to preceding deed.

Providence June 14th 1872

5 cts

For and in consideration of the sum of one dollar to me paid on a/c. I have this day sold to James W. Day Esq. of this City the Thomas H. Rhodes Estate No. at present 18 James Street for the sum of nine thousand ($9000.) dollars and payment as follows viz. assume from this date payment of present mortgage of six thousand ($6000) dollars with interest in advance (principal and interest secured on said estate) and execute three promissory notes of $1000 each payable six twelve and eighteen months after date respectively with interest from date at the rate of (7%) seven per cent per annum payable semi annually in advance with the privilege of paying said notes at any time before maturity and receiving warranty deed of said estate subject to the aforenamed mortgage of $6000 to the Mechanics Savings Bank.

Said Day to make payment of said advance interest to said Rhodes on or before the twentieth day of present month or upon the day of the week in which he said Day takes possession of said house. Said Day to pay all taxes and assessments upon said estate until such time as he shall think best to make payment and take deed as above provided

And in case of failure upon the part of said Day to pay either of said notes or interests when due or taxes or assessments at time due then the estate shall at once revert to said Rhodes and he have full authority to resume possession with all improvements that may have been made upon said estate this agreement by reason of said failure becoming void in its advantage to said Day.

Said Rhodes to have the chambers of said house vacated by present occupant on or before said twentieth of present month and the tenant of the lower tenement to be caused to vacate the premises on or before the sixteenth day of July A. D 1872 in order that said Day may have full & complete possession of the said estate for occupancy or income. Said Rhodes to have deed of conveyance of said estate to said Day ready within one weeks notice from said Day of his desire to make payment and take deed as provided.

Sam'l. A. Nightingale Real Estate Broker
& Agt. for owner. By Walker.

I agree to the above purchase and sale at nine thousand dollars and as specified.
Said Lower tenement to be vacated on
or before 1st of Aug. 1872 instead of 16th
fully as above agreed and written.

James W. Day. [L.S.]
Thos. H. Rhodes. [L.S.]

Recorded December 26, 1872
at 2, 45 P. M.

Witness G. A. Williamson
Accorder of Deeds.

$12.00

Know All Men by these Presents

That I Nancy Waterman of Providence Rhode Island for and in consideration of the sum of ten dollars to me in hand paid by Benjamin Andrews of said Providence the receipt whereof is hereby acknowledged and in further consideration of the conditions hereinafter set forth to be by said Andrews kept and performed have given granted bargained sold aliened enfeoffed conveyed and confirmed and by these presents do freely fully and absolutely give grant bargain sell alien enfeoffe convey and confirm unto the said Benjamin Andrews his heirs and assigns forever

All that certain lot piece or parcel of land situate in the Ninth Ward of said City of Providence formerly in Branston and bounded and described as follows viz. Beginning at the junction of Reservoir Avenue and Pontiac Street on the Easterly side of said Pontiac Street and running thence Southerly with the line of said street to land of Joshua B. Brigham about four hundred and sixty feet thence Easterly on the line of said Brighams land about four hundred and fifty feet to a corner thence Northerly bounding on land of heirs of P. S. Paine about two hundred and twenty five feet to a corner thence Easterly bounding on land of heirs of said Paine about six hundred and forty feet to a corner thence Northerly bounding on land of Francis W. Miner and land now or formerly of Thomas Rounds about fourteen hundred feet to a corner thence North Westerly bounding on land of said Miner about six hundred and sixty feet to Reservoir Avenue thence Westerly along said Reservoir Avenue to place of beginning.

Und also one certain other lot of land being my wood lot situate in the Ninth Ward of the

City of Providence and bounded on all sides by land of Francis W. Miner and containing about one acre of land be the same more or less. This deed is made and accepted upon the express condition and agreement that said Andrews shall provide and cause to be provided a comfortable sufficient and reasonable support and maintenance including medical and other proper and necessary attendance for the said Nancy Waterman during the remainder of her natural life and shall at her death pay or cause to be paid all the funeral expenses of said Nancy Waterman and the expense of erecting suitable grave stones at her grave. And also upon the further express condition and agreement that such support and maintenance and other expenses above named shall be and continue to be a charge upon said real estate until the same are fully paid as well as during the natural life of said Nancy Waterman.

To have and to hold said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to him the said Andrews his heirs and assigns forever to his and their only proper use benefit and behoof forever on condition that he and they do and shall well and truly keep and perform the conditions hereinbefore mentioned and set forth. And I the said grantor do for myself my heirs executors and administrators hereby covenant promise and grant to and with the said grantee his heirs and assigns that at and before the ensealing hereof I am the true sole and lawful owner of the above bargained premises and am lawfully seized and possessed of the same in my own proper right as good perfect and absolute estate of inheritance in fee simple and have in me good right full power and lawful authority to grant bargain sell convey and confirm the said granted and bargained premises in manner aforesaid And that the said grantee his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free to clear from all & all manner of encumbrances of any name or nature that might in any measure make void or obstruct this present deed except as hereinbefore mentioned.

Furthermore I the grantor for myself and for my heirs executors and administrators do covenant and engage the above demised premises to the said grantee his heirs and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents except as herein before mentioned.

In testimony whereof I have hereto set my hand and seal this ninth day of September A. D. 1872.

In presence of
James L. Gardner.
Mary Andrews.

her
Nancy X Waterman [L.S.]
mark

State of Rhode Island Providence sc. In Providence this ninth day of September A. D 1872 then Nancy Waterman personally appeared before me and acknowledged the above instrument by her signed to be her free and voluntary act and deed.

Henry B. Whitman.
Notary Public.

Recorded December 26, 1872
at 2, 50 P. M.

Witness G. A. Williamson
Accorder of Deeds

Lease

The undersigned lessor hath let and demised unto the undersigned lessee this fifth day of July A.D. 1872

The upper part of my house situate in the City of Providence in Olneyville on the North side of the square formed by Broadway and Heigh Streets meaning hereby all above the stores

To have and to hold the same with the rights and privileges thereof for the term of two years and six months on condition of the payment to said lessor of a monthly rent therefor in advance of eighty three 3/100 dollars on the fifth day of July & successively each month in advance next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. And it is hereby agreed and understood that the furniture placed in said house shall stand pledged to the lessor his heirs and assigns for all arrearages of rent and that in case said rent shall be due according to the terms of this lease and remains unpaid for the term of ten days that the lessor at his option may declare said lease as broken and null and void and without prejudice to his other remedies hereunder.

Note. For assignment of this lease see page 246 of this book.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year aforesaid.

In presence of
Robert Wilson
Witness to both signatures

Hugh his X mark Sweeny Lessor. [LS]
Albert Sinclair Lessee. [LS]

State of Rhode Island Providence ſc. In Johnston in said County on this twenty seventh (27) day of December A.D. 1872 personally appeared Hugh Sweeny the subscriber to the within instrument and acknowledged the same to be his free act deed hand and seal.

Before me Herbert B. Wood.
Public Notary.

Recorded December 27, 1872 at 2,35 P. M. } Witness G.A. Williamson
Recorder of Deed.

This Indenture

Made the first day of September in the year of our Lord one thousand eight hundred and seventy two Witnesseth That I Patrick Troy of the City and County of Providence in the State of Rhode Island doth hereby lease demise and let unto David J. Barr of said City County and State

A lot of land situate in said City of Providence described as follows viz. The southerly and westerly half part of my lot of land situate on the southerly side of Heigh Street on Bennett's Hill

so called together with the use of a ten feet ganguay leading from Heigh Street on to the land hereby leased it being on the easterly side of my lot fronting on the street. The lot hereby leased measures about forty feet east & west by about seventy five feet north and south said premises to be used for mechanical purposes only.

To hold for the term of six years from the tenth day of November A.D. 1872 yielding and paying therefor the rent of one hundred and sixty dollars per year in quarterly payments of forty dollars in advance on the tenth days of February May August and November to the end of this lease. And the said lessee doth promise to pay the said rent in quarterly payments of forty dollars in advance the first payment to be made the tenth day of November 1872 and then successively in advance to the end of the term as aforesaid and to quit and deliver up the premises to the lessor or his attorney peaceably and quietly at the end of the term in as good order and condition reasonable use and wearing thereof fire and other unavoidable casualties excepted as the same now are or may be put into by the said lessor and to pay the rent as above stated and all taxes and duties levied or to be levied thereon during the term and also the rent and taxes as above stated for such further time as the lessee may hold the same and not make or suffer any waste thereof nor lease nor underlet nor permit any other person or persons to occupy or improve the same or make or suffer to be made any alteration therein but with the approbation of the lessor thereto in writing having been first obtained and that the lessor may enter to view and make improvements and expel the lessee if he shall fail to pay the rent and taxes as aforesaid or make or suffer any strip or waste thereof.

In Witness Whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Sealed Signed and Delivered in presence of
Robert Wilson.

Patrick Troy. [LS]
David J. Barr. [LS]

State of Rhode Island &c. Providence County ſc. In Johnston this 23d day of December 1872 Then personally appeared Patrick Troy and acknowledged the aforewritten lease by him signed to be his free act and deed hand and seal.

Before me Robert Wilson.
Justice of the Peace.

Recorded December 28, 1872 at 11,30 A. M. } Witness G.A. Williamson
Recorder of Deed.

Know All Men by these Presents

That we Samuel G. Curry of Providence in the State of Rhode Island and Caroline G. Curry his wife have made constituted and appointed and by these presents do make constitute and appoint George A. Richards of said Providence our true and lawful attorney for me the said Samuel G. and in my name place and stead to receive collect sue for and recover or compound or compromise as he sees fit any debts due or to become due or

payable to me and to give proper receipts and acquittances therefor to sell and convey by deed under seal duly acknowledged and with or without the usual covenants in his discretion any real estate belonging to me or any interest therein situate in the State of Rhode Island or elsewhere to sell and transfer by deed under seal or otherwise any mortgage or mortgages now held by me or to release or discharge the same of record in his discretion to endorse any notes or negotiable paper held by or payable to me with or without recourse to me as endorser and generally to attend to and transact all business appertaining to my affairs as occasion may require. And for me the said Caroline G. and in my name place and stead to join in all deeds of real estate executed as aforesaid and to release to the purchaser or purchasers thereof all my right of dower in and to the estate or estates therein and thereby conveyed.

Giving and granting unto our said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that our said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof we have hereunto set our hands and seals the twenty fourth day of December in the year one thousand eight hundred and seventy two A.D. 1872.

Sealed and Delivered in presence of J. M. Addeman — Samuel G. Curry [44] — Caroline G. Curry [44]

State of Rhode Island Providence ſc. In Providence this 27th day of December A.D. 1872 Samuel G. Curry personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed and then and there Caroline G. Curry wife of said Samuel G. Curry also personally appeared before me and being by me examined privily and apart from her said husband she acknowledged the same instrument by her signed and by me then shown and explained to her so privily and apart to be her voluntary act and deed and declared to me that she did not wish to retract the same.

Joshua M. Addeman
Notary Public.

Recorded December 30, 1872 at 12, 50 P.M. Witness G. A. Williamson
Accorder of Deeds

The Butler Hospital for the Insane a corporation created by the General Assembly of the State of Rhode Island in consideration of a deed bearing even date with this instrument executed and delivered to it by M. B. S. Goddard Trustee of Moses B. Jenkins and of another deed bearing the same date executed and delivered to it by Moses B. Jenkins conveying to it certain land in the said deeds described doth hereby remise release and quitclaim unto the said Moses B. Jenkins

All the land or thatch rights situated in the north eastern part of the City of Providence in said State on the west side of the Seekonk River and lying south of a line drawn as follows Beginning at the intersection of the centre line of Glen Avenue so called with the westerly line of said land or thatch right thence running easterly along the centre line of said Glen Avenue until it comes to Blackstone Avenue

thence running easterly in a direction about at right angles with the shore line of said Seekonk River to the channel. The said land or thatch right being the tract bounded by lines drawn from the point A to the Spring thence to F. thence to G. thence to H. thence to A. as marked on a plat of Exchange of land between Butler Hospital Corporation and M. B. Jenkins copied from a plat by C. E. Paine by Cushing & Co. 1872 P. B. 11 P. 12 reference to the said plat being had for a more particular description of the said premises. Together with all the land covered by water or otherwise which belonging to the said Corporation lies east of the last described land or thatch right and south of an easterly prolongation of the line H G. marked on said plat.

To have and to hold the same to the said Moses B. Jenkins to him and his heirs forever. In Testimony Whereof the said Butler Hospital for the Insane hath by John Carter Brown its President for this purpose duly authorized and empowered hereunto set its hand and affixed its seal the twenty seventh day of December Anno Domini One thousand eight hundred and seventy two in the City of Providence aforesaid.

Signed Sealed and Delivered in presence of — Butler Hospital [L.S.] For the Insane by Jno. Carter Brown President

Date changed from March 12 to Dec 27.
Thomas C. Greene.

State of Rhode Island County of Providence ſc. In the City of Providence in said County this twenty seventh day of December A.D. 1872 personally appeared John Carter Brown President of the Butler Hospital for the Insane and acknowledged the foregoing instrument by him signed to be the free act and deed of the said Butler Hospital for the Insane and his free act and deed in his said capacity as President thereof.

Before me Thomas C. Greene.
Justice of the Peace.

Recorded December 31, 1872 at 11, 50 A.M. Witness G. A. Williamson
Accorder of Deeds.

I Moses B. S. Goddard Trustee of Moses B. Jenkins under a deed of trust from said Jenkins dated the twelfth day of February A.D. 1872 and recorded in the Recorder's Office of the City of Providence in 194/291 consideration of a certain deed executed and delivered to said Jenkins by the Butler Hospital for the Insane a corporation created by the General Assembly of the State of Rhode Island conveying certain real estate in said deed described and bearing even date with this instrument and in further consideration of the sum of two hundred and fifty dollars to the said Jenkins by the said corporation paid and of one dollar to me by the said corporation paid by virtue of the power in me vested by the said deed of trust and of all other powers me hereunto authorizing do hereby remise release and quitclaim unto the said Butler Hospital for the Insane all my estate in

A certain tract of land or thatch right situated in said City of Providence on the west side of the Seekonk River and bounded as follows by a line beginning at the south east corner of the said tract at a point in the centre of Glen Avenue so called thence running westerly on the centre line of said Glen Avenue to its intersection with the range of the north east line of lot numbered

239 on the Blackstone Park Plat thence north west and north along said line and bounding also on Laurel Avenue and land formerly of S. J. Cole to the north west corner of the land hereby conveyed thence easterly to the centre of the brook thence southerly and south easterly along the centre line of said brook to its intersection with the south easterly line of the land hereby conveyed at the point of beginning. The lot hereby conveyed and herein before described being the land bounded by the lines marked A. B. C. D. E. and tinted green on a Plat of Exchange of land between Butler Hospital Corporation and Wm. B. Jenkins copied from a plat by C. E. Paine by Cushing & Co. 1872 reference to the said plat being had for a more particular description of the said premises.

To have and to hold the same with the appurtenances thereof unto the said Butler Hospital for the Insane to it and its successors forever.

In Witness Whereof I hereunto set my hand and seal the twenty seventh day of December Anno Domini One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of

Moses B. S. Goddard [L.S.]
Trustee

Date altered from March 12 to Dec 27.
Thomas C. Greene

State of Rhode Island County of Providence ſc. In the City of Providence in said County this twenty seventh day of December A.D. 1872 personally appeared Moses B. S. Goddard Trustee and acknowledged the foregoing instrument by him signed to be his free act and deed in his said capacity as Trustee.

Before me Thomas C. Greene.
Justice of the Peace.

I Moses B. Jenkins of Providence County of Providence and State of Rhode Island in consideration of a certain deed to me and in my favor executed and delivered by the Butler Hospital for the Insane a corporation created by the General Assembly of said State conveying to me certain real estate in the said deed described reference thereunto being had and bearing even date with this instrument and in further consideration of the sum of two hundred and fifty dollars to me by the said corporation paid do hereby remise release and quitclaim unto the said Butler Hospital for the Insane all my right title claim and estate in and to

A certain tract of land or thatch right situated in said City of Providence on the West side of the Seekonk River and bounded as follows by a line beginning at the south east corner of the said tract at a point in the centre of Glen Avenue so called thence running Westerly on the centre line of said Glen Avenue to its intersection with the range of the north east line of lot numbered 239 on the Blackstone Park Plat thence north west and north along said line and bounding also on Laurel Avenue and land formerly of S. J. Cole to the north west corner of the land hereby conveyed thence easterly to the centre of the brook thence southerly and south easterly along the centre line of said brook to its intersection with the south easterly line of the land hereby conveyed at the point of beginning. The lot hereby conveyed and herebefore herein described being the land bounded by the lines marked A. B. C. D. E. and tinted green on a Plat of Exchange of land between Butler Hospital Corporation and Wm. B. Jenkins copied from a plat by C. E. Paine by Cushing & Co. 1872 reference to the said plat being had for a more particular description of the said premises.

To have and to hold the same with the appurtenances thereof unto the said Butler Hospital for the Insane to it and its successors forever. In witness whereof I hereunto set my hand and seal the twenty seventh day of December Anno Domini One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of

Moses B. Jenkins [L.S.]

Date altered from March 12 to Dec 27
Thomas C. Greene.

State of Rhode Island County of Providence ſc. In the City of Providence in said County this twenty seventh day of December A.D. 1872 personally appeared Moses B. Jenkins and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Before me Thomas C. Greene.
Justice of the Peace.

Recorded December 31, 1872 at 11, 50 A. M.
Witness G. A. Williamson
Recorder of Deeds

Whereas

By a mortgage deed dated October Twenty sixth eighteen hundred and seventy one under the hand and seal of George Gregg of the City and County of Providence in the State of Rhode Island recorded in Book Fifty two (52) Page One hundred and seventy one (171) of the records of mortgages of real estate in said City of Providence the premises hereinafter described were conveyed in fee and in mortgage unto George H. Martin and George H. Potter both of said City of Providence copartners under the name of Martin & Potter to secure a certain promissory note therein described & in and by which said mortgage deed the said George Gregg did authorize and empower the said Martin & Potter or their successors in case said note and the interest thereon were not paid according to the tenor of the same and said default should continue for the term of ten days to sell said premises at public auction first having given twenty days notice of such sale in some one of the public newspapers printed in said Providence and in their names to make execute seal acknowledge and deliver unto the purchaser or purchasers thereof any deed or deeds which might be necessary to vest in such purchaser or purchasers a full and absolute estate in fee simple therein and on the sale thereof to receive the purchase money therefor and appropriate the same or so much thereof as might be necessary to the payment of said note and interest and expenses of said sale And Whereas default having been made in the payment of said note and interest contrary to the tenor thereof and said default having continued for the term of ten days and twenty days notice thereafter having been given of the sale of said premises under said mortgage by advertising the same in the Manufacturers' and Farmers' Journal a newspaper printed in said Providence pursuant to and in exercise of the power and authority in that behalf in said mortgage deed contained the premises so mortgaged were sold at public auction December Nineteenth eighteen hundred and seventy two as advertised to Robert Muir of said City County and State for the sum of sixty five hundred and seventy five dollars ($6575) he being the highest bidder and that being the highest and best bid for the same

Now therefore Know all men by these presents that we the said George F. Martin and George H. Potter for and in consideration of the sum of sixty five hundred and seventy five dollars ($6575) to us paid by said Robert Muir the receipt whereof is hereby acknowledged do hereby grant bargain sell and convey unto the said Robert Muir his heirs and assigns forever

A lot of land with all the buildings and improvements thereon situate on the Westerly side of Richmond Street in the south westerly part of the City of Providence and is Lot 23 (twenty three) on Plat 1 (one) of the Division of the Thomas Brown Estate and which plat is on record in the Recorders Office in said Providence in Book of Plats Number 1 Pages 86 & 87. Said lot is bounded Northerly on Lot 22 (twenty two) as delineated on said plat Easterly on said Richmond Street Southerly on land formerly of Isaac S. Battey and Westerly on land now or formerly of Bradford Hodges and was conveyed to said George Gregg by deed from the said Isaac S. Battey bearing date December Twenty ninth A. D. 1848 and which deed is also on record in said Office in Book 112 page 222 of the Records of Deeds

To have and to hold the same to him the said Robert Muir his heirs and assigns forever. And we the said George F. Martin and George H. Potter hereby covenant with said Robert Muir that at the date of said sale we were the owners of and holders of said mortgage and had good right to make said sale as aforesaid and that in making said sale we have fully complied with the requirements of said mortgage in relation thereto

In Witness whereof we have hereunto set our hands and seals this first day of January one thousand eight hundred and seventy three.

Signed Sealed & Delivered in presence of John G. Edmonds — George F. Martin. [L.S.] — George H. Potter. [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence this first day of January A. D. 1873 then personally and severally appeared before me the said George F. Martin and George H. Potter and personally and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed.

John G. Edmonds Justice of the Peace.

Recorded January 1, 1873 at 1, 50 P. M. } Witness G. A. Williamson

Recorder of Deeds.

Providence R. I. Dec. 18th 1871

I approve of the leases made for the Estate of Williams Thayer by Henry B. Browne Trustee and Samuel B. Bullock Stephen G. Coleman William Coleman and Ezra S. Allen so far as my interest extends or during my life.

Signed in presence of Edmund Wilkinson — Harriet A. Wilkinson

Recorded January 2, 1873 at 10. 35 A. M. } Witness G. A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I William H. Brown of the City and County of Providence in the State of Rhode Island Guardian of the person and estate of Samuel Stillman Gair Russell (of full age) by virtue of the power and authority conferred on me by the Municipal Court of the City of Providence upon the twelfth day of November A. D. 1872 (reference being had to the order of said Court of that date) in consideration of the sum of Three thousand four hundred and twenty six (3426) dollars to me paid by Anna Bartlett Russell of said Providence the receipt whereof I do hereby acknowledge have remised released and forever quitclaimed and by these presents do hereby remise release and forever quitclaim unto her the said Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which said S. S. G. Russell now has or of right ought to have or which I said William H. Brown as Guardian as aforesaid of said S. S. G. Russell now have or of right ought to have in and to the following described real and personal estate to wit

A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Selma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on land of Benjamin N. Leapham Being the same lot of land which was conveyed to Solomon Pitkin and William Russell by deeds from Samuel and Joseph Rawson dated September 21, 1824 and May 21, 1825 and the right title and interest hereby conveyed being three undivided twenty fourth (3/24) parts of one half (1/2) part thereof

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit Beginning at the North Westerly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Foster Lane or Foster Street now called and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five (95) feet thence turning and running Easterly to said Phillips Lot forty five (45) feet thence turning and running Northerly on said Phillips land ninety five feet to the place of beginning. Being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30, 1843 and recorded in Book 87 at page 53 of the Land Records of said City of Providence and the right title and interest hereby conveyed being three undivided twenty fourth (3/24) parts thereof. Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows Beginning at the Northerly corner of land formerly of George Robley thence running Westerly on said Pine Street forty feet thence turning and running Southerly ninety five feet thence turning and running Easterly forty feet partly on the Fountain lot thence turning and running Northerly ninety five feet to the place of beginning. Being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Prowd bearing date November 23d 1847 and the right title and interest hereby conveyed being three undivided twenty fourth parts thereof

Also one other certain lot of land with dwelling house and other buildings and improvements thereon situated on the Southerly side of said Pine Street and described as follows Beginning at a point seventy five (75) feet from Claverick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gillmore thence turning and running

Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five (95) feet to the point of beginning Or however otherwise bounded and described said lot of land is the same which was conveyed by George Robley to Daniel Proud by deed dated April 11th 1822 and recorded in Book 46 at page 104 of said Providence Records the right title and interest of this grantor in said lot of land hereby conveyed being three undivided twenty fourth parts (3/24) thereof.

Also all the right title and interest property claim and demand of said S. S. G. Russell and of myself said William H. Drown as Guardian as aforesaid in to and upon any and all the real or personal estate wherever situated of the said William Russell Rebecca S. Russell and Louisa R. Drown including herein any interest or share in the household furniture the Pew No 97 in the Church of the Beneficent Congregational Society and the Pew No. 76 in the Church of the Methodist Society in the Town of Providence both in said City of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S and Louisa R or either or any of them.

To have and to hold the said granted and bargained premises and property with all the appurtenances privileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And I said William H. Drown Guardian as aforesaid for myself and for my heirs executors and administrators do covenant and agree to and with said Anna Bartlett Russell her heirs and assigns that I have good right and lawful authority by virtue of the aforesaid decree of said Municipal Court of the City of Providence to make this conveyance of the above described real estate and that I will warrant and defend said premises against the lawful claims or demands of all persons claiming by through or under me.

In Testimony Whereof I have hereunto set my hand and seal in my said capacity this 25 day of November A. D. 1872.

Signed Sealed and Delivered in presence of Francis A Daniels.

William H. Drown [L.S.]
Guardian of S. S. G. Russell

State of Rhode Island Providence sc. In the City of Providence on this 25 day of November A. D. 1872 then William H. Drown Guardian as aforesaid personally appeared before me and acknowledged the foregoing instrument by him signed in his said capacity to be his free and voluntary act and deed

Francis G. Daniels Public Notary

Recorded January 2, 1873 at 11 A. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I William H. Drown of the City and County of Providence in the State of Rhode Island Trustee under the last Will and Testament of William Russell late of said Providence deceased for and in consideration of the sum of Thirteen thousand five hundred (13500) dollars to me paid by Anna Bartlett Russell of said Providence the receipt whereof I do hereby acknowledge have remised released and forever quitclaimed and by these presents do hereby remise release and forever quitclaim unto her the

said Anna Bartlett Russell her heirs and assigns forever all the right title interest property claim and demand which I now have or of right ought to have in and to the following described real and personal estate to wit

A lot of land with a dwelling house and other buildings and improvements thereon situate in the Fourth Ward in said City of Providence bounded Northerly on Westminster Street Easterly on Clemence Street (formerly Sugar Lane) Southerly on land formerly of the late Salma Manton and Westerly partly on land now or formerly of Resolved Waterman and partly on land of Benjamin N. Lapham Being the same lot of land which was conveyed to Solomon Tilkin and William Russell by deeds from Samuel and Joseph Rawson dated September 21st 1824 and May 31st 1825 and the right title and interest hereby conveyed being fifteen undivided twenty fourth (15/24) parts of one undivd half part thereof

Also one other lot of land with a dwelling house and other buildings and improvements thereon situate on the Southerly side of Pine Street in the Westerly part of said City of Providence and bounded and described as follows to wit Beginning at the North Westerly corner of a lot of land now or formerly of Stephen Phillips on said Pine Street and eighty (80) feet Westerly from Foster's Lane or Foster Street now called and extending Westerly on said Pine Street forty five (45) feet thence turning and running Southerly ninety five feet thence turning and running Easterly to said Phillips lot forty five (45) feet thence turning and running Northerly on said Phillips land ninety five feet to the place of beginning Being the same estate which was conveyed to Rebecca S. Russell by deed from George G. Clark bearing date August 30 1843 and recorded in Book 87 at page 53 of the Land records of said City of Providence and the right title and interest hereby conveyed being fifteen undivided twenty fourth 15/24 parts thereof.

Also one other lot of land with the buildings and improvements thereon situate on the Southerly side of said Pine Street and bounded and described as follows Beginning at the Northerly corner of land formerly of George Robley thence running Westerly on said Pine Street forty (40) feet thence turning and running Southerly ninety five feet thence turning and running Easterly forty feet partly on the Fountain lot thence turning and running Northerly ninety five feet to the place of beginning. Being the same estate which was conveyed to said Rebecca S. Russell by deed from Isaac Proud bearing date November 23 1847 and the right title and interest hereby conveyed being fifteen undivided twenty fourth 15/24 parts thereof.

Also one other certain lot of land with dwelling house and other buildings and improvements thereon situated on the Southerly side of said Pine Street and described as follows Beginning at a point seventy five (75) feet from Claverick Street thence running on said Pine Street Westerly forty (40) feet to land formerly of George W. Gillmore thence turning and running Southerly ninety five (95) feet thence turning and running Easterly forty (40) feet thence turning and running Northerly ninety five (95) feet to the point of beginning Or however otherwise bounded and described said lot of land is the same which was conveyed by George Robley to Daniel Proud by deed dated April 11 1822 and recorded in Book 46 at page 104 of said Providence Records the right title and interest of this grantor in said lot of land hereby conveyed being fifteen undivided twenty fourth (15/24) parts thereof.

Also all my right title and interest property claim and demand in to and upon any and all the real or personal estate wherever situated of the said William Russell Rebecca S. Russell and Louisa R. Drown including herein my interest or share in the household furniture the Pew No. 97 in the Church of the Beneficent Congregational Society and the Pew No. in the

Church of the Methodist Society in the Town of Providence both in said City of Providence and all stock or shares in the Rawson Fountain Society formerly owned by said William Rebecca S and Louisa R. or either or any of them

To have and to hold the said granted and bargained premises and property with all the appurtenances privileges and commodities to the same belonging to her the said grantee her heirs and assigns forever to her and their only use benefit and behoof forever. And I said William H. Drown Trustee as aforesaid for myself my heirs executors and administrators do covenant and engage the above demised premises to the said grantee her heirs and assigns forever to warrant and defend against the lawful claims or demands of all persons claiming by through or under me

In Testimony Whereof I have hereunto set my hand and seal in my said capacity this twenty sixth (26) day of November A. D. 1872.

Wm. H. Drown Trustee [L.S.]
Estate of William Russell

State of Rhode Island Providence sc. In the City of Providence on this 28th day of November A. D. 1872 then William H. Drown personally appeared before me and acknowledged the foregoing deed by him signed in his said capacity of Trustee to be his free and voluntary act and deed and his free and voluntary act and deed in his said capacity

Francis A. Daniels, Notary Public.

Recorded January 2, 1873 at 11:05 A. M. } Witness & G. A. Williamson Recorder of Deeds

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Know All Men by these Presents

That we Andrew G. Lorimer and Sarah E. Lorimer his wife in her right of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of One dollar to us paid by Susan A. Bowes of the City County and State aforesaid the receipt whereof we do hereby acknowledge do hereby convey unto said Susan A. Bowes the estate hereinafter described that is to say

A certain lot of land with all the buildings and improvements thereon situate in said City of Providence bounded Northerly by land now or formerly belonging to Emily B. Reynolds wife of William H. Reynolds about forty two (42) feet Easterly partly on land of said Emily B. Reynolds and partly on land now or formerly held in trust by Charles J. Wheeler for Elizabeth and Harriet C. Field about fifty seven (57) feet Southerly on land held by said Wheeler as aforesaid about forty two (42) feet and Westerly by Chestnut Street about fifty seven (57) feet being the same estate that was heretofore conveyed to Benjamin White by deed of trust dated August 5th 1842 and conveyed to said Susan A. Bowes by deed from said White dated the tenth day of August A. D. 1871 reference to the same being hereby had

To have and to hold said premises and appurtenances and privileges appertaining thereto to said Susan A. Bowes for and during the term of her natural life

In testimony whereof we have hereunto set our hands and seals on this thirty first day of December in the year of our Lord One thousand eight hundred and seventy two

Signed Sealed and Delivered in presence of Wm. H. Greene

Andrew G. Lorimer. [L.S.]
Sarah E. Lorimer. [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence in said County on this 31st day of December A. D. 1872 then personally appeared the above named Andrew G. Lorimer and Sarah E. Lorimer his wife and severally acknowledged the foregoing deed to be their free act and deed. And the said Sarah E. Lorimer on being examined privily and apart from her said husband and having said deed shown and explained to her by me acknowledged the said deed by her executed to be her free and voluntary act and deed and that she did not wish to retract the same.

Before me Wm. H. Greene
Justice of the Peace.

Recorded January 3, 1873 at 12:15 P. M. } Witness & G. A. Williamson Recorder of Deeds

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This Indenture of Lease

Made this first day of November A. D. 1872 by and between Albert D. Yeomans of Providence R. I. of the first part and Albert F. Budlong of said Providence of the second part Witnesseth

That said party of the first part doth hereby demise and lease unto said party of the second part his executors administrators and assigns

The lot of land and the buildings thereon situate at Nos. 197 and 199 North Main Street in said Providence for the term of five years from the date hereof yielding and paying therefor during said term the annual rent of Five hundred dollars in equal monthly payments on the first day of each and every month during said term

Provided that if said rent shall be due and unpaid or any part thereof on any day of payment hereinbefore specified and for ten days thereafter or if default shall be made in any of the covenants on the part of said lessee herein contained and such default shall continue for the space of ten days then said lessor his heirs and assigns may at their option and without previous notice or demand determine this lease and re-enter said premises and the same re-possess as of their former estate. And said lessee for himself his heirs executors and administrators doth covenant with said lessor his heirs and assigns as follows viz.

That said lessee his heirs executors administrators and assigns shall and will pay the said rent in manner as aforesaid that he will not underlet said premises or any part thereof or suffer the same to be used or occupied by others without the written consent of said lessor first had and obtained that he will keep said premises in repair during said term and surrender the same at the end of said term or other sooner determination of this lease in as good order as they now are in ordinary wear and reasonable use thereof excepted and that he will vacate said premises and terminate this lease at any time during said term after thirty days previous notice in writing and the payment of the amount expended by him in repairs upon said premises and in addition thereto the sum of one hundred dollars

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first above written.

Executed in presence of
J. H. Steiness.

Albert D. Yeomans. [LS]
Albert F. Budlong. [LS]

State of Rhode Island &c. Providence ss. In Providence this 2nd day of November A.D. 1872 Albert D. Yeomans acknowledged the foregoing instrument to be his free act and deed.

Before me John H. Steiness.
Justice of the Peace.

Recorded January 4, 1873 at 9.50 A.m.

Witness R

G. A. Williamson
Recorder of Deeds.

U.S. REVENUE 5 cts. STAMP.

Know All Men

That we Charles H. Alden Julius Carroll and Erastus C. Alden all of the City and County of Providence in the State of Rhode Island copartners as Alden Carroll & Company in consideration of the sum of One Thousand dollars to us paid by Burnett S. Bragum of said Providence the receipt whereof is hereby acknowledged do hereby remise release and forever quitclaim unto the said Burnett S. Bragum and Emma S. Westcott also of said Providence respectively their respective heirs executors and administrators all and all manner of actions causes of actions debts dues claims and demands both in law and equity which against the said Burnett S. Bragum and Emma S. Westcott or either of them we said Alden Carroll & Company ever had now have or ought to have for or by reason or means of any matter or thing from the beginning of the world to the day of the date of these presents.

In witness whereof we have hereunto set our hands and seals this 20th day of December A.D. 1869.

Signed Sealed & Delivered
in presence of
Witnessed by W. E. Parsons.

Charles H. Alden. [LS]
Julius Carroll. [LS]
Erastus C. Alden. [LS]

Recorded January 4, 1873 at 10.20 A.m.

Witness &

G. A. Williamson
Recorder of Deeds.

321-13

This Indenture

Made the first day of January one thousand eight hundred and seventy three between Lucy P. Lee and Mary C. Burdick both of Providence Rhode Island parties of the first part and Michael Connelly of said Providence party of the second part

Witnesseth That the said parties of the first part have letten and by these presents do grant demise and to farm let unto the said party of the second part his executors administrators and

assigns The lot of land with a dwelling house and other improvements thereon situated on the Southerly side of Pond Street in said Providence and which said dwelling house is now numbered 38 (thirty eight) on said street with the appurtenances for the term of five years from the first day of January one thousand eight hundred and seventy three at the yearly rent or sum of four hundred dollars to be paid in equal quarter yearly payments in advance.

And it is agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants herein contained and such default shall continue ten days then it shall be lawful for the said parties of the first part to re-enter the said premises and the same to have again to repossess and enjoy. And the said party of the second part doth hereby covenant to pay unto the said parties of the first part the said yearly rent as herein specified and promptly when due And it is agreed that on the expiration of said term of five years said rent being fully paid and the conditions of this lease kept and performed this lease may be renewed for a further term of five years at such an annual rent as may be agreed upon by the parties hereto and in case the parties hereto cannot themselves agree as to such annual rent the same shall be determined by three disinterested persons one to be chosen by the parties of the first part one by the party of the second part 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 as to the annual rent for such renewal. And this lease shall also be renewed and extended for a third & fourth term of five years each upon the same terms and conditions as herein specified.

And it is further agreed that said lessee shall erect a good and substantial dwelling house on said premises which said house with such other improvements as he may make shall not cost less than thirty five hundred dollars that he shall pay all taxes and assessments on said improvements and also a tax on one thousand dollars now assessed on said premises That said dwelling shall be used only for respectable residences and that no spirituous or intoxicating liquors shall be sold on or from said demised premises And that at the expiration of the said term the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements excepted. And the said parties of the first part doth covenant that the said party of the second part on paying the said yearly rent and performing the covenants aforesaid shall and may peaceably and quietly have hold and enjoy the said demised premises for the term aforesaid.

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

Lucy P. Lee. [LS]
Mary C. Burdick. [LS]
Michael Connolly. [LS]

Providence County ss. In Providence this second day of January A.D. 1873 then Lucy P. Lee Mary C. Burdick and Michael Connolly personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Henry Martin
Justice of the Peace.

Received One hundred dollars first quarters rent of the within premises.
January 1, 1873.

Lucy P. Lee
Mary C. Burdick.

Recorded January 4 1873 at 10, 50 A. M. Witness G. A. Williamson
Recorder of Deeds

Know All Men

That I John P. Smith Trustee holder of a mortgage given by Hepsibeth Williams to the Pawtucket Institution for Savings recorded in the Office of the Recorder of deeds in the City & County of Providence State of Rhode Island Book of Mortgages No. page 127 and by said Institution for Savings transferred to me July 20 1860 in consideration of one dollar to me paid by John Peters of said City of Providence the receipt whereof is hereby acknowledg— do hereby remise release and forever quit claim unto said John Peters his heirs & assigns forever

All my right title interest claim and demand in and upon the real estate Lots No. 13 & 14 on Diamond St. on the Hepsibeth Williams Plat which I may or of right may have in to and upon the same by reasons of said mortgage or otherwise

To have and to hold the same to him John Peters his heirs and assigns forever.

In witness whereof I have hereunto set my hand and seal this fourth day of Jany A. D. 1873.

Signed Sealed and Delivered in presence of G. A. Williamson

John P. Smith (LS)
Trustee

State of Rhode Island In Providence January 3, 1873 Then John P. Smith Trustee acknowledged the foregoing to be his free act and deed.

Before me G. A. Williamson.
Justice of Peace.

Recorded January 4, 1873 at 10, 55 A. M. Witness G. A. Williamson
Recorder of Deeds

U.S. Internal Revenue $1.00 Stamp

This Indenture

Made and executed this first day of October A. D. 1871 by and between George G. Hail of the City and County of Providence in the State of Rhode Island of the one part and Noah D. Payne of said Providence of the other part Witnesseth

That the said George G. Hail doth hereby demise and lease unto the said Noah D. Payne a part of the store or building number 149 Dyer Street called the "Crab" situate in said Providence being a part of the same store which the said Hail hired of Charles D. W. Brownell and Henrietta K. Brownell his wife (belonging to the wife) reference to the lease of which said property to the said Hail is hereby

Signed Sealed and Delivered in presence of the words "he" and "said" having been previously interlined before signing and also the words through no fault of the said lessee interlined before signing.
Wm. H. Baker

George G. Hail (LS)

Noah D. Payne (LS)

State of Rhode Island &c. Providence ss. In Providence this 24th day of October A. D. 1871 Then personally appeared George G. Hail subscriber to the aforegoing instrument and acknowledged the same by him executed to be his own free and voluntary act and deed.

Before me Wm. H. Baker.
Public Notary.

I John S. Davis of said Providence the authorized agent of the said Charles D. W. Brownell and his said wife hereby assent to the lease of the herein before described property by the said Hail to said Payne Provided however no condition herein implied or set forth may in any manner impair or injure any conditions made by & between Brownells & said Hail.

In testimony whereof I have hereunto set my hand this 30th day of October A. D. 1871.

John S. Davis.

Recorded January 4, 1873 at 9, 15 P. M. Witness G. A. Williamson
Recorder of Deeds

Know All Men

That I S. Eugene Reynolds of the City and County of Providence and State of Rhode Island for and in consideration of the sum of Two thousand dollars to me paid by Stephen B. Reynolds of North Kingston in the County of Washington in said State the receipt whereof I do hereby acknowledge do bargain sell set over and deliver unto said Stephen B. Reynolds

The following personal property viz. All the stock and fixtures of every kind nature and description belonging to me and contained in a Book and Stationery store situated at 271 Two hundred and seventy one Westminster Street in said Providence.

To have and to hold the same to him said Stephen B. Reynolds his executors administrators and assigns to his and their use forever. And I S. Eugene Reynolds for myself my heirs executors and administrators against all persons lawfully claiming the same will warrant and defend said Stephen B. Reynolds his executors administrators and assigns forever. In witness whereof I have hereunto set my hand and seal this eleventh day of November A. D. 1872.

Signed Sealed and Delivered in presence of
Benj. F. Hayward

S. Eugene Reynolds (LS)

Recorded January 6, 1873 at 9, 40 A. M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That we Jackson W. O. King of the City of Providence in the State of Rhode Island Josiah A. King of Fondulac Wisconsin Ferdinand W. King James P. Bath and Mary M. Bath his wife and Susan King of Columbia in the State of Connecticut said Susan being the widow of Josiah King deceased for and in consideration of the sum of Fourteen hundred dollars to us paid by George H. Page and John H. Rowley both of said Providence co-partners as Page and Rowley the receipt whereof is hereby acknowledged do grant bargain sell remise release and forever quit claim to said George H. Page and John H. Rowley co-partners as aforesaid their heirs and assigns forever

Those two lots of land situated in the Ninth Ward in said City of Providence and being lots numbered 73 (seventy three) and 93 (ninety three) as laid out delineated and numbered upon the plat of the Nathaniel Burgess Farm made by Atwater and Schubarth dated May 12th 1845 and recorded in the Town Clerk's Office in Cranston in Deed Book No. 17 page 150 and in the Office of the Recorder of Deeds in said Providence in Plat Book No. 9 page 9. Reference to said plat being hereby had for a full description of said lots.

To have and to hold the same with the appurtenances unto and to the use of said George H. Page and John H. Rowley co-partners as aforesaid their heirs and assigns forever. And we said Jackson W. O. Josiah A. Ferdinand W. James P. Mary M. and Susan for ourselves and for our heirs executors and administrators covenant with said George H. Page and John H. Rowley their heirs and assigns to warrant and defend the aforedescribed premises to said George H. Page and John H. Rowley their heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us

And I Ann Maria King wife of said Jackson W. O. in consideration of the premises remise release and forever quit-claim to said George H. Page and John H. Rowley their heirs and assigns all my right of dower in and to the afore described premises.

In Testimony Whereof we hereto set our hands and seals this twenty third day of December A. D. Eighteen hundred and seventy two (1872)

Signed and Sealed
in presence of
Charles E. Franklin
Norman H. Clark
J. G. Johnson
W. Tallman

Ferdinand W. King (L.S.)
Susan King (L.S.)
Mary M. Bath (L.S.)
James P. Bath (L.S.)
Jackson W. O. King (L.S.)
Ann M. King (L.S.)
Josiah A. King (L.S.)
By his Att. Josiah A King (L.S.)

State of Connecticut
County of Tolland Town of Columbia ss. In in said County on this thirtieth day of December 1872 the above named Ferdinand W King James P Bath and Susan King personally appeared before me and severally acknowledged the foregoing instrument by them respectively signed to be their free act and deed.

Norman H. Clark Justice Peace

And thereafterwards on the same day also personally appeared before me the above named Mary

M. Bath and being by me examined privily and apart from her said husband she acknowledged the same instrument then and there shown and explained to her by me so separate and apart to be her voluntary act and declared to me she did not wish to retract the same.

Norman H. Clark.
Justice of Peace.

State of Rhode Island &c.
County of Providence ss. In the City of Providence this second day of January A.D. 1873 then the above named Jackson W. O. King personally appeared before me and acknowledged the preceding instrument by him signed to be his free act & deed.

J. G. Johnson Public Notary.

State of Rhode Island &c. Providence ss.
In the City of Providence this seventh day of January A.D. 1873 then personally appeared Josiah A. King attorney for Josiah A. King of Fondulac Wisconsin who signed the aforegoing instrument by power of attorney recorded in said City of Providence in Book No. 196 page 574 of the Records of said City and acknowledged the same to be his free act & deed.

Before me Jyriel Potter.
Public Notary.

Recorded January 7, 1873
at 12 M. Witness J. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

50¢

Power of Attorney from Betsey Tibbitts to Alexander Walford

Recorded Jan. 7, 1873 at 3 P.M. Witness J. A. Williamson Recorder of Deeds

What I Betsey Tibbitts of the City of Providence in the State of Rhode Island widow of James W. Tibbitts late of said City of Providence deceased have constituted and appointed and by these presents do constitute and appoint Alexander Walford of said City of Providence to be my true and lawful Attorney for me and in my name and stead and to my use to manage and attend to any and all matters and things pertaining to my rights and interest under the will of the said James W. Tibbitts in and to the real estate in said City of Providence of which the said James W. Tibbitts died seized or possessed and also to demand and receive of any and all persons any and all sum and sums of money arising from the use and occupation of said real estate to which I am entitled and due receipts and discharges therefor in my name to make and give and also for me and in my name to rent let or lease the said real estate or any part thereof to such person or persons and for such period of time not exceeding the time for which I am entitled to the rents and income thereof under the will aforesaid and for such rent and upon such conditions as to my said Attorney shall seem proper and most for my advantage and also to receive any and all sum or sums of money which shall become due for the use and occupation of said real estate and due receipts and discharges therefor in my name to make and give and also for me and in my name to execute such writings give such notices and institute and prosecute and defend in my behalf such proceedings in law or equity in relation to said real estate and the renting letting or leasing thereof and the collection of the

rents to which I am or may be entitled for the same as to my said attorney shall seem necessary proper and expedient And I do hereby authorize my said attorney to cause such repairs to be made on the buildings and improvements on said real estate as may be necessary to keep the said buildings insured against loss or damage by fire to pay all taxes on said real estate and to do and cause to be done such other things in the care and management of my interest in the said real estate as he shall deem necessary and proper he my said attorney from time to time accounting to me for all moneys by him received by virtue hereof over and above the payments by him made and the expenses incurred in the care and management of said real estate and a reasonable compensation for his services.

And I do also hereby authorize my said attorney for the purposes aforesaid to appoint one or more attorneys under him and the same to remove at pleasure and generally to do and cause to be done all matters and things whatsoever relating to the premises as fully as I might or could do if personally present although the matter should require more special authority than is herein given I the said Betsey Tibbitts hereby ratifying confirming and approving all that my said attorney shall lawfully do or cause to be done in and about the premises by virtue of these presents. And I do hereby revoke any and all powers of attorney and authority relating in any manner to the said real estate which I have at any time heretofore given to any person or persons and hereby declare this power of attorney and this only to be in full force and effect. In Witness Whereof I have hereunto set my hand and seal this second day of February A.D. 1869

Signed Sealed & Delivered Betsey Tibbitts [L.S.]
in presence of
Henry Martin.
Joseph James.

State of Rhode Island &c. Providence ss. In the City of Providence on this second day of February A.D. 1869 Then personally appeared Betsey Tibbitts and acknowledged the foregoing instrument by her signed to be her free act and deed.

Before me Henry Martin.
Justice of the Peace.

Recorded January 8, 1873 } Witness G. A. Williamson
at 10,55 A.M. Recorder of Deeds

Know All Men

That I John P. Smith Trustee holder of a mortgage given by Hepsabeth Williams to the Pawtucket Institution for Savings recorded in the Office of the Recorder of Deeds in the City and County of Providence State of Rhode Island Book of Mortgages No. 1 page 127 and by said Institution for Savings transferred to me July 20, 1860 in consideration of one dollar to me paid by Timothy Hughes of said City of Providence the receipt whereof is hereby acknowledged do hereby remise release and forever quitclaim unto the said Timothy Hughes his heirs and assigns forever all my right title interest claim and demand in and upon the real estate and premises described as Lot 27 on the Hepsabeth Williams Plat on Susan Street which I may or ought to have in to and upon the same by reason of said mortgage or otherwise To have and to hold the same to him the said Timothy Hughes

his heirs and assigns forever. In witness whereof I have hereunto set my hand and seal this Eight day of January A.D. 1873.

Signed Sealed and Delivered John P. Smith Trustee [L.S.]
in presence of
G. A. Williamson.

State of Rhode Island In Providence ss January 8 1873 Then John P. Smith Trustee acknowledged the foregoing to be his free act and deed as Trustee.

Before me G. A. Williamson.
Justice of Peace.

Recorded January 8, 1873 } Witness G. A. Williamson
at 11,10 A. M. Recorder of Deeds

Know All Men

That I John P. Smith Trustee holder of a mortgage given by Hepsabeth Williams to the Pawtucket Institution for Savings recorded in the Office of the Recorder of Deeds in the City & County of Providence State of Rhode Island Book of Mortgages No. 1 page 127 and by said Institution for Savings transferred to me July 20 1860 in consideration of one dollar to me paid by Patrick Haely of said City of Providence the receipt whereof is hereby acknowledged do hereby remise release and forever quitclaim unto said Patrick Haely his heirs & assigns forever all my right title interest claim and demand in and upon the real estate and premises described on the Hepsabeth Williams Plat as Lot 28 and 29 on Susan St. which I may have or ought to have in to and upon the same by reason of said mortgage or otherwise. To have and to hold the same to him the said Patrick Haely his heirs and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this Ninth day of January A.D. 1873.

Signed Sealed and Delivered John P. Smith [L.S.]
in presence of Trustee
G. A. Williamson

State of Rhode Island In Providence January 9. 1873 Then John P. Smith acknowledged the foregoing to be his free act and deed in his capacity of Trustee.

Before me G. A. Williamson Justice of Peace.

Recorded January 9, 1873 } Witness G. A. Williamson
at 11 A.M. Recorder of Deeds

Know All Men by these Presents

That I Cyrus Harris of the City & County of Providence State of Rhode Island &c. in consideration of the sum of one hundred dollars to me paid by Simon S. Collins of said City

County & State the receipt whereof I do hereby acknowledge I do hereby grant assign transfer and set over to the said Simon S. Collins his executors administrators and assigns

All the buildings and improvements now standing upon a lot of land situated on the Easterly side of Mathewson St. in said City and which building on said street is numbered (One (1) Three (3) Three & ½ (3½) Five (5) and Seven (7) said lot of land being under a lease from Amelica P. Manton & Joseph P. Manton which lease is dated July 13th 1871 and is recorded in the Records of Deeds of said City Book # 196 Page 419.

To have and to hold said buildings and improvements to him the said Simon S. Collins his executors administrators and assigns forever. And for the consideration paid as aforesaid I do hereby assign transfer and set over to the said Simon S. Collins his executors administrators and assigns the afore referred to lease and all my right title and interest in and to said land under and by virtue of said lease he or they paying all rents reserved to be paid in & by said lease and keeping and performing all covenants and agreements in said lease to be kept and performed.

Said premises being conveyed to me by Bill of sale from Benj. Bogman recorded in Deed Book 239 Page 211.

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 seventy three

Signed Sealed and Delivered in the presence of Geo. Wheaton 2d

Cyrus Harris [L.S.]

Providence County ſc In Providence this sixth day of January A.D. 1873 Then Cyrus Harris personally appeared before me and acknowledged the foregoing instrument signed by him to be his free act and deed.

Geo. Wheaton 2d Public Notary.

Recorded January 9, 1873 at 12, 15 P.M. } Witness G.A. Williamson Recorder of Deeds

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State of Rhode Island &c. Providence ſc. North Providence January 9th 1873.

Know all men that I Hugh Sweeny of said North Providence for and in consideration of one dollar the receipt whereof I do hereby acknowledge paid me by Albert Sinclair the lessee within named do as lessor named in the within lease discharge said Sinclair as a tenant under said lease said discharge to take effect upon the 11th eleventh day of January A.D. 1873 and that after said date said lease shall be null and void and of no effect and I said Albert Sinclair do hereby covenant and agree that I will give said Sweeney possession of said premises let on said 11th day of January A.D. 1873 and that said within lease shall at such time be null and void and of no effect and said Sweeney may take possession of said premises on said 11th day of January A.D. 1873 we hereby mutually agreeing that said lease shall be void after said 11th day of January A.D. 1873. In witness whereof we have hereto set our hands and seals at North Providence aforesaid this 9th day of January A.D. 1873.

In presence of Herbert P. Woodbury is also witness to Hugh Sweeney's mark

his
Hugh × Sweeny [L.S.]
mark
Albert Sinclair [L.S.]

Recorded January 10, 1873 at 2 40 P.M. } Witness G.A. Williamson Recorder of Deeds

In Lease to which above was annexed see page 224 of this book

Know All Men by these Presents

That we James S. Ham Frederick W. Ham Franklin B. Ham William A. Ham and Clara A. Ham all of Providence Rhode Island and Charles H. Ham of Newfane New York (hereinafter called grantors) for and in consideration of the sum of Six hundred and sixty six dollars to us paid by Elizabeth H. Brown and Abby A. Ham both of said Providence (hereinafter called grantees) the receipt whereof we do hereby acknowledge have remised released and forever quit claimed and by these presents do remise release and forever quitclaim unto them the said grantees their heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to

One certain lot of land with all the buildings and improvements thereon situated on the Southerly side of Print Street in said Providence and thus bounded and described Beginning at the North west corner of land now or formerly of Simpson Chace thence Westerly on said street fifty four feet more or less to land now or formerly of Peleg W. Gardiner thence Southerly with said Gardiners land ninety seven feet more or less to land formerly of Charles Low deceased thence Easterly with said land formerly of said Low fifty four feet more or less to said land now or formerly of Simpson Chace thence Northerly with the Westerly line of said last mentioned land one hundred feet more or less to the place of beginning on said street Being the same premises originally conveyed to William Ham by deed from C.S. Barrows on record in the Recorder's Office in said Providence in Book 139 page 41. And was inherited by us as heirs at law of Charlotte B. Fanning dec'd

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to them the said grantees their heirs and assigns forever And we the aforenamed grantors for ourselves and for our heirs executors and administrators do covenant with the said grantees their heirs and assigns that we will warrant and defend the aforedescribed premises to them the said grantees their heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us.

And we Emma Ham wife of Charles H. Ham and Louisa M. Ham wife of Franklin B. Ham in consideration of the sum paid as aforesaid do hereby release and quitclaim unto the said grantees their heirs and assigns forever all our and each of our respective rights of dower in and to the aforegranted premises.

In testimony whereof we have hereunto set our hands and seals this ninth day of January in the year of our Lord one thousand eight hundred and seventy three

Signed Sealed and Delivered in presence of Geo. L. Sayles.

James S. Ham [L.S.]
his
Frederic × W. Ham [L.S.]
mark
Clarinda Ham Gear for William A. Ham [L.S.]
Franklin B. Ham [L.S.]
his
Louisa × M. Ham [L.S.]
mark
Clara A. Ham [L.S.]
by Clarinda Ham Gear.
Clarinda Ham Attorney for { Charles H. Ham [L.S.] Emma E. Ham [L.S.]

Providence ſc.

In the City of Providence this 11th day of January 1873 Then personally appeared James S. Ham

Frederic W. Ham Franklin B. Ham Louisa M. Ham all in their individual capacities and also Clarinda Ham as Guardian for William A. Ham and Clara A. Ham minors also as attorney for Charles H. Ham and Emma E. Ham and acknowledged in their said respective capacities the within instrument by them subscribed to be their free and voluntary act and deed.

Before me Geo. L. Sayles. Justice of the Peace.

Recorded January 13, 1873 at 3,40 P. M. } Witness G. A. Williamson

& Recorder of Deeds

Know All Men by these Presents

That we Seth Padelford and Arba B. Dike both of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Three hundred and ten dollars to us paid by Cromwell Moulton and Richard O. Moulton the receipt whereof is hereby acknowledged have given granted bargained and sold and by these presents do give grant bargain sell convey and confirm unto him the said Cromwell & Richard O. Moulton and to their heirs and assigns

A certain lot of land situate in the South Westerly part of said City of Providence Being Lot No. 23 Twenty Three on a Plat of Land belonging to the Heirs of the late Gov. James Fenner. Being the same lot of land that was conveyed to the grantors by deed from John Whipple dated October 6th A. D. 1847 and recorded in the City Clerks' Office in Book No. 102 page 54. Reference to said deed being had.

To have and to hold the aforegranted premises with all the rights privileges and appurtenances thereof to them the said Cromwell & Richard O. Moulton and to their heirs and assigns to his and their sole use and benefit forever. And we the aforenamed Seth Padelford and Arba B. Dike for ourselves our heirs executors and administrators do covenant and agree to and with the said Cromwell & Richard O. Moulton their heirs and assigns that we are lawfully seized of the aforegranted premises that we have good right to sell and convey the same as aforesaid that the same are free and clear of all incumbrances and that we will forever warrant and defend the same to them the said Cromwell and Richard O. Moulton and to their heirs and assigns forever against the lawful claims and demands of all persons whatsoever.

And we Mary B. Padelford wife of the said Seth Padelford and Ann Elvira Dike wife of the said Arba B. Dike for and in consideration of the aforenamed sum of money paid our said husbands do hereby remise release and forever quitclaim to them the said Cromwell & Richard O. Moulton and to their heirs and assigns forever all our right of dower and power of thirds in and to the aforedescribed premises.

In testimony whereof we have hereunto set our hands and seals this sixth day of October A. D. One thousand eight hundred and forty eight (1848)

Signed Sealed and Delivered in presence of Nathaniel Searle.

Seth Padelford. (L.S.)
Mary B. Padelford. (L.S.)
A. B. Dike. (L.S.)
Ann Elvira Dike. (L.S.)

County of Providence ss.

In the City of Providence on this 13th day of October A. D. 1848 Then personally appeared the above named Seth Padelford and Arba B. Dike before me and severally acknowledged the preceding instrument by them signed to be their free act & deed.

Nathaniel Searle. Public Notary.

Recorded January 14, 1873 at 5,10 P. M. } Witness G. A. Williamson

& Recorder of Deeds

Know All Men by these Presents

That I Lafayette G. Nicholas of the City of Providence in the County of Providence in the State of Rhode Island for and in consideration of the sum of One hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Albert H. Mumford of said City of Providence the receipt whereof I the said Lafayette G. Nicholas do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Albert H. Mumford

All and singular the counters cases scales and other fixtures groceries provisions and all stock in trade and other personal property now being and contained in the store numbered Thirty four (34) Snow Street in said City of Providence and occupied by me as a grocery store.

To have and to hold the said granted and bargained property unto the said Albert H. Mumford his heirs executors administrators and assigns to his only proper use benefit and behoof forever and I the said Lafayette G. Nicholas do vouch myself to be the true and lawful owner of the said property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said granted property unto the said Albert H. Mumford his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Lafayette G. Nicholas have hereunto set my hand and seal this tenth day of January in the year of our Lord One thousand eight hundred and seventy three.

Executed and Delivered in presence of Patience B. Nicholas.

Lafayette G. Nicholas (L.S.)

Recorded January 15, 1873 at 10 A. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men

That I Joseph S. Pitman of the City of Providence in the State of Rhode Island Assignee of Francis L. Wheaton of said Providence under three deeds of assignment bearing date respectively August 7th 1858 and February 2 1861 recorded in the Office

of the Recorder of Deeds in said Providence the one in Deed Book 152 page 160 and the other in Deed Book 156 page 274 in consideration that all demands upon me under the Trusts of said deeds have been fully satisfied and that I now hold the premises hereinafter described in Trust for the sole use and benefit of the said Francis L. Wheaton his heirs and assigns and in execution of the last named Trust and pursuant to the request of said Francis L. Wheaton to me in this behalf as signified by his joining in these presents and I the said Francis L. Wheaton in consideration of the love and affection which I have for my wife Amelia S. Wheaton do hereby grant alien enfeoff and convey unto William L. Wheaton of said Providence son of the said Francis L. and his heirs to the use of the said Amelia S. Wheaton her heirs and assigns forever

That lot of land with the dwelling house and other improvements thereon situate in said Providence bounded Westerly on Park Street on which it measures (50) fifty feet and holding that width extends back (95) ninety five feet to and bounded Easterly on land of the Estate of John Brown Francis deceased bounding Northerly partly on land of Elizabeth and Sally Francis and partly on land of the Estate of said John Brown Francis deceased and Southerly on land of said Amelia S. Wheaton being Lot Number 2 (two) as laid out and delineated on that plat called "Plat of House Lots belonging to Hon. John B. Francis situated on Smith's Hill in the City of Providence by Cushing & Farnum 1851" recorded in the Office of the Recorder of Deeds in said Providence in Plat Book 4 page 10 and the same land conveyed to said Francis L. Wheaton by deed from Ray Clapp dated July 18th 1864 recorded in said Office in Deed Book 138 page 175.

Said premises being subject to two mortgages the one bearing date June 25th 1855 recorded in said Office in Mortgage Book 6 page 153 and now held by Stephen Simmons of said Providence and the other bearing date February 13th 1857 recorded in said Office in Mortgage Book 11 page 105 and now held by Edward D. Pearce of East Providence.

To have and to hold said granted premises with all the appurtenances thereof unto him the said William L. Wheaton and his heirs to the sole use of the said Amelia S. Wheaton her heirs and assigns forever. In testimony whereof we have hereunto set our hands and seals this tenth day of January one thousand eight hundred and seventy three.

Signed and Sealed
in presence of
J. W. Lewis

Joseph L. Pitman Assignee. [L.S.]
F. L. Wheaton [L.S.]

State of Rhode Island Providence ss. In Providence this tenth day of January A.D. 1873 Francis L. Wheaton personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed and on the eleventh day of said January Joseph L. Pitman also personally appeared before me and acknowledged the same instrument by him signed as Assignee to be his free act and deed in his said capacity.

Jos. W. Lewis. Notary Public.

Recorded January 15, 1873 at 12, 45 P. M. Witness G. A. Williamson Recorder of Deeds

Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this fifteenth day of January A. D. 1873.

The lot of land and the buildings & improvements thereon situated on the

North side of Atwells Avenue in said Providence being Lot No. One (1) on a plat of House Lots belonging to Luke Green on Atwells Avenue & Spruce Street and recorded in the land records of said Providence in Book of Plats No. 1 page 68 being the same premises that Wellington Hinscough conveyed to Ann Mc Caughey by deed recorded in Book No. 141 page 379 of the records of deeds and now numbered 274 Atwells Avenue.

To have and to hold the same with the rights and privileges thereof for the term of ten years from the day aforesaid on condition of the payment to said lessor of a yearly rent therefor of one hundred & twenty dollars payable in equal successive monthly instalments the first whereof on the fifteenth day of February next hereafter and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. And it is agreed that the lessee shall have first privilege of hiring said premises at the expiration of this lease and may remove from said premises such counters shelving and movable fixtures as he may place thereon and shall pay all taxes thereon and keep said premises insured at his own cost.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year aforesaid
In presence of
the words in relation to alteration &c. without knowledge of lessor being first erased.
George H. Burnham witness to signature of Daniel Mc Manus & mark of Mary Ann Mc Caughey

her
Mary Ann × Mc Caughey Lessor [L.S.]
mark
Daniel Mc Manus Lessee [L.S.]

State of Rhode Island &c. In the City of Providence the fifteenth day of January A.D. 1873 then & there Mary Ann Mc Caughey and Daniel Mc Manus severally acknowledged the aforegoing to be their free act and deed.

Before me George H. Burnham
Justice of the Peace.

Recorded January 15, 1873 at 1 P. M. Witness G. A. Williamson Recorder of Deeds

Note See transfer in Book No 248 pages 477 & 478

Know All Men by these Presents

That we Eliza A. Peckham Susan Peckham and Mary J. Peckham all of the City of Providence County of Providence and State of Rhode Island and William J. Peckham of the City of Mobile

in the State of Alabama heirs at law of Joseph C. Peckham late of said Providence deceased in consideration of the sum of one hundred and forty dollars to us paid by John Wilson Smith of said City of Providence the receipt whereof we do hereby acknowledge have and hereby do give grant bargain sell convey and confirm unto him the said Smith his heirs and assigns forever

One undivided seventieth part or share in the lot of land numbered Eight on the survey of Fenner Square in the City of Providence made by Benoni Lockwood and Burrows Aborn and recorded in Book Forty eight pages fourteen and fifteen of the land records of said City reference thereto being had for a particular description of said lot of land. With one undivided seventieth part or shure of all the buildings and improvements on said lot.

Subject however to the terms and conditions of a certain indented lease in trust of said land and buildings made on the eleventh day of May A.D. 1835 by and between Josiah Whitaker and Pamelia A. his wife on the first part and George Curtis on the second part.

To have and to hold the said one undivided seventieth part or share of said lot of land and of the buildings thereon with all the rights and privileges thereof subject to the terms and conditions aforesaid unto him the said John Wilson Smith his heirs and assigns forever. And we the said grantors do hereby covenant and agree to and with said grantee his heirs and assigns that at the date hereof we are the true and lawful owners of said share of said estate as aforesaid and have in us good right & full power to sell and convey the same in manner aforesaid and do covenant and engage the same to said grantee his heirs and assigns forever against the lawful claims and demands of any and all persons whatsoever claiming by through or under the said Joseph C. Peckham or either or any of us forever to warrant secure and defend by these presents.

And we Hannah F. Peckham widow of said Joseph deceased and Winifred W. Peckham wife of said William in consideration of the sum of money paid by said Smith as aforesaid do hereby remise release & quitclaim unto said Smith his heirs & assigns forever all the rights of dower which we or either of us may have in and to the premises aforesaid.

In witness whereof we hereunto set our hands and affix our seals the fourteenth day of February A.D. 1873.

Signed Sealed and Delivered in presence of

Note. The above interlineation between 1st & 8th lines above made before signing

R. M. Sherman.
S. K. Irvin.
S. K. Irvin.
R. M. Sherman.

Clara A. Peckham. [L.S.]
Susan Peckham. [L.S.]
M. J. Peckham. [L.S.]
W. J. Peckham. [L.S.]
Winnie W. Peckham. [L.S.]
Hannah F. Peckham. [L.S.]

State of Alabama County of Mobile In the City of Mobile on the twenty second day of February A.D. 1872 the within named William J. Peckham and Winifred W. Peckham his wife personally known to me to be the persons who signed the within instrument severally acknowledged said instrument to be their free and voluntary act and deed.

Before me Joseph Seawell
Notary Public for said County & State

State of Rhode Island County of Providence

In the City of Providence on the first day of March A.D. 1872 Clara A. Peckham Susan Peckham Mary J. Peckham and Hannah F. Peckham within named and personally known to me to be the persons who signed the within instrument severally acknowledged said instrument to be their free and voluntary act and deed.

Before me Henry Swarton
Justice of the Peace

Recorded January 17, 1873 at 2.05 P.M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Ezra Hutchins of East Providence in the State of Rhode Island in consideration of the sum of One hundred and forty dollars to me paid by John Wilson Smith of the City of Providence in the State aforesaid the receipt whereof I do hereby acknowledge have given granted bargained and sold and hereby give grant bargain and sell convey and confirm unto him the said Smith his heirs and assigns forever

One undivided seventieth part or share in the lot of land numbered Eight on the Survey of Fenner Square in the City of Providence made by Benoni Lockwood and Burrows Aborn & recorded in Book Forty eight pages fourteen and fifteen of the Land Records of said City reference thereto being had for a particular description of said lot of land with one undivided seventieth part or share of all the buildings & improvements on said lot. Subject however to the terms and conditions of a certain indented lease in trust of said land and buildings made on the eleventh day of May A.D. 1835 by and between Josiah Whitaker and Pamelia A his wife on the first part and George Curtis on the second part.

To have and to hold the said one undivided seventieth part or share of said lot of land and of the buildings thereon with all the rights and privileges thereof subject to the terms and conditions aforesaid to him the said John Wilson Smith his heirs & assigns forever. And I the said Ezra Hutchins for myself my heirs executors and administrators do covenant promise & agree to and with said John Wilson Smith his heirs executors administrators and assigns that I am the true and lawful owner of said share of said estate before described and am lawfully seized and possessed of the same as my absolute property that I have lawful right and full power & authority to sell and convey the same to him as aforesaid that the same is free and clear of all incumbrances whatsoever and that I will warrant secure and defend the same to him & his heirs and assigns forever against the lawful claims and demands of any person or persons whatsoever forever to warrant secure and defend by these presents.

In witness whereof I hereunto set my hand and affix my seal at the City of Providence this sixteenth day of January A.D. 1873.

Executed in the presence of
Philip C. Scott

Ezra Hutchins [L.S.]

County of Providence ss. In the City of Providence this sixteenth day of January A.D. 1873 personally appeared the within named Ezra Hutchins and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Before me Philip C. Scott
Justice of the Peace.

Recorded January 17, 1873 at 2.12 P.M. } Witness G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Carlos E. Bishop of Providence Rhode Island for and in consideration of the sum of One hundred dollars to me in hand paid at or before the ensealing and delivery of these presents by Henry E. Bishop of said Providence the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said Henry E. Bishop his executors administrators and assigns

The one equal undivided half part in and to the buildings and improvements upon a lot of land situated on the Southerly side of Fountain Street in said Providence being the lot of land leased to C.E. Bishop & Co. by the Rawson Fountain Co. Also the one half part of said lease. And also the one half part of all the tools implements and apparatus horses wagons and harnesses formerly belonging to the late firm of C.E. Bishop & Co.

To have and to hold the same unto the said Henry E. Bishop his executors administrators and assigns forever. And I do for myself and for my heirs executors and administrators covenant and agree to and with the said Henry E. Bishop to warrant and defend the sale of the said chattels real and personal property hereby sold unto the said Henry E. Bishop his executors administrators and assigns against all and every person and persons whomsoever.

In witness whereof I have hereunto set my hand and seal this sixteenth day of January A.D. 1873

In Presence of Henry Martin

Carlos E. Bishop [L.S.]

Providence County ss. In Providence this seventeenth day of January A.D. 1873 then Carlos E Bishop personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Henry Martin Justice of the Peace.

Recorded January 17, 1873 at 3.10 P.M. } Witness G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Moses B. Tillinghast in consideration of one hundred dollars to me in hand already paid by William Barstow of the City of Providence have given granted and sold and do hereby give grant sell convey and confirm unto him the said William Barstow his heirs and assigns

Eight 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 William Barstow heirs and assigns forever And for my heirs executors and administrators do hereby covenant with the said William Barstow his heirs executors administrators and assigns that at and before the ensealing hereof I am lawfully seized and possessed of said 8 shares 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 twentieth day of January in the year 1873

Signed Sealed and Delivered in presence of Charles Selden.

Moses B. Tillinghast [L.S.]

Providence ss. In Providence the twentieth day of January A.D. 1873 personally came the aforesaid Moses B. Tillinghast and acknowledged the foregoing to be his voluntary deed.

Before me Charles Selden. Justice of the Peace.

Recorded January 20, 1873 at 1,45 P.M. } Witness G.A. Williamson Recorder of Deeds

Articles of Agreement

Made and executed this twenty ninth day of November A.D. 1872 by and between John T. Ward of the City of Napa in the State of California of the one part and Joseph P. Manton of the City of Providence State of Rhode Island &c. of the other part Witnesseth

First That the said John T. Ward in consideration of fifteen cents per square foot thereof to be paid as is hereinafter mentioned doth covenant and agree to and with said Joseph P. Manton that the said John T. Ward shall at and on the termination if favorable to said John T. Ward of the suit at present pending in the Supreme Court of the State of Rhode Island in said County of Providence between the City of Providence and said John T. Ward by a good and sufficient warranty deed at his own cost duly made and executed grant convey and confirm to said Joseph P. Manton or such person or persons as he may designate his or their heirs and assigns forever a certain tract of land lying and situate in said City of Providence on the Westerly side of the Providence River and bounding Easterly on the Harbor line of said River (190) about one hundred and ninety feet more or less and extending Westerly (1100) Eleven hundred feet more or less to the line of Allens Avenue so called and bounding Northerly on land heretofore agreed to be conveyed to Benj. T. Wright of the City of Boston Massachusetts and Southerly on land of Heirs of William W. Bishop and containing (209000) two hundred and nine thousand square feet be the same more or less with the right of said Joseph P. Manton his heirs and assigns to pass and repass over said parcel of land called Allens Avenue

And the said Joseph P. Manton for himself his heirs executors and administrators doth covenant and agree to and with said John T. Ward his heirs and assigns that the said Joseph P. Manton on the execution of said conveyance will pay to the said John T. Ward his executors or administrators said sum for said premises with six months interest upon the gross amount therefor at the rate of seven per cent per annum twenty thousand dollars of purchase

money to remain on mortgage 3 years at 7 per cent semi annually

In Witness Whereof the parties have hereunto interchangeably set their hands and seals the day and year aforewritten. Executed in duplicate.

Signed Sealed &c in presence of
Witness Hy. B. Williams
James W. Blackwood witness to
signature of Jos. P. Manton

Joseph P. Manton [LS]
John T. Ward [LS]
By Joseph W. Ward Atty.

Commonwealth of Massachusetts Suffolk ss. On this twentieth day of January A. D. 1873 personally appeared before me Joseph W. Ward Attorney of John T. Ward & acknowledged the aforewritten instrument by him signed to be his free and voluntary act and deed and the free and voluntary act and deed of said John T. Ward.

Before me Hy. B. Williams.
Justice of the Peace.

Recorded January 23, 1873
at 9, 15 A. M.

Witness T. A. Williamson
Recorder of Deeds

Know All Men

That I Diana S. Parkhurst Guardian of the person and estate of Harris I Carpenter a minor son of Joseph Harris Carpenter deceased by virtue of authority in me vested by a decree of the Municipal Court of the City of Providence passed the eighth day of October 1872 and for and in consideration of five hundred dollars to me paid by the City of Providence a corporation legally established by act of the Legislature of the State of Rhode Island the receipt whereof is hereby acknowledged do by these presents grant sell assign and convey unto said City of Providence its successors and assigns

A right to lay and maintain water pipes in and upon so much and such parts of two certain lots or tracts of land one undivided third part of which belongs to said minor situated in the Southwesterly part of said City of Providence near Mashapaug Pond. One of which lots is bounded Northwesterly by Adelaide Avenue Northeasterly by the New York Boston & Providence Railroad Southeasterly by Reservoir Avenue and land of Charles E. Carpenter and Southwesterly by Mashapaug Pond the other of which lots is a triangular piece of land and is bounded Northwesterly by Adelaide Avenue Easterly by Reservoir Avenue and Southwesterly by said Railroad as lie and are situated between the line of said Reservoir Avenue and a straight line running parallel to and twenty feet distant Northwesterly from the centre line of the thirty inch water pipes already laid in and upon said premises together with the right to enter upon said granted premises at any and all times for the purpose of laying other pipes and making any and all examinations repairs or constructions provided that such constructions shall not be higher than the grade of Reservoir Avenue And reserving to said minor his heirs and assigns the right to fill up the hollow upon said granted premises after giving to said City its successors and assigns reasonable notice that they may make such changes as they may desire in the arrangement of their pipes but in no other way or manner to obstruct said City's possession and use of said premises.

To have and to hold said granted premises to the said City its successors and assigns so

long as the same shall be used for said water pipes and no longer

In testimony whereof I have hereunto in my said capacity set my hand and seal this sixth day of November in the year One thousand eight hundred and seventy two.

Signed Sealed and Delivered
in presence of
Richard Macy.

Diana S. Parkhurst [LS]
Guardian.

State of New York Columbia ss. In the City of Hudson in said County on this 11th day of November A. D. 1872 personally appeared before me a Public Notary in and for said County Diana S. Parkhurst subscriber to the foregoing instrument and in her said capacity of Guardian acknowledged said instrument to be her free act and deed. In witness whereof I have hereunto set my hand and affixed my notarial seal this day and year before written.

T. C. Haviland Notary Public. [LS]
Col. Co. N. Y.

Know All Men

That we Dwight Russell and Mary J. C. Russell his wife of Milford in the State of Massachusetts for and in consideration of the sum of one dollar to us paid by the City of Providence a corporation legally incorporated by the General Assembly of the State of Rhode Island and of divers other good and valuable considerations us hereunto moving do hereby remise release and forever quitclaim unto said City of Providence its successors and assigns all the right title and interest which we or either of us have or ought to have and especially including herein the right of dower of the said Mary J. C. Russell as the widow of Joseph Harris Carpenter deceased in and to

So much and such parts of two certain lots or tracts of land situated in the Southwesterly part of the City of Providence near Mashapaug Pond one of which lots is bounded Northwesterly by Adelaide Avenue Northeasterly by the New York Boston & Providence Railroad Southeasterly by Reservoir Avenue and land of Charles E. Carpenter and Southwesterly by Mashapaug Pond the other of which lots is a triangular piece of land and is bounded Northwesterly by Adelaide Avenue Easterly by Reservoir Avenue and Southwesterly by said Railroad as lie and are situated between the line of said Reservoir Avenue and a straight line running parallel to and twenty feet distant Northwesterly from the centre line of the thirty inch water pipes already laid in and upon said premises.

To have and to hold unto said City of Providence its successors and assigns so long as said premises shall be used for the purpose of laying and maintaining water pipes according to the provisions and limitations contained in a certain deed executed by D. S. Parkhurst Guardian to said City dated the sixth day of November in the year 1872. In testimony whereof we have hereunto set our hands and seals this twenty seventh day of November A. D. 1872.

Signed Sealed and Delivered
in presence of
N. B. Johnson to D. R. & M. J. C. R.
J. C. Walker.

Dwight Russell [LS]

Wm. J. C. Russell [LS]

Commonwealth of Massachusetts Worcester ss. In Milford in said County on this second day of December 1872 personally appeared before me a Public Notary in and for said County Dwright Russell one of the subscribers to the aforewritten instrument and acknowledged said instrument to be his free act and deed. At the same time and place Mary J. B. Russell wife of said Dwright Russell also one of the subscribers to the aforegoing instrument being examined by me severly and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same

N. B. Johnson Notary Public [L.S.]

Recorded January 25, 1873 at 10 A. M. } Witness G. A. Williamson Recorder of Deeds

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Know All Men

That I Charles E. Carpenter of Providence County of Providence State of Rhode Island for and in consideration of One dollar to me paid by the City of Providence a corporation legally established by act of the General Assembly of the State of Rhode Island the receipt whereof is hereby acknowledged do hereby grant sell assign and convey unto said City of Providence its successors and assigns a right to lay and maintain water pipes in and upon so much and such parts of two certain lots or tracts of land two undivided thirds parts of which belong me the said Charles E. Carpenter situated in the Southwesterly part of said City of Providence near Mashapaug Pond one of which lots is bounded Northwesterly by Adelaide Avenue Northeasterly by the New York Providence & Boston Railroad Southeasterly by Reservoir Avenue and land of said grantor and Southwesterly by Mashapaug Pond the other of which lots is a triangular piece of land and is bounded Northwesterly by Adelaide Avenue Easterly by Reservoir Avenue and Southwesterly by said Railroad as lie and are situated between the line of Reservoir Avenue and a straight line running parallel to and twenty feet distant Northwesterly from the centre line of the thirty inch water pipes already laid in and upon said premises together with the right to enter upon said granted premises at any and all times for the purpose of laying other pipes and making any and all examinations repairs or constructions provided that such constructions shall not be higher than the grade of Reservoir Avenue and reserving to said grantor his heirs and assigns the right to fill up the hollow upon said granted premises after giving to said City its successors and assigns reasonable notice that they may make such changes as they may desire in the arrangement of their pipes but in no other way or manner to obstruct said City's possession and use of said premises

To have and to hold said granted premises to the said City its successors and assigns so long as the same shall be used for said water pipes and no longer.

And I Adeline F. Carpenter wife of the said Charles E. Carpenter in consideration of the sum paid my said husband as aforesaid do hereby release and forever quitclaim unto said City of Providence its successors and assigns all my right of dower and power of thirds in the above bargained premises.

In testimony whereof we have hereunto set our hands and seals this third day of December in the year One thousand eight hundred and seventy two.

Signed Sealed and Delivered in presence of Annett M. Burdett

Charles E. Carpenter [L.S.]
Adeline F. Carpenter [L.S.]

Providence County ss. In Providence this fourth day of December A. D. 1872 then Charles E. Carpenter personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Charles Gelden
Justice of the Peace.

Recorded January 25, 1873 at 10 A. M. } Witness G. A. Williamson Recorder of Deeds

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Know All Men by these Presents

U. S. REVENUE 50 c. STAMP

That I Charles E. Carpenter of the City and County of Providence State of Rhode Island for and in consideration of the sum of one dollar to me in hand paid by the City of Providence the receipt of which I do hereby acknowledge do hereby give grant bargain sell and convey unto the said City of Providence its successors and assigns forever

The right to lay water pipes in and upon so much of my land situate in the neighborhood of Elmwood Street and Reservoir Avenue in the said City of Providence as lies southeasterly of a line parallel to and ten feet distant northwesterly from the centre line of the thirty inch pipes which have already been laid upon and near the said premises and the right to enter upon said land at any and all times for the purpose of laying other water pipes or of making any needed constructions examinations or repairs provided however that no construction shall rise to a higher level than the adjoining grade of Reservoir Avenue

And I Adeline F. Carpenter wife of the said Charles E. Carpenter in consideration of the sum paid my said husband as aforesaid do hereby release and forever quitclaim unto the said City of Providence its successors and assigns forever all my right of dower in and to the aforedescribed premises so far as the above conveyed rights are concerned

In Witness Whereof we have hereunto set our hands and seals the twentieth day of March in the year eighteen hundred and seventy two

Signed Sealed and Delivered in presence of Henry Martin

Charles E. Carpenter [L.S.]
Adeline F. Carpenter [L.S.]

Providence County ss. In Providence this twenty fifth day of March A. D. 1872 Then Charles E. Carpenter personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin Justice of the Peace.

Recorded January 25, 1873 at 10 A. M. } Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Wm. E. Robinson of the City of Providence in the County of Providence & State of R.I. for and in consideration of the sum of one dollar to me in hand well and truly paid at or before signing sealing and delivery of these presents by Frank N. Hoyt the receipt whereof I the said Wm. E. Robinson do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Frank N. Hoyt

All my right title and interest in and to the following described goods & chatels now in Room No. 16 in the building known as No. 70 Weybosset St. in said Providence viz. the entire stock furniture and fixture now in said room heretofore the property of the firm of Hoyt & Robinson.

To have and to hold the said granted and bargained property unto the said Frank N. Hoyt his heirs executors administrators and assigns to his & their only proper use benefit and behoof forever

In Witness Whereof I the said Wm. E. Robinson have hereunto set my hand and seal this 21st day of January 1873 in the year of our Lord one thousand eight hundred and 73.

Wm. E. Robinson. (L.S.)

Executed and Delivered
in presence of
H. B. Whitman.

Recorded January 25, 1873
at 11, 10 A.M.

Witness G. A. Williamson
Recorder of Deeds

Agreement of Lease of Land

Made and executed this first day of January A.D. Eighteen hundred and seventy three (1873) by and between Alexander F. Adie of the City of Providence State of Rhode Island of the first part and Mandly B. Hart of the second part witnesseth That the said Adie for the consideration hereafter mentioned hath demised granted and let and do hereby demise grant and let unto him the said Mandly B. Hart his heirs executors administrators and assigns

All land now owned by me bounded on Cove Fountain and Union Streets and located in the City of Providence State of Rhode Island with the exception of that portion or parcel of land occupied as a stable by the said Hart and which the said Mandly B. Hart now holds a lease dated the sixteenth day of April A.D. Eighteen hundred and seventy two.

To have and to hold the first herein referred to land from the above date until the first day of April A.D. Eighteen hundred and seventy seven To terminate and end on the said first day of April Eighteen hundred and seventy seven Unless the said Adie shall conclude to continue the same for two years more from this said date. Should the said Adie close the leases at the first named date he is to pay for a shed now built and occupied by said Hart on the land now covered by this lease And the same is valued at Twenty two hundred dollars And the said Adie is to have twenty five per cent deducted from this valuation. And shall own the building. No other improvements whatever excepting the one just referred to are to be paid for by the lessor when closing these leases. The lessee having the right to remove all the others unless held for rent due and unpaid as per continuation of this agreement.

It is also agreed and understood between the lessor and the lessee that the present lease held by Mandly B. Hart and dated April 16 1872 shall be extended and have the same time to run as this the present lease and the same shall terminate on the same dates And all payments of money for rents due from the two leases shall be credited and considered in the same manner and way as it would be were the two pieces of land embraced in one lease and the forfeiture of both leases for non payment of any rents shall be the same as if embraced in one lease.

And the said Mandly B. Hart for himself his heirs executors administrators and assigns does hereby agree to pay said Adie his heirs executors administrators and assigns the sum of twelve hundred and fifty dollars per annum (Dollars 1250) in addition to the rent in said former lease being twenty five hundred dollars in all under both leases for each and every year during said term of this lease for rent and hire of said premises in payments of three hundred twelve & 50/100 dollars as follows viz on the first days of April July October and January successively to the end of the term of this lease as herein before mentioned. And in case of failure on the lessee's part to pay any rent within ten days subsequent to the time as herein before specified or in case of failure to conform to any of the conditions already herein expressed or which shall be expressed within this document the said Adie shall be at liberty to end and terminate this lease and reenter and take possession of said premises and may have and hold all buildings and improvements on said premises as security for any rent rents or arrears

And said lessee further covenants and agrees that he will use said premises in a proper manner And it is also understood and agreed to by the lessee that a certain other agreement having reference to this lease dated January 18 1873 shall have the same protection and consideration as if embodied within this lease. And the said lessee also having given a note payable February 26th A.D. Eighteen hundred and seventy three to the order of the lessor for one hundred fifty six 47/100 dollars this sum being for rent due prior to the date of this lease he the said Mandly B. Hart agrees with the lessor that if the same shall remain unpaid when due it shall hold the same effect on these leases as any unpaid rents as specified herein.

I agree if I extend the term of two years that the rent is to be the same per annum as for those of the former term and all rights and privileges to be the same. Excepting that I the lessor hold the privilege by giving three months notice to the lessee of my intention to close the leases I am to have the privilege of doing so but must in this case pay for the one building as herein before mentioned but nothing for the others. But they must be removed in time for me to take possession at the expiration of my notice which shall be given in writing to the lessee or his assigns.

And the lessee Mr. B. Hart agrees to keep the said premises on the above terms providing the said lessor Alexander F. Adie concludes to make the above extension of time.

It is also agreed and understood between the lessor and lessee that if the lessor concludes to extend the time of two years it applies to the lease now held by the said Mandly B. Hart as well as to this one.

In testimony whereof the parties have hereunto interchanged set their hands and seals this twenty first day of January A. D. Eighteen hundred and seventy three.

Signed Sealed and Delivered
in presence of
F. E. Anthony.

Alex F. Adie (L.S.)

Mandly B. Hart (L.S.)

Providence ſc. In Providence this twenty third day of January 1873 the above named Alexander F. Allen personally appeared before me and acknowledged the foregoing instrument to be his free act and deed.

James Tillinghast. Justice of the Peace.

Providence ſc.

In Providence this twenty fifth day of January A.D. 1873 then personally appeared Mandly B. Hart one of the foregoing subscribers and acknowledged the said lease & instrument to be his free act and deed.

Before me Stephen A. Cooke Jr.
Notary Public.

Recorded January 27, 1873 at 10,30 A.M. } Witness G.A. Williamson
Recorder of Deeds

This Agreement and Transfer of Lease.

Made and entered into this twenty seventh day of January A.D. 1873 witnesseth That I Richard Davis Lessee in a certain Indenture of Lease made by Elizabeth Ann Danforth of the first part and myself of the second part bearing date upon the fourteenth day of March A.D. 1871 for the term of five years ending upon the thirteenth day of March A.D. 1876 of Store No. 119 Westminster Street for and in consideration of the sum of one dollar to me in hand well and truly paid before the ensealing hereof by Isaac Hymes the receipt whereof is hereby acknowledged have and hereby do grant bargain sell convey assign and transfer unto him the said Hymes all my right title and interest in and to the aforementioned Indenture of Lease which is hereto annexed and to which reference may be had for the terms and provisions thereof with all my right title and interest in and to the premises therein mentioned and described under and by virtue of and according to the terms and conditions and provisions of the lease aforesaid (Excepting a small piece or portion of said store which it has been agreed by all parties that Charles Snow the tenant of the adjoining store is to have the right to partition off and include in his store.

To have and to hold the same to him the said Hymes his executors administrators and assigns from the thirteenth day of February A.D. 1873 for and during the rest residue and remainder of the term of years mentioned and expressed in said Indenture of Lease Subject nevertheless to the rents covenants conditions and provisions therein also mentioned and expressed.

And the said Isaac Hymes for himself his executors administrators and assigns doth hereby covenant and agree to and with the said Elizabeth Ann Danforth Lessor as aforesaid her heirs executors administrators and assigns that he will well and truly pay all the rents specified and mentioned in said lease and keep and perform all the covenants conditions and agreements mentioned and expressed therein to be paid kept observed and performed on the part of said Richard Davis his executors administrators and assigns party of the second part thereunder And I do hereby covenant and agree to & with said Davis that I will fully indemnify save and hold him harmless of and from the payment of said rents and from all claims and demands arising from the breach of any of the covenants and agreements by him entered into in and by the lease aforesaid now assigned to me

In Witness Whereof we hereunto set our hands and affix our seals at the City of Providence the said twenty seventh day of January A.D. 1873.

Signed Sealed and Delivered in presence of John Wilson Smith

Richard Davis (LS)
Isaac Hymes (LS)

Providence ſc. In the City of Providence this twenty seventh day of January A.D. 1873 personally appeared the above named Richard Davis and Isaac Hymes and severally acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed.

Before me John Wilson Smith Notary Public

I hereby express my assent to the aforegoing transfer and assignment of the Lease aforesaid by said Davis to said Hymes not however intending thereby to release said Davis from his covenants and obligations to pay the rents as stipulated in said Lease but still holding him liable therefor in case said Assignee of said Lease neglects to pay the same.

January 27th 1873

Elizabeth Ann Danforth
By John Wilson Smith
her Attorney.

Recorded January 27, 1873 at 3 P.M. } Witness G.A. Williamson
Recorder of Deeds

This Indenture

Made this twenty seventh day of January A.D. 1873 between George A. Burrough of the City of Providence in the State of Rhode Island of the first part and John Snow of the same place of the second part Whereas each of the said parties is the owner of an estate situate on the west side of Vineyard Street in said City of Providence Now this Indenture witnesseth that in consideration of the premises and of the sum of one dollar by each of the said parties paid to the other of them (the receipt whereof is hereby acknowledged) and for divers other good and valuable causes and considerations them respectively hereunto moving they the said parties hereto for themselves severally and respectively and for their several and respective heirs and assigns do covenant grant and agree each of them unto and with the other of them his heirs and assigns according to their respective rights and interests in their said respective estates mutually by these presents that no building whatsoever shall at any time hereafter be put placed or erected upon either of the said estates or any part thereof respectively along the whole length thereof respectively on said Vineyard Street within ten feet of the west line of such street to the end that the said parties hereto severally and respectively and their several and respective heirs and assigns shall and may from time to time and at all times forever hereafter have receive take and enjoy the full free and absolute right easement and privilege of light air ornament and other the benefits and advantages whatsoever to arise and accrue from the said space of ten feet being kept open and unoccupied by any and all buildings according to the true intent and meaning of these presents.

As Witness the hands and seals of said parties hereto the day & year aforesaid

Signed Sealed & Delivered
in presence of
J. G. Markland

Geo. A. Burrough (LS)
John Snow. (LS)

State of Rhode Gland City of Providence ss. 27 January 1873 Then & there the above named George A. Burrough & John Snow acknowledged the above instrument by them signed to be their free & voluntary act & deed

Before me J. G. Markland Justice of the Peace.

Recorded January 28, 1873 at 1,18 P. M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I John H. Porter of the City and County of Providence in the State of Rhode Gland for and in consideration of the sum of One hundred & twenty five dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Henry F. Ferrin of said City County and State the receipt whereof I the said John H. Porter do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Henry F. Ferrin

One pair bay horses one white mare three sets harnesses one moving wagon named "Lexington" and one express wagon.

To have and to hold the said granted and bargained horses harnesses & wagons unto the said Henry F. Ferrin his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said John H. Porter do vouch myself to be the true and lawful owner of the said horses harnesses and wagons and have in me full power good right and lawful authority to dispose of the said horses harnesses and wagons in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said horses harnesses and wagons unto the said Henry F. Ferrin his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said John H. Porter have hereunto set my hand and seal this 29th day of January in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered in presence of
Wm. W. Rickard.

John H. Porter (LS)

Recorded January 29, 1873 at 3,25 P. M.

Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Henry F. Ferrin of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of One hundred & twenty five dollars to me in hand well and truly

paid at or before signing sealing and delivery of these presents by Annie Porter of said City County and State the receipt whereof I the said Henry F. Ferrin do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Annie Porter

One pair bay horses one white mare three sets harnesses one moving wagon named "Lexington" and one express wagon

To have and to hold the said granted and bargained horses harnesses and wagons unto the said Annie Porter her heirs executors administrators and assigns to her and their only proper use benefit and behoof forever and I the said Henry F. Ferrin do vouch myself to be the true and lawful owner of the said horses harnesses & wagons and have in me full power good right and lawful authority to dispose of the said horses harnesses and wagons in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said horses harnesses and wagons unto the said Annie Porter her heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever

In Witness Whereof I the said Henry F. Ferrin have hereunto set my hand and seal this 24th day of January in the year of our Lord one thousand eight hundred and seventy three

Executed and Delivered
in presence of
Wm. W. Rickard.

Henry F. Ferrin (LS)

Recorded January 29, 1873 at 3,30 P. M.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That the Franklin Foundry and Machine Company a corporation created by the General Assembly of the State of Rhode Island in consideration of one dollar to said corporation paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged does hereby remise release and forever quitclaim unto the said The City of Providence its successors and assigns all the right title and interest which the said Franklin Foundry and Machine Company has in and to

That portion of land on the South side of Nash Lane in said City between Nichols Street and the Moshassuck River which lies North of a line fifty feet Southerly from and parallel to a straight line commencing at the South West corner of the house of Patrick Reid at the South East corner of said Nash Lane and Pinery Street and extending Westerly across said river to the South East corner of the house of Thomas Hackett at the corner of said Nash Lane and Allen Street containing six hundred and ninety eight square feet being fourteen and eighty five hundredths feet on said Nichols Street and six and one tenth feet on said River.

To have and to hold the same with all the rights privileges and appurtenances thereof to the said The City of Providence its successors and assigns forever for the purposes

of a public street and highway. In witness whereof the Franklin Foundry and Machine Company have caused their corporate seal to be hereto affixed and these presents to be signed by Albert Briggs their agent thereto duly authorized this twenty eighth day of October in the year Eighteen hundred and seventy two

Signed Sealed and Delivered
in presence of
C. H. Parkhurst.

Franklin Foundry & Machine Co. (L.S.)
By Albert Briggs Agt.

Providence ſc. In the City of Providence this 28th day of October A. D. 1872 personally appeared Albert Briggs and acknowledged the foregoing deed by him signed to be the free and voluntary act and deed of the Franklin Foundry and Machine Company and his free and voluntary act and deed in his said capacity

Before me Charles H. Parkhurst.
Justice of the Peace.

Recorded January 30, 1873 at 10 A. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That the Allens Print Works a corporation established by the General Assembly of the State of Rhode Island and located in the City of Providence in said State in consideration of one dollar to said corporation paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged does hereby remise release and forever quitclaim unto the said the City of Providence its successors and assigns all the right title and interest that said Allens Print Works has in and to

That portion of land on the North side of Nash Lane in said City between Allen Street and the Moshassuck which lies Southerly of a straight line commencing at the Southwesterly corner of the house of Patrick Reid on the Eastern side of Printery Street and extending Westerly to and across the Moshassuck River to the South easterly corner of the house of Thomas Hacket at the corner of said Nash Lane and Allen Street

To have and to hold the same with all the rights privileges and appurtenances thereof to the said the City of Providence its successors and assigns forever for the purpose of a public street and highway.

In Witness Whereof the Allens Print Works have caused their corporate seal to be hereto affixed and these presents to be signed by Moses B. S. Goddard Treasurer and their agent thereto duly authorized this twenty sixth day of December in the year Eighteen hundred and seventy two.

Signed Sealed and Delivered
in presence of
C. H. Parkhurst.

Allens Print Works. (L.S.)
by Moses B. S. Goddard Treasurer

Providence ſc.
In the City of Providence this second day of January A. D. 1873 Moses B. S. Goddard personally appeared before me and acknowledged the preceding instrument by him signed to be the free and voluntary act and deed of Allens Print Works and his free act and deed in his said capacity.

Charles H. Parkhurst Justice of the Peace.

Recorded January 30, 1873 at 10 A. M. } Witness G. A. Williamson
Recorder of Deeds

This Agreement

Made the eighteenth day of January A. D. 1873 by and between Thomas Harkness and Dorcas Harkness his wife of Providence in the State of Rhode Island &c. parties of the first part and Francis W. Carpenter of said Providence party of the second part

Witnesseth That whereas the true dividing line between the estate of the party of the second part on the North Easterly corner of Angell Street and Congdon Street in said Providence and the estate of the parties of the first part adjoining Easterly thereto on said Angell Street runs with the fence as it lately stood and with and in range of such parts of said fence as now remain and commencing in the line of Angell Street at a point distant Easterly thirty nine 5/100 feet from the line of Congdon Street runs Northerly to a point in the line of Angell Court so called distant Easterly thirty nine and one half feet from the line of Congdon Street and

Whereas the fence which formerly stood on that portion of said line which lies between the ranges of the Northerly and Southerly sides of the house on said estate of the party of the second part has been by agreement of the parties hereto removed and a small part of the land of the party of the second part lying between said range lines on the North and South and between said division line and said house on the East and West has been thrown into and enclosed with said estate of the parties of the first part.

Now in consideration of the premises it is covenanted and agreed by and between said parties for themselves and their respective heirs and assigns in said estates that the dividing line between said estates shall remain as the same heretofore has been and now is as aforesaid and that the parties of the first part shall acquire no right or easement by their use of said land so enclosed with their estate nor by the fact or continuance of such enclosure however long such use or enclosure may or shall continue.

In Witness Whereof said parties hereto interchangeably set their hands and seals the day and year first above written.

Signed & Sealed
in presence of
Henry Martin.

Thomas Harkness. (L.S.)
Dorcas B. Harkness (L.S.)
F. W. Carpenter. (L.S.)

County of Providence ſc. In Providence the eighteenth day of January A. D. 1873 Then Thomas Harkness personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed. And there afterwards on the same day Dorcas B. Harkness wife of the said Thomas being examined by me privily and apart from her said husband declared the same instrument shown and explained to her by me to be her vol

untary act and that she did not wish to retract the same. And at said Providence on this twenty eighth day of said January then Frances W. Carpenter personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin Justice of the Peace

Recorded January 30 1873 at 12 15 P.M. } Witness G.A. Williamson

Recorder of Deds

U.S. REVENUE STAMP 50¢

Know All Men by these Presents

That we Andrew D. Bullock and Leonard Houghton copartners located and doing business in the City of Providence under the firm name of Bullock & Houghton in consideration of Twenty two hundred and fifty in dollars to us paid by Charles W. Scott jr. the receipt whereof we hereby acknowledge do hereby sell assign set over and convey to him said Charles W. Scott jr. all our right title and interest in and to

The store Number Two hundred and thirty four (234) Westminster Street in said City of Providence together with the stock therein consisting of drugs medicines fancy goods and fixtures and property of all kinds therein.

To have and to hold the same unto him the said Charles W. Scott jr. his executors administrators and assigns forever. Said sale is made subject to a mortgage on said property from said Bullock & Houghton to Mrs. Eliza Woodward. In testimony whereof we have hereunto set our hands and seals this thirtieth day of January 1873.

Signed Sealed and Delivered in presence of } Andrew D. Bullock. [L.S.]
G. B. Barrows. Leonard Houghton. [L.S.]

Recorded January 31, 1873 at 9,35 A. M. } Witness G.A. Williamson

Recorder of Deds

Know All Men by these Presents

That I Julius Silberstein of Providence in the County of Providence in the State of Rhode Island for and in consideration of the sum of Twelve hundred forty five dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Bernhard Bendix of said Providence the receipt whereof I the said Julius Silberstein do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Bernhard Bendix

All the stock of groceries goods of whatever description and fixtures belonging to me and situated in two certain stores in said Providence to wit Store Numbers Seventy three and Seventy five Richmond Street and Store Number Two hundred seventy one Eddy Street. Meaning and intending to convey and hereby conveying all the personal property in said stores except certain of the fixtures which belong to the respective lessors of the said stores.

Also all my right title and interest in and to said stores as lessee and all my right title and interest to a certain lease held by me of said store on Richmond Street. And I further covenant with said grantee as a part of this contract of sale that I will not open a store of a similar kind in the Fifth Ward of said Providence and that I will manage the business of said Richmond Street store for the grantee for a period of three months at a salary of ten dollars per week

To have and to hold the said granted and bargained property unto the said Bernhard Bendix his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Julius Silberstein do vouch myself to be the true and lawful owner of the said personal property and have in myself full power good right and lawful authority to dispose of the said personal property in manner as aforesaid and I do for myself heirs executors and administrators hereby covenant and agree to warrant and defend the said personal property unto the said Bernhard Bendix his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Julius Silberstein have hereunto set my hand and seal this seventeenth day of January in the year of our Lord one thousand eight hundred and seventy three

Executed and Delivered in presence of Julius Silberstein [L.S.]
Joseph D. Whitaker.
John F. Lonsdale.

Recorded January 31, 1873 at 11 A. M. } Witness G.A. Williamson

Recorder of Deds

Know All Men by these Presents

That we J. Edward Bent and Frank H. Bent both of the City & County of Providence in the State of Rhode Island copartners doing business under the name & style of Bent Brothers for and in consideration of the sum of Three hundred & seventy five dollars to us in hand well and truly paid at or before signing sealing and delivery of these presents by Amos W. C. Arnold of the aforesaid City County and State the receipt whereof we the said Bent Brothers do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Amos W. C. Arnold

All the stock furniture fixtures and other articles of personal property now lying and being in store market and saloon heretofore occupied by us said Bent Brothers situate on corner of Richmond & Friendship Streets in said City of Providence.

To have and to hold the said granted and bargained property unto the said Amos W. C. Arnold his heirs executors administrators and assigns to his & their only proper use benefit and behoof forever and we the said J. Edward Bent and Frank H. Bent do vouch ourselves to be the true and lawful owners of the aforesaid property and have in us full power

good right and lawful authority to dispose of the said property in manner as aforesaid and we do for ourselves heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Amos W. C. Arnold his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever. In witness whereof we the said J. Edward Bent and Frank H. Bent have hereunto set our hands and seals this 28th day of January in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered in presence of John W. Lee. — J. Edward Bent [L.S.] — Frank H. Bent. [L.S.]

Recorded January 31, 1873 at 3,30 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I Maria Ruggles in consideration of one hundred dollars to me in hand already paid by William Barstow of Providence have given granted and sold and do hereby give grant sell convey and confirm unto him the said William Barstow his heirs and assigns

Eleven 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 William Barstow his heirs and assigns forever. And for my heirs executors and administrators I do hereby covenant with the said William Barstow his heirs executors administrators and assigns that at and before the ensealing hereof I am lawfully seized and possessed of said 11 shares 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 31st day of January in the year 1873.

Signed Sealed and Delivered in presence of Amos M. Warner. — Maria Ruggles [L.S.]

Providence ſc. In Providence the 31st day of January A.D. 1873 personally came the aforesaid Maria Ruggles and acknowledged the foregoing to be her voluntary deed. Before me Amos M. Warner Justice of the Peace.

Recorded February 1, 1873 at 12 M. } Witness G. A. Williamson Recorder of Deeds.

To All People to whom these Presents shall come Send Greeting:

Whereas an execution against Charles A. Williams of the City of Providence in the State of Rhode Island at the suit of Cyrus W. Maine and Caisander K. Thomas both of said Providence copartners and doing business in said Providence as Maine and Thomas was by me the said Phineas Fairbrother Deputy Sheriff on the Eleventh day of October A.D. 1872 levied on the following described real estate with all the buildings and improvements thereon

A certain lot of land bounded Northerly on Square Street Easterly on land of Isaac Manchester and Matthew A. Chase Southerly on land of Ann Feeley and Westerly on Burnside Street being Lots Ninety one 91 and Ninety two 92 on a plot of house lots surveyed and platted by Atwater and Schubarth March 18 1845 for E. R. Mitchell and recorded in the land records of the Town of Cranston in Book No. 16 page 375 being the same estate conveyed to said Charles A. Williams by deed from William E. Thornton and Richard Hayward recorded in the Office of the Registry of Deeds in said Providence in Book 186 at page 287 and

Whereas on the thirty first day of January A.D. 1873 all the estate right title interest and property that the said Charles A. Williams had in and to the foregoing premises on the Eighth day of February 1872 the time of attachment on original writ were by me the said Phineas Fairbrother sold at public auction for the satisfaction of the said execution to Mary E. Taft of said Providence who was the highest bidder for the sum of five hundred and twenty five dollars which the said Mary E. Taft has since well and truly paid to me the said Phineas Fairbrother

Now Know ye that by force and virtue of the law in such case made and provided I the said Phineas Fairbrother in consideration of the sum of money paid unto me as aforesaid do by these presents bargain sell assign and set over unto the said Mary E. Taft her heirs and assigns forever all the estate right title interest property freehold and inheritance of the said Charles A. Williams of in and to the said premises and appurtenances at the time of the attachment on original writ. To have and to hold the said premises and appurtenances to the said Mary E. Taft her heirs and assigns forever

In witness whereof I have hereunto in my capacity as Deputy Sheriff set my hand and seal this first day of February A.D. 1873.

Signed Sealed & Delivered in presence of Seth Scott — Phi. Fairbrother. [L.S.] Dp. Sheriff.

State of Rhode Island &c. County of Providence. In Providence in said County on this first day of February A.D. 1873 then personally appeared before me Phineas Fairbrother Deputy Sheriff who acknowledged the foregoing deed in his capacity as Deputy Sheriff to be his free and voluntary act and deed.

Erwin T. Case. Justice of the Peace.

Recorded February 1, 1873 at 12, 37 P.M. } Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I John Martin of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Six hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by John Ryan of East Providence in said County and State the receipt whereof I the said John Martin do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said John Ryan

All the right title and interest that I have in and to the Saloon numbered Eleven and Thirteen Union Street in the City of Providence and said State Also all the property of every kind nature and description now contained in said Saloon including fixtures furniture and stock.

To have and to hold the said granted and bargained articles unto the said John Ryan his heirs executors administrators and assigns to his & their only proper use benefit and behoof forever and I the said John Martin do vouch to be the true and lawful owner of the above property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said John Ryan his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said John Martin have hereunto set my hand and seal this third day of February in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered
in presence of
Peter F. Hughes.

John Martin [H]

Recorded February 4, 1873 at 10, 50 A.M. } Witness G. A. Williamson
Recorder of Deeds

U.S. Int. Rev. $3.50 Stamp

Know All Men by these Presents

That I Clarence T. Gardner of Providence in the County of Providence in the State of Rhode Island in consideration of the sum of thirty five hundred dollars to me paid by The Economical Mutual Life Insurance Company a corporation legally incorporated and located and doing business in said City of Providence the receipt whereof is hereby acknowledged do hereby make constitute and appoint the said Corporation its successors and assigns with full power of substitution and revocation my true and lawful attorney and attorneys for me and in my name during the term and for the uses of said Corporation as hereinafter set forth to collect and receipt for and if necessary in my name to sue for all the rents income and profits of or in any manner derived from a certain estate devised to me for life by my late father Johnson Gardner the same being situated in the Village of Pawtucket in the Town of North Providence in said State on the corner of High and Main Streets and however the same is otherwise bounded and described being the same premises leased by me to one Frederick H. Morris by Indenture of Lease dated the thirtieth day of June A.D. 1871 reference

thereto being had hereby authorizing and fully empowering the said Corporation its successors and assigns for me and in my place and stead to do and transact all matters and things relating to the collection of the rents income and profits from said estate as I might lawfully personally do and transact hereby ratifying and confirming all that my said Attorney or Attorneys may do in the premises by virtue hereof until a certain promissory note given by me to said Corporation hereinafter described with all interest due thereon shall have been fully paid.

And I do further authorize and fully empower my said Attorney and Attorneys to pay apply and appropriate the rents income and profits collected as aforesaid in manner following that is to say First - The said Corporation its successors and assigns shall and may pay out of said rents income and profits of said premises the interest as the same shall become due and payable upon my certain promissory note for the sum of thirty five hundred dollars of even date herewith payable to the said Economical Mutual Life Insurance Company or order on demand with interest thereon payable semi-annually in advance at the rate of Seven per cent per annum.

Secondly - Out of said rents income and profits from said premises collected as aforesaid said Corporation its successors and assigns shall and may pay all premiums and assessments as they shall become due and payable upon a certain policy of Life Insurance numbered 5330 issued by said Company to me bearing date the 29th day of July A.D. 1871 for the sum of thirty five hundred dollars until the full amount of my said note and interest shall have been paid.

Thirdly The balance of said rents income and profits collected as aforesaid I hereby authorize and fully empower the said Corporation its successors and assigns to pay and appropriate towards the payment and liquidation of the principal of my said note until the full amount thereof shall have been paid and cancelled.

And in case of my decease before the payment in full of my said note I hereby for myself my heirs executors administrators and assigns pledge to said Corporation their successors and assigns so much of the amount due on said Policy of Insurance as may be necessary to pay any balance of principal and interest then due upon my said note and I hereby authorize said Corporation its successors and assigns after my decease to pay out of any proceeds from said Policy of Insurance the amount of balance of principal and interest due upon my said note accounting to my heirs executors administrators and assigns for the balance of proceeds of said policy In Witness Whereof I have hereunto set my hand and seal this first day of August A.D. 1871.

Signed Sealed and Delivered in presence of Edward A. Taft. } Clarence T. Gardner [H]

State of Rhode Island Providence ss. In Providence this second day of August A.D. 1871 Clarence T. Gardner then personally appeared before me and acknowledged the foregoing instrument by him signed to be his free voluntary act and deed.

Edward A. Taft. Public Notary

Recorded February 4, 1873 at 10, 50 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

Whereas I Clarence T. Gardner of the City and County of Providence State of Rhode Island did make and execute my certain power of attorney to the Economical Mutual Life Insurance Company a corporation legally incorporated and doing business in said City of Providence bearing date the first day of August A.D. 1871 therein and thereby authorizing and empowering them and their successors to collect the rents income and profits of certain real estate therein particularly described and the same to apply to the uses and purposes therein set forth reference being hereby had to said power of attorney for all matters therein contained

Now I the said Clarence T. Gardner in further consideration of the sum of Fifteen hundred dollars to me paid by the said Economical Mutual Life Insurance Company the receipt whereof is acknowledged do hereby make constitute and appoint the said Corporation its successors and assigns with full power of substitution and revocation my true and lawful Attorney and Attorneys for me and in my name during the term and for the uses of said corporation as hereinafter set forth to collect and receipt for and if necessary in my name to sue for all the rents income and profits of or in any manner derived from a certain estate devised to me for life by my late father Johnson Gardner the same being situated in the Village of Pawtucket in the Town of North Providence in said State on the corner of Hugh and Main Streets and however the same is otherwise bounded and described being the same premises leased by me to one Frederick H. Morris by Indenture of Lease dated the thirtieth day of June A.D. 1871 reference thereto being had hereby authorising and fully empowering the said corporation its successors and assigns for me and in my place and stead to do and transact all matters and things relating to the collection of the rents income and profits from said estate as I might lawfully personally do and transact hereby ratifying and confirming all that my said Attorney or Attorneys may do in the premises by virtue hereof until a certain promissory note hereinafter described with all interest due thereon shall have been fully paid

And I do authorize and fully empower my said Attorney and Attorneys to pay & apply the rents income and profits collected as aforesaid in manner following that is to say

First To the full performance and execution of the powers contained in the Power of Attorney first above referred to and in the order and manner therein prescribed

Second After the performance and execution of the powers therein contained the balance of said rents profits and income shall be applied first to the payment of the interest due upon a certain promissory note of even date herewith executed by me for the sum of Fifteen hundred dollars and made payable to the said Economical Mutual Life Insurance Company or order on demand with interest thereon at nine per cent per annum payable semi annually in advance and second to the payment of the principal of said note

And in case of my decease before the payment in full of my said note I hereby for myself my heirs executors administrators and assigns pledge to said corporation their successors and assigns so much of the amount due on a certain policy of insurance (particularly referred to in the power of attorney first above mentioned) as may be necessary to pay any balance of principal and interest then due upon my said note and I hereby authorize said corporation its successors and assigns after my decease to pay out of any proceeds from said policy of insurance the amount of balance of principal and interest due upon my said note accounting to my heirs executors administrators and assigns for the balance of proceeds of said policy

Witness my hand and seal the day and year first above written

Signed Sealed and Delivered
in presence of
Henry Martin.

Clarence T. Gardner (LS)

State of Rhode Island &c. City & County of Providence ss. On this third day of February A.D. 1873 before me Henry Martin a Notary Public for said County personally appeared Clarence T. Gardner to me personally known and acknowledged the foregoing instrument by him signed to be his free act and deed. In testimony whereof I have hereunto set my hand and official seal at said Providence the day and year last aforewritten

Henry Martin. (LS)
Notary Public.

Recorded February 4, 1873 at 10,55 A.M. } Witness G. A. Williamson
Recorder of Deds.

LEASE.

The undersigned lessor hath let and demised unto the undersigned lessees this first day of February A.D. 18 seventy three

The store numbered Sixty nine (69) on the South Westerly side of South Main St. in the City and County of Providence and State of Rhode Island together with the cellar under said No. 69 and the rooms on the second story directly over said No. 69 South Main St.

To have and to hold the same with the rights and privileges thereof for the term of five years and two months on condition of the payment to said lessor of a rent therefor of eighty seven and fifty one hundredths dollars ($87.50/100) on the first day of each and every month hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessees hereunder.

And it is also understood and agreed by and between the parties to this lease that all fixtures furniture and all improvements that are now or may at any time during the continuance of this Lease be placed in or on said premises shall be and they hereby are pledged and mortgaged to said lessor for all rents accruing.

The said lessees accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessees will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted

This Lease to be in force between the parties their heirs executors administrators and assigns.

Signed Sealed and Delivered on the day and year aforesaid.

In presence of
George H. Burnham.

William H. Low Lessor [L.S.]
Charles L. Potter } Lessees [L.S.]
James T. Fisk } [L.S.]

State of Rhode Island &c. Providence ſc

In Providence the fifth day of February A.D. 1873 then & there William H. Low Charles L. Potter & James T. Fisk severally acknowledged the aforegoing to be their free act and deed.

Before me George H. Burnham.
Justice of the Peace.

Recorded February 5, 1873 at 10,50 A.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That George H. Pidge of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of One thousand dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Richard A. Brown of the same place the receipt whereof I the said George H. Pidge do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Richard A. Brown

To Wit One ice box one desk one safe together with all the fixtures tools scales weights and all and every other article of every name and nature now used in the Market at Number 5 in North Main Street in the said City of Providence

To have and to hold the said granted and bargained goods and chattels unto the said Richard A. Brown his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said George H. Pidge do vouch myself to be the true and lawful owner of the said goods and chattels and have in me full power good right and lawful authority to dispose of the said goods and chattels in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said goods and chattels unto the said Richard A. Brown his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said George H. Pidge have hereunto set my hand and seal this first day of December in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
James W. Brown

G. H. Pidge [L.S.]

Recorded February 5, 1873 at 1,50 P.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Patrick Finnegan of the City of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of Five hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Christopher Donnelly of the Town of North Providence County and State aforesaid the receipt whereof I the said Patrick Finnegan do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Christopher Donnelly

The following goods and chattels to wit One horse two harnesses one wagon one top buggy one open buggy. Also all my right title and interest in and to the store Number 127 Charles Street in the City of Providence including stock and fixtures in said store. Also my good will of the same.

To have and to hold the said granted and bargained goods and chattels aforesaid unto the said Christopher Donnelly his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Patrick Finnegan do vouch myself to be the true and lawful owner of the aforementioned property and have in me full power good right and lawful authority to dispose of the said described goods and chattels in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said goods and chattels aforesaid unto the said Christopher Donnelly his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Patrick Finnegan have hereunto set my hand and seal this fifth day of February in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered
in presence of
Joseph Asfield Jr.

Patrick Finnegan [L.S.]

Recorded February 6, 1873 at 9,10 A.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men

That I Newton Dexter of the City of Providence and State of Rhode Island &c. do hereby constitute and appoint Arthur F. Dexter of said City my Attorney for me and in my name to lease let sell or in any manner convey any of the lands or tenements stores or rooms in which I am now seized in fee to such person or persons and for such term and at such price or yearly rent as he shall see fit. And also for me and in my name to seal execute and deliver such deed deeds or other conveyances for the sale or disposal of the premises with such clauses and covenants therein to be contained as my said Attorney shall think fit And I do hereby appoint the said Dexter to be my Attorney for me and in my name to demand and receive all sums of money that may be due me from

any persons Hereby ratifying confirming and allowing all such deeds or other conveyances which shall be hereafter sealed executed and delivered by my said Attorney concerning the premises and hereby giving said Attorney all my power in the collection of all moneys due me as aforesaid and ratifying all that he may lawfully do therein.

In Witness Whereof I have hereunto set my hand and seal this 7th day of January A.D. 18

Signed Sealed and Delivered
in presence.
Gilbert A. Phillips.

Newton Dexter. (L.S.)

State of Rhode Island &c Providence ss. At said Providence this seventh day of January A.D. 1873 Newton Dexter personally appeared before me and acknowledged the within instrument by him executed to be his free and voluntary act and deed.

Before me Joseph H. Patten
Justice of the Peace.

Recorded February 6, 1873 at 10 A.M.
Witness G.A. Williamson
Recorder of Deeds.

Know All Men

That I Edwin M. Waldron the lessee named in the foregoing lease in consideration of the sum of one dollar to me paid by Palmer Madigan & Co. of Providence Rhode Island do hereby grant assign transfer and set over to said Palmer Madigan & Co. their executors administrators 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 thereof to said Palmer Madigan & Co. their 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 within lease they the said Palmer Madigan & Co. their executors administrators and assigns paying and performing the rents and covenants therein contained on my part to be paid and performed. And I do covenant with said Palmer Madigan & Co. their executors administrators and assigns that I have good right to assign said premises for and during the residue of the term aforesaid and that they said Palmer Madigan & Co. their executors administrators and assigns may at all times during the residue of said term have and enjoy the same without any legal let or hindrance of me my executors and administrators or of any person claiming by through or under me or them. This transfer to take effect from the first day of February 1873. In witness whereof I have hereunto set my hand and seal this fourth day of February 1873.

Attest Geo. L. Sayles.

Edwin M. Waldron. (L.S.)

State of Rhode Island Providence ss. In the City of Providence this fourth day of February 1873 Then personally came Edwin M. Waldron and acknowledged the foregoing instrument by him signed to be free and voluntary act and deed.

Before me Geo. L. Sayles
Justice of the Peace.

Recorded February 6, 1873 at 11, 40 A.M.
Witness G.A. Williamson
Recorder of Deeds.

Note. The foregoing transfer was annexed to Lease recorded in Book 119 page 408.

Know All Men by these Presents

That I Martin Murphy of the City and County of Providence in the State of Rhode Island in consideration of one dollar paid by John Bligh of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said John Bligh the following goods and chattels namely

All my interest in the goods materials fixtures and personal estate now in or around store situate Number Four hundred and eighty three (483) Eddy Street in said Providence occupied by Bligh and Murphy. The copartnership heretofore existing between said Bligh and Murphy being this day dissolved by mutual consent.

To have and to hold all and singular the said goods and chattels to the said John Bligh and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Martin Murphy hereunto set my hand and seal this eighth day of February in the year one thousand eight hundred and seventy three (1873)

Signed Sealed and Delivered
in presence of
Charles E. Gorman.

Martin × his mark Murphy (L.S.)

Recorded February 10, 1873 at 8, 45 A.M.
Witness G.A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Michael Fogarty of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of One hundred and fifty dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Patrick Murrooney of said Providence the receipt whereof I the said Michael Fogarty do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Patrick Murrooney

All the articles of every kind nature and description including fixtures stock and furniture in store No. 72 Travers Street in said Providence

To have and to hold the said granted and bargained property unto the said

Patrick Murrooney his heirs executors administrators and assigns to his only proper use benefit and behoof forever and I the said Michael Fogarty do vouch to be the true and lawful owner of the above named property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Patrick Murrooney his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Michael Fogarty have hereunto set my hand and seal this eleventh day of February in the year of our Lord one thousand eight hundred and seventy three

Executed and Delivered
in presence of
Peter F. Hughes.

Michael Fogarty [L.S.]

Recorded February 11, 1873 at 11,35 A. M. } Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE $3.00 STAMP

Know All Men by these Presents

That I Enoch Steere of the City & County of Providence State of Rhode Island in consideration of one dollar paid by Anna C. Ely of Providence aforesaid the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Anna C. Ely

One share being one half part of my title and interest in and to certain property & the Estate known as the Arnold Block Estate in Providence bounded Easterly on North Main Street and Westerly on Canal Street and Northerly on a common gangway or Brown & Almy Estate & Southerly on a common gangway or Seth Wheaton Estate the same being one of the shares conveyed to me by the Will of the late James Arnold of New Bedford decd the same to be to her sole and separate use as her separate estate apart from the control of her husband. The said premises being devised in Trust by the said James Arnold and my interest therein and in all & singular the estate & property devised by his will to William D. Ely Welcome A. Greene & James Tillinghast the survivor or survivors of them & their successors in Trust being hereby conveyed to the said grantee and being one share or sixty sixth part (out of the two shares or sixty sixth parts) to me devised and bequeathed by the said will of the said James Arnold decd. reference to which will may be had for a more particular description of the premises and property real & personal to which I am entitled thereby & hereby conveyed

To have and to hold the above granted premises and property with all the privileges and appurtenances to the same belonging to the said Anna C. Ely to her sole and separate use as her separate estate as aforesaid & her heirs and assigns to her & their use and behoof forever as aforesaid

And I the said Enoch Steere for myself and my heirs executors and administrators do covenant with the said Anna C. Ely and her heirs and assigns that I have a lawful property in the aforegranted premises that they are free from all incumbrances and that I have good right to sell and convey the same to the said Anna C. Ely as aforesaid and her heirs and assigns forever as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to

the said Anna C. Ely as aforesaid & her heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid the said Trustees

In Witness Whereof I the said Enoch Steere have hereunto set my hand and seal this eighth day of May in the year of our Lord Eighteen hundred and seventy one at Providence.

Signed Sealed and Delivered
in presence of us
Geo. W. Gould.

Enoch Steere. [L.S.]

Providence ss May 8th 1871 Then personally appeared the within named Enoch Steere and acknowledged the foregoing instrument to be his free act and deed before me

J. S. G. Cobb.
Justice of the Peace.

Recorded February 11, 1873 at 1,20 P. M. } Witness G. A. Williamson
Recorder of Deeds.

U.S. REVENUE $3.00 STAMP

Know All Men by these Presents

That I Enoch Steere of the City & County of Providence State of Rhode Island for and in consideration of one dollar to me in hand paid by Elvira H. Allen of Providence aforesaid the receipt whereof I do hereby acknowledge do hereby give grant bargain sell and convey unto Elvira H. Allen of Providence aforesaid

One share being one half part of my title and interest in and to a certain property and the Estate known as the Arnold Block Estate in Providence bounded Easterly on North Main Street & Westerly on Canal Street & Northerly on a common gangway or Brown & Almy Estate & Southerly on a common gangway or Seth Wheaton Estate the same being one of the shares conveyed to me by the will of the late James Arnold of New Bedford decd the same to be to her sole & separate use as her separate estate apart from the control of her husband.

The said premises being devised in Trust by the said James Arnold and my interest therein and in all and singular the estate & property devised by his will to Wm. D. Ely Welcome A. Greene & James Tillinghast the survivor or survivors of them & their successors in Trust being hereby conveyed to the said grantee and being one share or sixty sixth part (out of the two shares or sixty sixth parts) to me devised and bequeathed by the will of the said James Arnold decd. reference to which will may be had for a more particular description of the premises and property real & personal to which I am entitled thereby & hereby conveyed.

To have and to hold the said granted and bargained premises & property with all the privileges and appurtenances thereof to the said Elvira H. Allen to her sole & separate use as her separate estate as aforesaid & her heirs and assigns forever to her and their only proper use benefit and behoof forever as aforesaid. And I the said Enoch Steere for myself & my heirs executors and administrators do covenant with said Elvira H. Allen & her heirs and assigns that I have a lawful property in the premises that they are free of all incumbrances that I have good right to sell and convey the same to said Elvira H. Allen to hold as aforesaid and that I will war-

rant and defend the same to said Eliza H. Allen as aforesaid her heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid the said Trustees.

In testimony whereof witness my hand & seal at Providence this 8th day of May A. D. 1871.

Signed Sealed & Delivered
in presence of
Geo. W. Gould.

Enoch Sleere (L.S.)

8th May A. D. 1871 County of Providence ss. Providence Then personally appeared the within named Enoch Sleere and acknowledged the foregoing instrument to be his free act & deed before me

J. S. G. Cobb Justice of the Peace.

Recorded February 11, 1873 at 1.20 P. M.

Witness J. A. Williamson
Recorder of Deeds

Providence Feb 13th 1873.

For and in consideration of the sum of ten dollars to me paid on ye the receipt of which said sum I do hereby acknowledge I have this day sold to Benjamin F. Aldrich Esq. of this City the Sarah A Olney Estate situate on the Easterly side of Broad Street opposite Sackett St. for the sum of Six thousand two hundred ($6200) dollars and payment as follows viz. cash on delivery of warrantee deed & perfect title to said estate over and above the present mortgage of twenty seven hundred dollars with interest at 7% rate semi annual payment. And assumed payment of said mortgage and interest by said Aldrich.

Saml. A. Nightingale Real Estate Broker
& Agt. for owner By Walker.

I agree to the above purchase & sale at $6200 and as specified.

B. F. Aldrich.

I hereby acknowledge the receipt of the above ten dollars and agree to convey the above premises named as above specified.

Sarah A. Olney (L.S.)

Recorded February 13, 1873 at 4,45 P. M.

Witness J. A. Williamson
Recorder of Deeds

Know All Men

That we Bailey W. Evans and Caleb Seagrave both of Providence in the State of Rhode Island &c. in consideration of one dollar to us paid by Benjamin F. Almy of said Providence the receipt of which we do hereby acknowledge and of good and sufficient considerations do hereby remise release and forever quitclaim to the said Benjamin F. Almy his heirs and assigns all the right title and interest which we have or either of us has in and to

A certain lot of land situated on the Northerly side of Bacon Street in said Providence with the buildings and improvements thereon which lot is bounded and described as follows viz. beginning at the South Westerly corner thereof adjoining land of said Almy thence running Easterly on said Bacon Street one hundred fifty eight feet more or less to land of Edmund E. Marchant thence Northerly on said Marchants land one hundred feet more or less to land of the City of Providence thence Westerly on said Citys land one hundred fifty eight feet more or less to said Almys land and thence Southerly on said Almys land one hundred one feet more or less to said street and point of beginning our said interests in said premises being by virtue of two mortgage deeds the first given by said Almy to said Evans recorded in the Office of the Recorder of Deeds in said Providence in Mortgage Book 38 page 465 and the second given by said Almy to said Evans and Seagrave recorded in said Office in Mortgage Book 48 page 451 reference to said mortgages being hereby made.

To have and to hold the said quitclaimed premises to the said Benjamin F. Almy his heirs and assigns forever. Witness our hands and seals this twelfth day of February A. D. one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
A. F. Lamb to signature B. W. E.
Henry J. Thayer to signature
G. E. S. Atty.

Bailey W. Evans (L.S.)

Caleb Seagrave
by Geo. E. Seagrave Atty. (L.S.)

State of Rhode Island &c. Providence ss. Providence February 13 1873 Then Bailey W. Evans acknowledged the foregoing instrument to be his free and voluntary act and deed before me

Charles Matteson Public Notary.

State of Rhode Island &c. Providence ss.

Woonsocket February 14, 1873 Then George E. Seagrave Attorney for Caleb Seagrave personally appeared before me and acknowledged the foregoing instrument to be his free and voluntary act and deed as the Attorney of said Caleb Seagrave and the free and voluntary act and deed of the said Caleb Seagrave before me.

George A. Wilbur Public Notary.

Recorded February 17, 1873 at 3,40 P. M.

Witness J. A. Williamson
Recorder of Deeds

Whereas

Francis N. White and Isabella White his wife on the fifth day of February A. D. 1872 executed a deed of mortgage of certain real estate hereinafter described to Jerril Mowry and Gilbert F. Robbins for the purpose of securing the payment of a negotiable promissory note for the sum of three thousand dollars bearing even date with said mortgage made by said Francis N. White payable to said Mowry & Robbins or order in one year after date with

interest payable semi annually in advance at the rate of twelve per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said note or of the semi annual interest due thereon as will appear by reference to the record of said mortgage in Book No. 54 page 203 of the Records of Mortgages in said Providence and Whereas default was made in the payment of the semi annual interest due on said note and said default continued for more than the term of ten days and Whereas said Serril Mowry and Gilbert F. Robbins advertised said mortgaged premises for sale at public auction in the Rhode Island Press one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the fifteenth day of February A. D. 1873 Francis N. White of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of thirty two hundred dollars Now Therefore we the said Serril Mowry and Gilbert F. Robbins in consideration of said sum of thirty two hundred dollars to us paid by said Francis N. White the receipt whereof is hereby acknowledged hereby by virtue of the powers conferred upon us by said mortgage grant bargain sell and convey to said Francis N. White his heirs and assigns forever

That lot of land with the buildings and improvements thereon situated in said Providence and laid out as Lot No. One hundred ninety eight (198) on the Plat of the Burgess Dover Land in Cranston surveyed and platted April 6th 1848 by Atwater Schubarth & Haines" a copy of which said plat is on record in said Providence in Book of Plats No. 9 Page 7. Said lot is situated on the Southerly side of Square Street measuring thereon forty feet and holding that width extends back eighty eight feet. Being the same lot of land that Sarah A. Ingalls conveyed to said Isabella White by deed recorded in said Providence in Book No. One hundred ninety five (195) page four hundred sixty two (462) of the Records of Deeds.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Francis N. White his heirs and assigns forever. And we the said Serril Mowry and Gilbert F. Robbins hereby covenant with said Francis N. White his heirs and assigns that at the date of said sale we were the owners and holders of said mortgage and had good right to sell said premises as aforesaid and that in making said sale we have fully complied with the requirements of said mortgage

In Testimony Whereof we have hereunto set our hands and seals the seventeenth day of February A. D. Eighteen hundred and seventy three

Signed Sealed & Delivered in presence of the words "can of default being first written in the margin George H. Burnham

Serril Mowry (43)

Gilbert F. Robbins (43)

State of Rhode Island Providence ss. In Providence the seventeenth day of February A. D. 1873 then & there Serril Mowry and Gilbert F. Robbins severally acknowledged the aforegoing to be their free act and deed.

Before me George H. Burnham Justice of the Peace

Recorded February 17, 1873 at 4.25 P. M. Witness F. A. Williamson Recorder of Deed.

Providence R. I. Feby 8. 1873

Mess. P. G. Johnson & Co.

Bought of Stephen Knobb

One black mare open buggy and harness $250

Received Payment

Stephen Knobb.

Recorded February 18, 1873 at 3.10 P. M. Witness F. A. Williamson Recorder of Deeds

Know All Men by these Presents

That the Providence Institution for Savings an institution legally incorporated by the General Assembly of the State of Rhode Island and established and doing business in the City of Providence being the Mortgagee named in a certain Mortgage Deed executed by Lyman Arnold of said Providence dated April 1st A. D. 1872 and recorded in Book No. 48 Page 309 of the Records of Mortgages in said Providence for and in consideration of the sum of one dollar to us paid by said Lyman Arnold the receipt whereof is hereby acknowledged does hereby release to the said Lyman Arnold his heirs and assigns from said Mortgage Deed

The right to pass and repass over those strips of land laid out on that Plat called "Plat of Eagle Nursery belonging to Lyman Arnold" &c. in said Mortgage Deed referred to and on said Plat marked "Field St." (now Whitmarsh Street) "Moore St." and "Updike St." for the purpose of reaching and gaining access to the lots on said Plat not included in said Mortgage Deed and of using the same as streets or highways.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Lyman Arnold his heirs and assigns forever.

In Testimony Whereof we have caused these presents to be signed and our corporate seal to be hereunto affixed this eighteenth day of February A. D. 1873 by Samuel C. Blodgett our Treasurer for this purpose duly authorized.

In presence of
J. W. Lewis.

Providence Institution for Savings.
S. C. Blodgett Treas. (43)

State of Rhode Island &c. Providence ss.

In Providence this 18th day of Feby A. D. 1873 personally appeared the above named Saml C. Blodgett and acknowledged the above instrument by him executed for and on behalf of the above named corporation to be its and his free and voluntary act and deed.

Jos. W. Lewis.
Notary Public.

Recorded February 18, 1873 at 3, 25 P. M. Witness F. A. Williamson Recorder of Deed

Know All Men by these Presents

That we James Patterson William Patterson George L. Patterson Elizabeth Patterson Mary Pierson John Pierson and Ellen Pierson his wife William Warner and Margaret Warner his wife all of the City and County of Providence and State of Rhode Island Peter Patterson and Anne Steele both of the City and County of Newport and State aforesaid and John Scott and Jane Scott his wife of Marshalltown in the State of Iowa for and in consideration of the sum of One Dollar and on condition that the hereinafter named grantee assumes a mortgage for Eight hundred dollars ($800) on the after described estate and shall pay all the debts and expenses of the estate of our father the late John Patterson and shall give to our mother Jane Patterson a life lease of the within granted premises have granted bargained sold aliened conveyed and confirmed unto John H. Patterson of the City and County of Providence and State of Rhode Island his heirs and assigns forever

The undivided ten elevenths (10/11) of a certain lot of land with all the buildings and improvements thereon subject to the dower right of our mother Jane Patterson situated on the Northerly side of Friendship Street in said Providence and designated as Lot No. 6 on a plat laid out by Daniel Field bounded as follows Beginning at the South Westerly corner of land formerly of William Swap thence running Westerly on said Friendship Street forty (40) feet to land of John Martin thence Northerly on said Martins land ninety five (95) feet thence Easterly on land formerly of Lewis Field forty (40) feet and thence Southerly on said land formerly of said Swap ninety five (95) feet to the place of beginning being the same estate conveyed to John Patterson by Munroe heirs recorded in Book of Deeds No. 164 pgs. 291 and 292 in Register of Deeds Office in the City of Providence.

To have and to hold the same together with all the privileges and appurtenances thereof subject to the conditions heretofore named to him the said John H. Patterson his heirs and assigns forever

Und we the grantors for ourselves heirs executors and administrators do covenant with the said John H. Patterson his heirs and assigns that we will warrant and defend the same to said John H. Patterson his heirs and assigns forever against the lawful claims of all persons claiming by through or under us.

And we Margaret A. Patterson wife of James Patterson Eliza wife of William Patterson and Patterson wife of Peter Patterson in consideration of the premises do hereby release and forever quitclaim unto said John H. Patterson all our right of dower in and to the aforegranted premises

In Testimony Whereof we have hereunto set our hands and seals this fifth day of May A. D. 1872.

Signed Sealed & Delivered
in presence of
Benjamin Marsh 2d
as to Ann Steel Peter Patterson
& Elizabeth M. Patterson

James Patterson [L.S.]
Margaret Ann Patterson [L.S.]
George L. Patterson [L.S.]
Margaret Warner [L.S.]
Elizabeth R. Patterson [L.S.]
Eliza Patterson [L.S.]
Mary Pearson [L.S.]
John Pearson [L.S.]
Ellen Pearson [L.S.]

William Warner. [L.S.]
Ann Steele. [L.S.]
Peter Patterson. [L.S.]
Elizabeth M. Patterson. [L.S.]
John Scott. [L.S.]
Jane Scott. [L.S.]
William Patterson [L.S.]
Mrs Mary J. Patterson. [L.S.]

State of Rhode Island &c.
City & County of Newport ſc. } July 8, 1872 Then personally appeared Ann Steele widow and Peter Patterson & Elizabeth M. Patterson his wife and severally acknowledged the foregoing instrument by them signed and sealed to be their voluntary act and deed.

Before me Benjamin Marsh 2d.
Notary Public

State of Iowa Marshall Co. ſc.

In Marshalltown on this 16th day of August A. D. 1872 personally appeared before me John Scott one of the subscribers to the aforegoing instrument and acknowledged the same by him signed to be his free and voluntary act and deed And at the same time and place also appeared Jane Scott wife of the aforenamed John Scott who being by me examined privily and apart from her said husband after having the within shown and explained to her she being so apart acknowledged the same to be her free and voluntary act and deed and that she did not wish to retract the same. As witness my hand and seal notarial the day and date last above written.

A. F. Haradon Notary Public. [L.S.]
in and for Marshall Co. Iowa.

State of Rhode Island &c. Providence ſc.

In Providence this fifth day of July A. D. 1872 personally appeared James Patterson George L. Patterson Elizabeth Patterson John Pierson Mary Pierson and William Warner and William Patterson and severally acknowledged the aforegoing instrument by them signed to be their and each of their free and voluntary act and deed. And also at the same time appeared Margaret Warner wife of William Warner Ellen Pearson wife of John Pearson who being by me examined privily and apart from their respective husbands and after having this instrument shown and explained to each of them respectively by me they being so apart declared the same to be their and each of their free and voluntary act and deed and that they did not wish to retract the same.

Before me James W. Blackwood.
Justice of Peace.

Recorded February 20, 1873 at 11, 10 A. M. } Witness, G. A. Williamson
Recorder of Deeds.

Whereas

I Melinda J. Sheldon of the City of Providence in the State of Rhode Island made application to the General Assembly of said State for authority to sell certain real estate hereinafter described situated in said City of Providence without my husband Arnold Sheldon joining in the deed conveying the same by reason of the insanity of the said Arnold Sheldon and whereas the said General Assembly at their January Session A.D. 1873 granted said application and passed a resolution as follows to wit Resolution authorizing Melinda J. Sheldon to dispose of certain real estate".

Upon the petition of Melinda J. Sheldon of the City of Providence representing that she is seized and possessed in her own right of six lots of land in said City of Providence and that her husband Arnold Sheldon is now incurably insane and unable to join with her in making any disposition of her said property and praying that she may be empowered to sell and convey said real estate without her said husband joining in the deed of conveyance thereof Voted and resolved that the prayer of said petition be and the same is hereby granted for the reasons therein stated and that the said Melinda J. Sheldon be and she hereby is empowered in her own name and without her husband joining therein or being joined therein with her to sell and convey the whole or any part of the following described real estate six lots of land designated as Lots One hundred and twenty nine (129) One hundred and thirty (130) One hundred and thirty one (131) One hundred and thirty two (132) One hundred and thirty three (133) and One hundred and thirty four (134) in Section M. on "Elmwood Nursery Plat Number (2) Two recorded in the Town Clerks Office in the Town of Cranston in Book of Plats Number One page 58 and also recorded in the Office of the Recorder of Deeds in said City of Providence in Book of Plats Number 10 page 9 being the same lots of land conveyed to said Melinda J. Sheldon by Thomas Jackson Trustee by deed dated November 16 A.D. 1860 and recorded in the Records of Deeds in said Town of Cranston in Book 39 pages 561 and 562 and to make execute seal acknowledge and deliver all proper deeds and conveyances thereof in her own name which said deeds and conveyances shall be as valid and effectual in law as if her said husband were under no disability and had joined therein"

Now therefore I the said Melinda J. Sheldon by virtue of the authority conferred upon me in and by the resolution aforesaid and in consideration of twenty eight hundred and fifty dollars to me paid by the City of Providence a municipal corporation in said State the receipt of which is hereby acknowledged do hereby give grant bargain sell aliene enfeoffe convey and confirm unto the said City of Providence its successors and assigns forever

Six lots of land on the Easterly side of Jackson Avenue in said City of Providence designated as Lots One hundred and twenty nine (129) One hundred and thirty (130) One hundred and thirty one (131) One hundred and thirty two (132) One hundred and thirty three (133) and One hundred and thirty four (134) on Elmwood Nursery Plat Number 2 recorded in the Town Clerks Office in the Town of Cranston in Book of Plats Number 1 page 58 and in the Office of the Recorder of Deeds in said City of Providence in Book of Plats 10 page 9 and are the same lots conveyed to me the grantor by Thomas Jackson Trustee by deed recorded in the Town Clerks Office in said Cranston in Book of Deeds 39 pages 561 and 562.

To have and to hold the above described land with all the rights privileges and appurtenances thereof to the said City of Providence its successors and assigns forever to its and their only use and benefit forever. And I the said Melinda J. Sheldon for myself my heirs executors and

administrators do covenant with the said City of Providence its successors and assigns that at and before the ensealing hereof I am the true sole and lawful owner of the above described land and am lawfully seized and possessed of the same in my own proper right as a good perfect and absolute estate of inheritance in fee simple and have in me good right full power and lawful authority to grant bargain sell convey and confirm the said land in manner aforesaid and that the said City of Providence its successors and assigns shall and may at all times hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said land with the appurtenances free and clear and freely and clearly discharged of and from all and all manner of former and other gifts grants bargains sales mortgages wills entails jointures dowries judgments executions and encumbrances of what name and nature soever that might in any measure or degree obstruct or make void this deed and I the said Melinda J. Sheldon for myself my heirs executors and administrators do hereby covenant and engage the above described land to the said City of Providence its successors and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents

In Testimony Whereof I have hereto set my hand and seal this twenty first day of February in the year Eighteen hundred and seventy three.

Signed Sealed and Delivered Melindia J. Sheldon [L.S.]

in presence of

C. H. Parkhurst.

Providence ss. In the City of Providence this 21st day of February A.D. 1873 Melinda J. Sheldon personally appeared before me separate and apart from her said husband Arnold Sheldon and then and there acknowledged the preceding instrument shown and explained to her by me to be her free and voluntary act and deed and also declared to me that she did not wish to retract the same.

Charles H. Parkhurst.

Justice of the Peace.

Recorded February 21, 1873 at 1,55 P.M. } Witness G. A. Williamson

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Recorder of Deeds

Know All Men by these Presents

U.S. INTERNAL REVENUE 50 cts.

That we William Grinnell Frances Grinnell in her right of Woodbine State of New Jersey William Eddy Eliza B. Eddy in her right George Westcott & Frances Westcott in her right all of Providence & State of Rhode Island heirs at law of John Greatreaks for and in consideration of an exchange this day made & one dollar to us paid by Nancy A. Greene of Providence the receipt whereof we do hereby acknowledge have granted bargained sold & conveyed & by these presents do grant bargain sell & convey unto said Nancy A. Greene her heirs & assigns forever.

A half lot of land in said Providence the whole twenty five feet long & fifty five feet wide being numbered twenty four (24) on a plat of lots laid out by Deacon John Field deceased being the Northerly half and is in the "Proprietors West Burial Ground" and is

also the same lot formerly conveyed by John Carpenter to John Greatreaks in the Records of Deeds of said Providence in Book 22 page 575 reference thereto being had. The said Proprietors' Ground being in the South Westerly part of the City of Providence adjoining the Beneficent Congregational Society's Ground.

To have & to hold the said lot of land with all the privileges & appurtenances thereunto belonging or in anywise appertaining to said Nancy A. Greene her heirs & assigns to & for her only use & benefit forever. And we the said grantors for ourselves & for our heirs executors & administrators do covenant with the said Nancy A. Greene her heirs & assigns that we will warrant & defend the aforedescribed lot of land to said Nancy A. Greene her heirs & assigns forever against the lawful claims & demands of any and all persons whatsoever.

In Testimony Whereof we have hereunto set our hands & seals this ninth day of May in the year of our Lord one thousand eight hundred & sixty five

Signed Sealed & Delivered
in presence of
Leaming M. Rice for William Grinnell.
W. H. Greene Witness to F. Grinnell.
Thos. S. Aldrich
W. H. Greene.

William his x mark Grinnell [L.S.]
Frances Grinnell [L.S.]
William Eddy. [L.S.]
Eliza B. Eddy. [L.S.]
George S. Westcott. [L.S.]
Frances E. Westcott. [L.S.]

Providence ſc. State of Rhode Island In Providence this ninth day of May A. D. 1865 personally appeared Frances Grinnell wife of said Wm. Grinnell separate & apart from her said husband & after showing & explaining to her the within deed she acknowledged her signature to be her free act & deed & that she did not wish to retract the same.

Before me Wm. H. Greene Public Notary.

State of New Jersey Cape May County ſs.

Be it known that on the seventeenth day of June in the year of our Lord One thousand eight hundred and sixty five before me a Commissioner to take the acknowledgment and proof of deeds in said County personally appeared William Grinnell who is I am satisfied one of the grantors named in the within deed and the contents thereof having been by me first made known unto him he acknowledged that he signed sealed and delivered the same as his voluntary act and deed.

Leaming M. Rice Commissioner.

Providence ſc. State of Rhode Island

In Cranston this sixteenth day of August 1865 personally appeared Eliza B. Eddy wife of said William Eddy apart from her said husband after showing explaining to her the within deed she acknowledged her signature to be her free act & deed that she did not wish to retract the same.

Before me
Mowry K. Aldrich Justice of the Peace.

Providence ſc. State of Rhode Island

In Cranston this sixteenth day of August 1865 Then personally appeared William Eddy subscribed to the within written instrument and acknowledged the same to be his free act and deed hand and seal

Before me Mowry K. Aldrich.
Justice of Peace.

Providence ſc. In Providence this twenty first day of August A. D. 1865 personally appeared Geo. S. Westcott and acknowledged the within instrument by him signed to be his free act & deed. And at the same time & place personally appeared Frances E. Westcott wife of said George separate & apart from her said husband & after showing & explaining to her this deed she acknowledged her signature to be her free act and deed and that she did not wish to retract the same.

Before me W. H. Greene Public Notary.

Recorded February 24, 1873 at 9, 40 A. M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That we Harriot A. Church John Carter Brown and Sophia Augusta Brown this wife in her own right and Henry W. Lothrop Trustee holders and owners of the annexed mortgage deed made by Elijah Selden to Harriot Brown bearing date upon the eighth day of March A. D. 1854 assigned and transferred to us as residuary legatees under the last Will and Testament of said Harriot Brown on the fifth day of June A. D. 1868 hereby acknowledge to have received full payment and satisfaction of the amount both of the principal and interest due upon said mortgage and we hereby cancel and discharge the same and release and quitclaim unto the said Elijah Selden his heirs and assigns forever all our claim and demand upon the premises mentioned in said mortgage deed under and by virtue of the same.

In Witness Whereof we hereunto set our hands and affix our seals at the City of Providence this twenty fourth day of January A. D. 1873.

Signed Sealed & Delivered
in the presence of
John Wilson Smith

H. A. Church. [L.S.]
Jno. Carter Brown. [L.S.]
Sophia Augusta Brown. [L.S.]
Henry W. Lothrop Trustee [L.S.]

Providence ſc.

In the City of Providence January 24 A. D. 1873 personally appeared the above named Harriot A. Church John Carter Brown and Henry W. Lothrop Trustee and severally acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed and the said Sophia A. Brown after being by me examined separate and apart from her said husband and having the aforegoing instrument by her signed shown and explained to her by me acknowledged and declared the same to be her free and voluntary act and deed and that she doth not wish to retract the same.

Before me John Wilson Smith.
Notary Public.

Recorded February 24, 1873 at 12 M. } Witness G. A. Williamson
Recorder of Deeds.

NOTE RECORD BOOK: NO. 348 PAGE 296

$ 40.00 January 28, 1873.

Received from M. R. Capron Forty Two dollars for part payment of real estate on corner of Charles & Randall Sts

F. J. Phillips.

Recorded February 25, 1873 at 10 A. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That I Mary A. Sherman of the City of Providence and State of Rhode Island in consideration of Five hundred dollars paid by Louis L. Sayles of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Sayles the following goods and chattels namely

Every and all articles of household furniture to me belonging and now situated in the second and higher stories of Packards' Block (so called) at No. 172 North Main Street in said City of Providence

To have and to hold all and singular the said goods and chattels to the said Sayles and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Mary A. Sherman hereunto set my hand and seal and affix and cancel the stamp required by law this twenty fifth day of January in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of

Mary A. Sherman. (L.S.)

Recorded February 25, 1873 at 11, 10 A. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That we R. A. Gardner and N. W. Brown both of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of Seven hundred dollars to us in hand well and truly paid at or before signing sealing and delivery of these presents by Catherine Noonan of said Providence the receipt whereof we the said Gardner and Brown do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Catherine Noonan the following personal property to wit

All of the appurtenances utensils stock furniture and fixtures of every kind nature and description belonging to us and now contained in an eating saloon situate at Numbers (16) Six-

teen and (18) Eighteen on Eddy Street in said Providence

To have and to hold the said granted and bargained property unto the said Catherine Noonan her heirs executors administrators and assigns to their only proper use benefit and behoof forever and we the said R. A. Gardner and N. W. Brown do couch ourselves to be the true and lawful owners of the said property and have in us full power good right and lawful authority to dispose of the said property in manner as aforesaid and we do for ourselves our heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Katherine Noonan her heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof we the said R. A. Gardner and N. W. Brown have hereunto set our hands and seals this twentieth day of February in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered in presence of J. S. G. Cobb.

Robert A. Gardner (L.S.)

Nicholas W. Browne. (L.S.)

Recorded February 27, 1873 at 4, 20 P. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

U.S. REVENUE $10.00 STAMP

That we Thomas P. Ives of the Town of Warwick County of Kent & State of Rhode Island Trustee of Eliza B. Rogers wife of Joseph Rogers of the City & County of Providence & State aforesaid appointed by the Court under the Will of Eliza Ward & the said Joseph Rogers & Eliza B. Rogers his wife the said Joseph in right of the said Eliza in consideration of one dollar to us in hand well & truly paid by Stephen N. Mason of Smithfield State of Rhode Island & in further consideration of the sum of Five thousand two hundred & twenty eight dollars paid by the the said Stephen N. Mason to the said Thomas P. Ives Trustee as aforesaid on the twenty first day of September A. D. Eighteen hundred & sixty & now held by him under the said trust do hereby grant bargain sell alien & convey to the said Stephen N. Mason his heirs & assigns forever

A lot of land situate in the Easterly part of the said City of Providence & described as follows Beginning at the South West corner of Waterman & Governor Streets thence running Westerly on the line of Waterman Street one hundred & fourteen feet thence Southerly at a right angle with Waterman Street one hundred & thirty seven feet & ten inches thence Easterly parallel with Waterman Street one hundred & fifteen feet & two inches to Governor Street thence Northerly on the line of Governor Street one hundred & thirty seven feet & ten inches to the place of beginning at the corner of Waterman Street provided however that no building (piazza or portico excepted) shall within ten years from September 21st A. D. 1860 be erected or placed nearer to Waterman Street than twenty feet therefrom being the same lot of land

conveyed to the said Stephen N. Mason by the deed of the said Thomas P. Ives Trustee bearing date September 21st A.D. 1860 & recorded in the said Providence Record of Deeds Book 158 pages 140 & 141.

To have & to hold the same with all the rights privileges & appurtenances thereof or thereunto appertaining to him the said Stephen N. Mason his heirs & assigns to his & their own use forever. And we the said Thomas P. Ives Trustee Joseph Rogers & Eliza B. Rogers for ourselves our heirs executors & administrators do covenant with the said Stephen N. Mason his heirs & assigns that we will warrant & defend the above conveyed premises to him the said Stephen N. Mason his heirs & assigns against the lawful claims of all persons claiming by through or under us.

In testimony whereof we do hereunto set our hands & seals this fourteenth day of July Anno Domini Eighteen hundred & sixty three.

Signed Sealed & Delivered
in presence of us
Charles Morris Smith.
N. Callan.

Thomas Poynton Ives Trustee [L.S.]
Joseph Rogers [L.S.]
Eliza B. Rogers [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence this fourteenth day of July A.D. 1863 personally appeared before me the above named Joseph Rogers and acknowledged the above instrument by him signed to be his free and voluntary act and deed. At the same time and place the abovenamed Eliza B. wife of the said Joseph Rogers being by me examined privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same by her signed to be her free and voluntary act and that she did not wish to retract the same.

Charles Morris Smith.
Justice of the Peace.

District of Columbia Washington County

On this twenty fifth day of July in the year Eighteen hundred and sixty three before me the undersigned a Notary Public in and for said County and District aforesaid personally came Thos. as Payton Ives Trustee and acknowledged the execution of the same to be his act and deed.

Given under my hand and official seal the day and year above written.

N. Callan. Notary Public. [L.S.]

Recorded February 28, 1873 at 1.50 P.M. } Witness J.C. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Miranda Wakefield Jesse S. Arnold and Mary E. Arnold wife of said Jesse in right of said Mary E. Arthur M. Clarke and Hannah A. Clarke wife of said Arthur M. in right of said Hannah A. Albert E. Wakefield and Emma O. Wakefield all of the City and County of Providence and State of Rhode Island in consideration of the sum of one dollar to us paid by Elisha C. Mowry of said Providence the receipt whereof we do hereby acknowledge and for the uses purposes and trusts hereinafter mentioned have bargained sold and conveyed and by these presents do bargain sell and

convey unto him the said Elisha C. Mowry his heirs and assigns forever.

A certain lot or parcel of land with all the buildings and other improvements thereon situate on Smiths Hill in said Providence and bounded and described as follows viz. Northerly on land of Amasa S. Westcott on which it measures one hundred (100) feet Easterly on Mulberry Street on which it measures fifty (50) feet Southerly on land of John B. Hennessey on which it measures one hundred (100) feet and Westerly on land of the late Pardon Browns heirs on which it measures fifty (50) feet containing five thousand (5000) square feet and being the homestead estate of the late Ebenezer Wakefield deceased.

To have and to hold the same with all the rights privileges and appurtenances thereunto belonging or in any wise appertaining to him the said Elisha C. Mowry his heirs and assigns forever in special trust nevertheless for the payment therefrom or from the proceeds or income thereof of all the just debts funeral expenses and expenses of the last sickness of said Ebenezer Wakefield and of all debts contracted by either of the present grantors for repairs and improvements on the premises hereby conveyed since the decease of said Ebenezer Wakefield for which said premises are or may be liable and to that end to manage and control the same with economy and prudence to mortgage the same if in his judgment it shall be necessary or expedient so to do to lease the same and to collect the rents and profits thereof and after reserving to himself therefrom the sum of fifty (50) dollars per annum as compensation for his services as Trustee hereunder to apply the residue thereof first to the payment of all taxes insurance and other assessments such repairs as said premises may from time to time in his judgment require and of such other expenses as he may from time to time be subjected in the execution of the trust herein erected secondly to pay over to said Miranda Wakefield the widow of said Ebenezer Wakefield semi annually during the continuance of said trust one third (⅓) part of the remainder of said rents and profits which said Miranda hereby agrees to accept during the continuance of said trust in lieu of her right of dower in the estate of her said husband and thirdly to appropriate whatever of said rents and profits may remain after the payments above provided once in each year during the continuance of said trust towards the payment of the debts hereinbefore mentioned or of the mortgage or mortgages which he the said Elisha C. Mowry may deem it expedient in the execution of said trust to place on said premises and upon the final and full payment of all said debts or mortgages to reconvey said premises to the present grantors or to their proper representatives with the same rights and privileges as belonged to them severally at the time of the execution of this deed.

And the said Elisha C. Mowry is hereby authorised and empowered at any time before said debts or mortgages shall have been paid or cancelled with the consent in writing of all the parties hereto or their proper representatives endorsed in writing on the deed to sell and convey said premises and from the proceeds thereof first to pay the residue of said debts or mortgages secondly to pay to said Miranda Wakefield such sum as her right of dower aforesaid may then be worth according to the "Carlisle Tables" and thirdly after deducting all the expenses of this trust then unpaid to pay over the residue of said proceeds to the other parties to this deed or to their proper representatives according to the laws of distribution of personal property we the said Miranda Wakefield Jesse S. and Mary E. Arnold

Arthur M. and Hannah A. Clarke Albert H. Wakefield and Emma O. Wakefield hereby ratifying and confirming all that our said Trustee or his successors in said trust shall or may lawfully do in the premises.

And I the said Elisha C. Mowry accept said trust and for myself my heirs executors and administrators do hereby covenant with the said Miranda Wakefield Jesse S. and Mary E. Arnold Arthur M. and Hannah A. Clarke Albert H. Wakefield and Emma O. Wakefield their heirs executors and administrators that I will and that my heirs and assigns shall honestly and faithfully execute all the duties of said trust according to our best skill and judgment.

And I Marietta F. Wakefield wife of said Albert H. Wakefield in consideration of the sum paid as aforesaid do hereby remise release and forever quitclaim unto him the said Elisha C. Mowry his heirs and assigns all my right of dower in and to the aforedescribed premises.

In Testimony Whereof we have hereunto set our hands and seals at said Providence this twenty eighth day of February A.D. One thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
J. S. G. Cobb.
Sylvanus B. Fay
witness to signatures of Miranda Wakefield and Jesse S. Arnold.

Miranda Wakefield (L.S.)
Jesse S. Arnold (L.S.)
Mary E. Arnold (L.S.)
Arthur M. Clarke (L.S.)
Hannah A. Clarke (L.S.)
Albert H. Wakefield (L.S.)
Emma O. Wakefield (L.S.)
Marietta Frances Wakefield (L.S.)
Elisha C. Mowry. (L.S.)

State of Rhode Island &c. Providence ss.

In Providence in said County on this twenty eighth day of February A.D. 1873 Then personally appeared Miranda Wakefield Jesse S. Arnold Arthur M. Clarke Albert H. Wakefield Emma O. Wakefield and Marietta F. Wakefield subscribers to the foregoing instrument and severally acknowledged the same to be their free and voluntary act and died. On the same day and at the same place Mary E. Arnold wife of said Jesse S. Arnold and Hannah A. Clarke wife of the said Arthur M. Clarke also subscribers to the foregoing instrument being severally examined by me privily and apart from their said husbands after having said instrument shown and explained to them by me they being so apart severally declared the same to be their voluntary act and that they did not wish to retract the same.

Before me
J. S. G. Cobb Justice of the Peace.

Recorded March 1, 1873 at 12.25 P.M.
Witness G. R. Williamson
Recorder of Deeds

This Memorandum of an Agreement

Made and entered into this first day of March A.D. 1873 by and between Henry B. Lytle of Providence in the State of Rhode Island party of the first part and the Franklin Telegraph Company a corporation created and existing by and under the authority of the laws of the Commonwealth of Massachusetts party of the second part Witnesseth

That the said party of the first part has demised and leased and by these presents does demise and lease unto the said party of the second part its successors and assigns all that certain property known as "The Fall River Telegraph Line" extending from Providence in the State of Rhode Island to Fall River in the Commonwealth of Massachusetts and thence to Newport in the State of Rhode Island together with all its extensions and all the rights privileges and easements thereunto pertaining with all the poles wires insulators batteries instruments furniture equipments and all other personal property of every name and nature thereunto belonging as the same are now in use on said line and at the offices established at Providence Fall River and Newport for the term of three years from the first day of March A.D. 1873

And the party of the second part hereto for themselves their successors and assigns do covenant and agree with the said party of the first part his executors administrators or assigns in consideration of the foregoing that they shall and will pay unto the said party of the first part the sum of Six hundred and fifty dollars yearly in four equal quarterly payments of one hundred and sixty two dollars and fifty cents on the first day of March June September and December in each and every year the first payment to be made on the first day of June A.D. 1873 and shall and will deliver at the expiration of said term of three years as above specified the said property to the said party of the first part or his legal representatives in as good condition as the same now is reasonable and ordinary wear excepted.

It is further agreed by the said party of the first part in consideration of the foregoing and as a part of this agreement that if at any time on or before the expiration of said term for which said property is leased the said party of the second part shall tender to the said party of the first part his executors administrators assigns or legal representatives the sum of six thousand five hundred dollars in lawful currency less the amount due on a certain mortgage made on said property to the said party of the second part and bearing even date herewith then the further payments herein provided to be made by the party of the second part shall cease that the said property leased to the said party of the second part shall become absolutely the property of the said party of the second part and that the said party of the first part his administrators executors or assigns shall and will execute a full and unconditional bill of sale of said property to the said party of the second part and at the same time fully cancel the terms and obligations of this instrument.

It is also further agreed as a part and condition of this agreement that any sums of indebtedness which may have accrued against the property herein mentioned prior to the execution of this agreement may if properly due be paid by the said party of the second part and the amount of same with lawful interest thereon be deducted from the quarterly payments herein provided to be made by the said party of the second part.

In Witness Whereof the party of the first part has hereunto set his and seal and party of the second part has by vote of its board of directors caused its corporate seal to be attached together with the signature of its President

In presence of
Geo. R. Williamson

James W. Brown Prest. (L.S.)
Henry B. Lytle. (L.S.)

Recorded March 3, 1873 at 10,25 A. M. } Witness G. O. Williamson Recorder of Deeds

Whereas

Elihu Jefferson and Mary A. Jefferson of Providence Rhode Island on the ninth day of December A. D. 1871 executed to Nelson Brown of said Providence a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of eight hundred dollars bearing even date with said deed of mortgage and made by said Elihu Jefferson and Mary A. Jefferson payable to said Nelson Brown or order in two years after date with interest payable semi annually at the rate of seven per annum reference being had to said deed of mortgage which is recorded in said Providence in Book No. 57 page 157 of the records of mortgages of real estate and in which said mortgage were certain powers of sale in case of default in the payment of the semi annual interest due on said note and Whereas default was made in the payment of the semi-annual interest due on said note and said default continued for more than ten days and Whereas said Nelson Brown advertised said mortgaged premises for sale in the Providence Daily Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the first day of March A. D. 1873 Michael H. Moloney of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for twenty three hundred and twenty five dollars

Now Therefore I the said Nelson Brown in consideration of said sum of twenty three hundred and twenty five dollars to me paid by said Michael H. Moloney the receipt of which said sum is hereby acknowledged hereby by virtue of the powers conferred upon me by said mortgage grant bargain sell and convey to said Michael H. Moloney his heirs and assigns forever

That lot of land with the buildings and improvements thereon situated on Lilac Street in said Providence & laid out and described as Lot No. One hundred & twenty five (25) on a plat belonging to George W. Crocker surveyed & platted by Cushing & Walling April 1847 a copy of which said plat is in the Office of the Recorder of Deeds in said Providence in Plat Book No. 9 page 8. Said premises are sold subject to a mortgage of Fourteen hundred dollars which is a part of the aforegoing consideration.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Michael H. Moloney his heirs and assigns forever. And I the said Nelson Brown do hereby covenant with said Michael H. Moloney his heirs and assigns that at the date of said sale I was the owner & holder of said first mentioned mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the requirements of said mortgage in relation thereto.

In Testimony Whereof I have hereunto set my hand and seal the third day of March A. D. Eighteen hundred and seventy three

Signed Sealed & Delivered in presence of George H. Burnham. Nelson Brown (L.S.)

State of Rhode Island &c. Providence sc. In Providence the fourth day of March A. D. 1873 then & there Nelson Brown acknowledged the aforegoing to be his free act and deed.

Before me George H. Burnham. Justice of the Peace.

Recorded March 4, 1873 at 1,25 P. M. } Witness G. O. Williamson Recorder of Deeds.

Know All Men

That we Arba B. Dike and John R. Balch both of Providence in the State of Rhode Island surviving Executors and Trustees under the Will of Ebenezer Kelly late of said Providence deceased and the said Arba B. Dike in his individual capacity for and in consideration of the sum of one dollar to us paid by John H. Bongartz of said Providence the receipt whereof is hereby acknowledged and also in consideration that the mortgages hereinafter referred to have been fully paid and that the said Dike and Balch in their aforesaid capacities have no claim or demand thereunder upon the premises in said mortgage deeds described and conveyed do hereby remise release and forever quitclaim unto said John H. Bongartz his heirs and assigns all our right title and interest in and to

Those four lots of land situate in that part of said Providence formerly in the Town of Cranston on the Easterly side of Eddy Street laid out and delineated upon that plat called "Plat of the Pavilion Estate in Cranston surveyed & platted May 24, 1845 by Atwater & Schubarth" a copy whereof is recorded in the Land Records of said Providence in Plat Book No. 10 page 11 and upon said plat numbered 8 (eight) 9 (nine) 29 (twenty nine) and 30 (thirty) Said lots having by sundry mesne conveyances become the property and estate of said John H. Bongartz and are a portion of the premises described and conveyed in and by the following mortgage deeds all recorded in said Land Records viz. one from Franklin White and wife to Aaron Kenyon Jr. and by said Kenyon transferred to said Ebenezer Kelly in Deed Book 205 page 131 one from Augustus B. Copeland Trustee to Mary White and by said White and wife transferred to said Kelly in same book page 387 and one from Moses H. Knight to Aaron Kenyon Jr. and by said Kenyon transferred to said Kelly and by said A. B. Dike informally discharged (but without any recorded transfer to him from said Kelly in Deed Book 203 page 341 to all of which and to said plat reference is hereby made.

To have and to hold the same unto and to the use of him the said John H. Bongartz his heirs and assigns forever. Witness our hands and seals this 24th day of February A. D. 1873.

Signed & Sealed in presence of George H. Burnham.

A. B. Dike. (L.S.)
John R. Balch. (L.S.)
Surviving Executors and Trustees

A. B. Dike (L.S.)

State of Rhode Island Providence sc. In Providence this 25th day of February A.D. 1873 the within named Arba B. Duke and John R. Balch personally appeared before me and acknowledged the foregoing instrument by them signed to be their free act and deed in the capacities as therein stated.

George H. Burnham
Justice of the Peace.

Recorded March 4, 1873 at 3.20 P.M. } Witness. G.O. Williamson
Accorder of Deeds

This Indenture

Made the fifth day of February A.D. One thousand eight hundred and seventy three by and between William Butler of Warwick in the County of Kent and State of Rhode Island party of the first part and the American Steamboat Company of Providence County of Providence a Corporation chartered by the Legislature of said State party of the second part Witnesseth

That the said party of the first part doth hereby demise lease and to farm let unto the said party of the second part his Wharf Estate bordering upon Providence River and upon South Water Street in the said City of Providence said Estate being opposite the Estate owned by the said party of the first part numbered 58, 59 and 60 upon said street meaning and intending to exclude all and every part of the estate last above mentioned lying Easterly of the said South Water Street.

To have and to hold the same with the appurtenances unto the said party of the second part their legal representatives for the term of five years from the fifth day of February A.D. 1873 yielding and paying therefor during said term the annual rent of three hundred dollars ($300) in equal quarterly payments to wit on the fifth days of May August Novmber and February in each and every year during said term Provided that if the said rent or any part thereof be behind and unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten (10) days thereafter or if default shall be made in any of the covenants on the part of the said party of the second part and such default shall continue for the space of ten (10) days then said party of the first part his heirs and assigns may at their option and without previous notice or demand determine this lease and re-enter upon said demised premises and the same re-possess as of his former estate.

And said party of the second part for themselves their legal representatives do covenant with the said party of the first part his heirs and assigns in manner following to wit

That the said party of the second part their legal representatives will pay the said rent in manner as aforesaid and will at their own expense make all repairs during said term which may be necessary to keep the said premises in as good repair as they now are in and will at the end of said term or other sooner determination of this lease peaceably surrender the said premises to the said party of the first part his heirs and assigns in as good order and condition as they are now in or may be put in during said term ordinary wear and tear and extraordinary casualties only excepted.

And said party of the first part doth covenant that said party of the second part truly performing all their covenants aforesaid or hereinafter contained shall quietly occupy said premises during said term without lawful let or hindrance and at the expiration of said term of five years shall at their option have the right to a renewal of this lease for a further

period of five years upon the same terms and conditions as the present lease by giving at least six months notice in writing to the said party of the first part of their desire for such renewal.

And it is further covenanted and agreed by and between said parties hereto that said party of the second part shall and will not underlet the said premises or any part thereof without the consent in writing of the said party of the first part his legal representatives or assigns.

In Testimony Whereof the said parties have hereunto affixed their seals and signed their names the day and year first above written.

Witness E.J. Carpenter to Wm. Butlers signature E.W. Hall.

William Butler [L.S.]
James T. Rhodes [L.S.]
Treas. Um. Steam Boat Co.

State of Rhode Island County of Providence sc. In Providence this sixth day of March A.D. 1873 personally appeared before me William Butler and acknowledged the within instrument to be his free act and deed.

E.K. Cook. Justice of the Peace.

Recorded March 6, 1873 at 4.20 P.M. } Witness G.O. Williamson
Accorder of Deeds

Know All Men

That I John L. Calder of Providence in the State of Rhode Island Guardian of the person and estate of Thomas C. Greene a minor by virtue of authority in me vested by the Municipal Court of the City of Providence and for and in consideration of Four Thousand one hundred and thirty dollars ($4130) to me paid by George Beverly of said Providence the receipt whereof I do hereby acknowledge do hereby in my said capacity grant bargain sell and convey unto him the said George Beverly his heirs and assigns forever.

One (1) undivided fourth (4th) part of certain real estate situated in said City of Providence and described as follows One lot of land situate on the Southeast corner of John and Brook Streets containing 6034 square feet of land with a dwelling house barn and other buildings thereon One (1) lot of land situate on the Northeast corner of John and Brook Streets containing 5037 square feet of land One (1) lot of land situate on the Southwest corner of John and Brook Streets containing 3037 square feet of land with the buildings thereon and one (1) lot of land situate on the East side of Barclay Street containing 1943 square feet of land with the buildings thereon being numbered Thirteen (13) on said street all in said City of Providence and being the same several parcels of real estate whereof Ardelia E.G. Beverly (wife of the above named George Beverly) died seized and possessed the said above described real estate having been inherited by the said Thomas C. Greene only child of the late Robert G. Greene (who died at Chicago Illinois Novmber 23d 1857) leaving a widow Agnes E.C. Greene who died at Providence R.I. April 8th 1858) said Robert being the son of John L. Greene who had he been living at the time of the death of his sister the above named Ardelia E.G. Beverly would have inherited one moiety of all the above described real estate and

who at his death at Chicago Illinois November 30th 1863 (he then being a widower) left two inheriting descendants only one of whom was Ellen L. wife of James G. Deven and the other the above named Thomas B. Greene.

To have and to hold the afore granted premises with all the priurleges and appurtenances thereof to him the said George Beverly his heirs and assigns forever to his and their only use benefit and behoof And I do hereby covenant and agree to and with said George Beverly his heirs and assigns that I was and am empowered by the Court aforesaid to make sale thereof That it was and is sold according to the directions of said Court heretofore given to me relative to the sale thereof That in every respect I have at all times conformed to the decrees of said Court and the laws of the State in the premises and That I will warrant and defend the same against the lawful claims of all persons claiming by through or under me or my said ward.

In Witness Whereof I have hereunto in my said capacity set my hand and seal this sixth (6th) day of March 1873.

Signed Sealed and Delivered
in presence of
Charles Selden.

John L. Calder [L.S.]
Guardian

State of Rhode Island Providence sc. In Providence on this seventh day of March A.D. Eighteen hundred and seventy three (1873) Then personally appeared John L. Calder subscriber to the foregoing instrument and in his capacity of Guardian acknowledged the same to be his free and voluntary act and deed.

Before me Charles Selden.
Justice of the Peace

Recorded March 7, 1873 at 12, 40 P.M. } Witness J. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That we Elizabeth Sheldon of Brooklyn in the State of New York widow of James Sheldon late of Providence in the State of Rhode Island deceased Josiah D. Hunt and Mary J. Hunt his wife both of said Brooklyn Maria J. Hunt widow of the late Joshua Hunt deceased also of said Brooklyn and Allen B. Warner and Frances E. Warner his wife both of the City and County of Providence and State of Rhode Island for and in consideration of the sum of two thousand dollars in hand before the ensealing hereof well and truly paid by Jeremiah Fenner of the City and County of Providence and State of Rhode Island the receipt whereof we do hereby acknowledge have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said Jeremiah Fenner his heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to

One certain lot of land with all the buildings and improvements thereon situated in the Westerly part of said Providence on the Northerly side and adjoining Cranston Street and at the corner of Cranston and Knight Streets bounded Southerly on said Cranston Street one hundred and ten feet

more or less Westerly on land now or formerly of Mrs Nichols and George Miller one hundred feet more or less Northerly on land now or formerly of Benjamin M. Hubbard one hundred feet more or less and Easterly on said Knight Street one hundred feet more or less meaning to convey the same estate that was conveyed to the said Jeremiah Fenner by Robert Smith and others by deed on record in the Land Records of the City of Providence in Book No. 103 on page 153. Also all our right title and interest in and to the rents and profits of said estate arising from it up to the date of this deed.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said Jeremiah Fenner his heirs and assigns forever. And we the aforenamed grantors for ourselves and for our heirs executors and administrators do covenant with the said Jeremiah Fenner his heirs and assigns that we will warrant and defend the aforedescribed premises to the said Jeremiah Fenner his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us.

In Testimony Whereof we have hereunto set our hands and seals this 27th day of February A.D. 1873.

Signed Sealed and Delivered
in presence of
Edwin C. Pierce as witness to
signatures of Josiah D. Hunt
Mary J. Hunt Maria J. Hunt
Allen B. Warner and Frances E. Warner,
Jerusha B. Jayne as witness to
Elizabeth Sheldon's signature

Elizabeth Sheldon. [L.S.]
Josiah D. Hunt. [L.S.]
Mary J. Hunt. [L.S.]
Maria J. Hunt. [L.S.]
Allen B. Warner. [L.S.]
Frances E. Warner. [L.S.]

State of Rhode Island sc. Providence sc. In Providence this 27th day of February A.D. 1873 personally appeared before me Josiah D. Hunt Maria J. Hunt and Allen B. Warner within named and acknowledged the within instrument by them signed to be their free and voluntary act and deed and at the same time and place Mary J. Hunt wife of said Josiah D. Hunt and Frances E. Warner wife of said Allen B. Warner personally appeared before me and being by me examined privily and apart from their said husbands after having said instrument shown and explained to them by me they being so apart acknowledged the within instrument by them signed to be their free and voluntary act and deed and that they did not wish to retract the same.

Edwin C. Pierce Justice of the Peace.

State of New York City of Brooklyn
County of Kings sc. On this twenty eighth day of February one thousand eight hundred and seventy three before me personally came Elizabeth Sheldon to me known to be the person described in and who executed the foregoing instrument and acknowledged the same to be her free act and deed and that she does not wish to retract the same.

Robert Ogilvie Jr.
Commissioner of Deeds.

Recorded March 7, 1873 at 1, 35 P.M. } Witness J. A. Williamson
Recorder of Deeds

Know All Men

That I Benjamin Marsh 2d of the City and County of Newport in the State of Rhode Island &c. Guardian of the Estate of Mary E. Worley a person of full age non compos mentist and widow of William Simons decd. late of the City and County of Providence in said State by virtue of authority vested in me by the Court of Probate of the City of Newport and for and in consideration of One hundred dollars to me paid by Elizabeth Hopkins of the City & County of Providence State aforesaid wife of William S. the receipt whereof I do hereby acknowledge do hereby in my said capacity grant bargain sell and convey unto her said Elizabeth Hopkins her heirs and assigns forever

All the right of dower and power of thirds that Mary E. Worley now has in and to a certain lot of land situate formerly in the Town of Cranston but now in the Ninth Ward of the City of Providence and bounded and described as follows to wit One certain lot of land situated in that part of said City of Providence lately set off from the Town of Cranston and is laid out and designated as Lot No 38 on a Plat of land belonging to William Thurber surveyed and platted by Alwater & Schubarth July 7, 1845 and on record in the Town Clerks Office in said Cranston in Book 17 at page 229 and also on record in the Office of the Recorder of Deeds in said Providence reference thereto being had

To have and to hold the aforegranted premises with all the privileges and appurtenances thereof to her said Elizabeth Hopkins her heirs and assigns forever to her and their only use benefit and behoof And I do hereby covenant and agree to and with said Elizabeth Hopkins her heirs and assigns that I was and am empowered by the Court aforesaid to make sale thereof that it was sold according to the directions of the said Court of Probate heretofore given to me relative to the sale thereof that previous to the sale thereof I gave bond for the faithful application of the proceeds of said sale according to law that in every respect I have at all times conformed to the decrees of said Court of Probate of said City of Newport and the laws of the State in the premises that I have good right to sell as aforesaid that I will warrant and defend the same against the lawful claims of all persons claiming by through or under said Mary E. Worley.

In Witness Whereof I have hereunto set my hand and seal in my said capacity this sixteenth day of January A. D. Eighteen hundred and seventy three (1873)

Signed Sealed & Delivered
in presence of
words "of thirds" on 1st. page
interlined before signing
Benj. B. Howland

Benjamin Marsh 2d. [L.S.]
Guardian.

Newport ss. City of Newport Jany 16, 1873 Then personally appeared Benjamin Marsh 2d Guardian and acknowledged the foregoing instrument by him signed and sealed in said capacity to be his voluntary act and deed for the purposes therein mentioned

Before me
Benjamin B. Howland.
Notary Public.

Recorded March 10, 1873
at 11,50 a.m.

Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

324 510

That I Jacob Holtz 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 in hand well and truly paid at or before signing sealing and delivery of these presents by Sebastian Garst and William Arnold copartners of said Providence the receipt whereof I the said Jacob Holtz do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Sebastian Garst and William Arnold

All my right title and interest in and to my business of manufacturing all kinds of sausages and the good will thereto hereby agreeing not to enter into directly or indirectly the manufacture and sale or either in said City of Providence Hereby including with said right title and interest the cutting machines blocks scales knives ice chest work benches filling machines smoke house two horses two wagons two sleighs all the harness blankets & whips halters &c. &c. thereto belonging together with my right title and interest in and to the shop now carried on by me for the said manufacturing

To have and to hold the said granted and bargained property & premises unto the said Garst & Arnold their heirs executors administrators and assigns and to their only proper use benefit and behoof forever and I the said Jacob Holtz do vouch myself to be the true and lawful owner of the said property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself heirs executors and administrators hereby covenant and agree to warrant and defend the said property unto the said Garst & Arnold their heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Jacob Holtz have hereunto set my hand and seal this tenth day of March in the year of our Lord one thousand eight hundred and seventy three possession to be given on the seventh of March A. D. 1873.

Executed and Delivered
in presence of
William B. W. Hallett.

Jacob Holtz. [L.S.]

Recorded March 10, 1873
at 3,45 P. M.

Witness G. A. Williamson
Recorder of Deeds

To All People to whom these Presents shall come.

We Joseph Davis Ann E. E. Bowen widow Harriet Davis single woman John W. Lee and Caroline Lee wife of the said John in the right of the said Caroline Benjamin Davis and Edward G. Burrows and Sarah W. Burrows wife of the said Edward in the right of the said Sarah all of the City and County of Providence in the State of Rhode Island and Stephen H. Davis of Stockton in the State of California send greeting.

Know ye That we the said Joseph Davis Ann E. E. Bowen widow Harriet Davis single woman John W. Lee and Caroline Lee wife of the said John in the right of the said Caroline Benjamin Davis Edward G. Burrows and Sarah W. Burrows wife of the said Edward in the right of the said Sarah and Stephen H. Davis for and in consideration of the sum of Fifteen Thousand dollars to us in hand before the ensealing hereof well and truly paid by Benjamin B. Adams of said Providence the receipt whereof we do hereby acknowledge and are therewith fully satisfied contented and paid and therof and of every part and parcel thereof do exonerate acquit and discharge the said Benjamin B. Adams his heirs executors & administrators forever by these presents have granted bargained sold aliened enfeoffed conveyed and confirmed and by these presents do freely fully and absolutely give grant bargain sell alene enfeoff convey and confirm unto the said Benjamin B. Adams his heirs and assigns forever

One certain lot of land with two dwelling houses and other buildings and improvements thereon situate on the Westerly side of Eddy Street in the Westerly part of said City of Providence and measuring on said Eddy Street sixty (60) feet and holding the width of sixty (60) feet extends back Westerly ninety five (95) feet and is bounded Southerly on land now or formerly of Edward R. Mitchell Westerly on land now or formerly of the heirs of Richmond Bullock Northerly on land now or formerly of Oliver Kendall and Easterly on said Eddy Street Being the same lot of land described in the deed from Martha Eddy to Joseph Davis dated January 28th A.D. 1857 and recorded in Book No. 146 page 445 of the Records of said City of Providence for recording deeds of real estate

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to the said grantee his heirs and assigns forever to his and their only proper use benefit and behoof forever

And we the said grantors for ourselves our heirs executors and administrators do covenant promise and grant to and with the said grantee his heirs and assigns that at and before the ensealing hereof we are the true sole and lawful owners of the above bargained premises and are lawfully seized and possessed of the same in our own proper right as good perfect and absolute estate of inheritance in fee simple and have in us good right full power and lawful authority to grant bargain sell convey and confirm the said bargained premises in manner as aforesaid and that the said grantee his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free and clear and freely and clearly acquitted exonerated and discharged of and from all and all manner of former or other gifts grants bargains sales leases mortgages wills entails jointures dowries judgments executions and encumbrances of what name or nature whatsoever that might in any measure or degree obstruct or make void this present deed.

Furthermore we the said grantors for ourselves our heirs executors and administrators do covenant and engage the above demised premises to the said grantee his heirs and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents

And we Louise F. Davis wife of the said Benjamin Davis and Caroline Davis wife of the said Stephen H. Davis in consideration of the said sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee his heirs and assigns all our right of dower in

and to the aforegranted premises.

In Testimony Whereof we have hereunto set our hands and seals this twenty fifth day of January A.D. 1873

Signed Sealed and Delivered	Joseph Davis.	[L.S.]
in presence of	Ann E. E. Bowen	[L.S.]
Silas Moore (as to E.G.B.)	Harriet Davis	[L.S.]
Chas. H. Smith as to J.D.	John W. Lee.	[L.S.]
H.D. J.W.L. C.L. B.D. S.W.B.	Caroline Lee	[L.S.]
& L.F.D.	Benj. Davis	[L.S.]
Witness as to S.H. Davis and	E. G. Burrows	[L.S.]
Caroline Davis	S. W. Burrows	[L.S.]
Herbert E. Hall.	S. H. Davis.	[L.S.]
	Louise F. Davis	[L.S.]
	Caroline Davis	[L.S.]

State of Rhode Island &c Providence sc.

In Providence this 29th day of January A.D. 1873 Then Joseph Davis Harriet Davis John W. Lee Benjamin Davis and Edward G. Burrows personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their and each of their free and voluntary act and deed.

Chas. H. Smith Public Notary.

State of Rhode Island &c Providence sc.

In Providence this 29th day of January A.D. 1873 Then Caroline Lee wife of said John W. Lee one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Chas. H. Smith Public Notary

State of Rhode Island &c Providence sc.

In Providence this 10th day of March A.D. 1873 Then Ann E. E. Bowen personally appeared before me and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed.

Chas. H. Smith Public Notary

State of Rhode Island &c Providence sc.

In Providence this 29th day of January A.D. 1873 Then Sarah W. Burrows wife of said Edward G. Burrows one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Chas. H. Smith.
Public Notary.

State of California San Joaquin sc

In Stockton this 12th day of February A.D. 1873 Then personally appeared

Stephen H. Davis one of the subscribers to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me Herbert E. Hall. Notary Public

State of California ss. Stockton ss.

In Stockton this 12th day of February A.D. 1873 Then Caroline Davis wife of said Stephen H. Davis one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her free and voluntary act and that she did not wish to retract the same.

Before me Herbert E. Hall.
Notary Public.

State of California County of San Joaquin ss.

I George Tilghman County Clerk of said County and of the County Court thereof hereby certify that Herbert E. Hall whose genuine signature is affixed to the above acknowledgment was at the time of signing the same a Notary Public in and for said San Joaquin County duly authorized by law to take acknowledgments and certify the same and that full faith and credit are due to all his official acts as such. Given under my hand and seal of said County Court this 12th day of February A.D. 1873.

George Tilghman Clerk (SEAL)

Recorded March 10, 1873 at 4,30 P.M. } Witness G.A. Williamson

Recorder of Deeds

Whereas

Isaac Hartshorn of Newport on the 14th of September 1872 sued out his certain writ against Wm. H. Reynolds of Providence returnable to the Supreme Court to be holden at Newport on the third Monday of March 1873 and caused the same to be served by attaching real estate of said Reynolds and his interest therein And Whereas the officer in his return has set forth as attached in said writ certain premises and estates not standing in the name of said Defendant upon the record and it is intended hereby to release all said premises and estates from said attachment Now therefore I the said Hartshorn do release from said attachment and discharge from the same the following described property viz.

That lot of land with buildings &c. (in Providence) bounded Northerly by land of Alexander Duncan and family Easterly by Weybosset Street Southerly by land of Amos C. Barstow and said Alexander Duncan and family and Westerly by lands of Edward D. Pearce and heirs of Samuel Danielson and is Lot No. 127 on Plat No. 20 on file in the Assessors Office in said Providence and according to said Plat contains 4467 square feet.

That lot of land with buildings &c. (in Providence) bounded Northerly by land of Emily B. Reynolds Easterly by Elbow Street Southerly by land of Elizabeth and Harriet B. Field and Westerly by land of Susan A. Bowes and is Lot No. 100 on Plat No. 20 on file in the Assessors' Office in said Providence and according to said Plat contains 3151 square feet.

That lot of land with buildings &c. (in Providence) bounded Northerly on land of Gardiner Salisbury James Tiffany and Alva Woods Easterly on Elbow Street Southerly on land of Emily B. Reynolds Susan A. Bowes and Chestnut St. and Westerly on Bassett Street and is Lot No. 102 on Plat No. 20 on file in the Assessors Office in said Providence and according to said Plat contains 9324 square feet. That lot of land (in Providence) bounded Northerly on Waterman Street Easterly on lands of the heirs of Gilbert Congdon and land of Sylvester M. Lewis Southerly on land of James D. Smith and Westerly on Hope Street and is Lot No. 187 on Plat No. 13 on file in the Assessors' Office in said Providence and according to said Plat contains 31240 square feet.

Providence March 8, 1873.

Isaac Hartshorn
by Abraham Payne Attorney of Record

Recorded March 11, 1873 at 11,18 A.M. } Witness G.A. Williamson

Recorder of Deeds

Providence July 13, 1869.

Mrs. Daniel M. Harris

Dear Madam

The pending notice to remove your building from my lot will expire the first of November next. If between now and then you shall cause the said buildings and appurtenances to be fitted viz. if and repaired according to the particulars by me stated to you in conversation your occupation of said lot will be continued for the term of ten years at an annual ground rent of four hundred and fifty dollars.

Wm. E. Richmond
by Asa Fairbanks

Recorded March 11, 1873 at 1,45 P.M. } Witness G.A. Williamson

Recorder of Deeds

Know All Men by these Presents

That I Whipple V. Phillips of Coventry in the County of Kent and State of Rhode Island for and in consideration of the sum of One thousand dollars ($1000) to me in hand well and truly paid at or before signing sealing and delivery of these presents by Robert E. Smith of the City and County of Providence in said State the receipt whereof I the said Phillips do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Smith

One undivided half of the following described property All of the buildings situate upon the land owned by William Comstock Maria L. Comstock Administratrix and

Heirs of Wm. W Comstock being the same land leased to the said Phillips and Smith on the first day of July A.D. 1869 for the term of ten years also the buildings situate on the wharf opposite 77 South Water Street on land belonging to William Comstock and leased to the said Phillips and Smith October First A.D. 1872 for the term of six and three quarter years also all of the buildings situate upon land belonging to Samuel G. Arnold and Cornelia C. Greene on the North side of Bullion Street and running from South Main Street to the Harbor line being the same land leased to Phillips and Smith on the first day of April A.D. 1871 for five years with privilege of renewing five more years

Also fifteen horses five double wagons seven single wagons two double sleighs two single sleighs one covered buggy with all of the harnesses blankets halters robes etc. belonging thereto one steam engine and cylinder boiler and hoisting apparatus one Hebert and one Connover splitting machine with the patent right of running the same and all other machinery tools fixtures R. R. tracks hoisting apparatus on the wharf and all property conveyed to me the said Phillips by Joseph Hoyzes in bill of sale dated June 1st A.D. 1869 and all additions thereto by W. V. Phillips & Co. and Phillips and Smith now occupied or used by the said Phillips and Smith or formerly belonging to Joseph Hodges on the above described leased land

To have and to hold the said granted and bargained buildings horses wagons engine machinery &c unto the said Smith his heirs executors administrators and assigns to his or their only proper use benefit and behoof forever and the said Phillips does vouch himself to be the true and lawful owner of the goods and effects hereby sold and to have in himself full power good right and lawful authority to dispose of the said buildings horses wagons machinery &c in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the within named goods sold unto the said Robert E. Smith his heirs executors and administrators and assigns against the lawful claims and demands of all persons whomsoever

In Witness Whereof I the said Whipple V. Phillips have hereunto set my hand and seal this 11th day of March in the year of our Lord One thousand eight hundred and seventy three.

Executed and Delivered in presence of Edwin L. Spink

Whipple V. Phillips. (LS)

Recorded March 11, 1873 at 3,40 P.M.

Witness

G. A. Williamson Recorder of Deeds

Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this eighth day of February A.D. 1873 the following described property to wit

A shop on Otis St. Prov. with tenement in rear being the same estate formerly leased to Joshua Hoyle for three consecutive years (which lease has expired by limitation)

To have and to hold the same with the rights and privileges thereof for the term of five years on condition of the payment to said lessor of a monthly rent therefor of twenty dollars

per month to be paid on the eighth day of each month next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to her other rights or remedies against the lessee hereunder.

The lessee further agrees to pay what taxes may be assessed on the above described property during said term and keep the same in repair. I likewise agree to pay all other taxes that may be assessed on the property of Sabrina A. Butts on Otis St. in Providence With recourse to law

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed Sealed and Delivered on the day and year aforesaid.

In presence of John Allinson. Enoch Mender.

Sabrina A. Butts Lessor. (LS)

Richard T. Barton Lessee. (LS)

Recorded March 12, 1873 at 10 A.M.

Witness R

G. A. Williamson Recorder of Deeds

This Indenture

Made and executed this 12th day of March A.D. 1873 by and between Christopher G. Dodge of the City of Providence and State of Rhode Island party of the first part and Samuel G. Hardman of the same place party of the second part Witnesseth

That the said Dodge doth hereby lease and demise to said Hardman the following described premises viz.

The lot of land house and appurtenances thereon situate on the North Westerly corner of Worcester and Union Streets in said City of Providence from the day of date hereof until the first day of August A.D. 1877 at the rate of Nine hundred dollars per annum payable in equal and successive monthly payments of Seventy five dollars each payable in advance upon the first day of each and every month the first whereof on the first day of April A.D. 1873 And in case any portion of said rent shall be due and unpaid for the space of ten days then the lessor or his legal representatives may re-enter and take possession of said premises without further notice to the lessee and in his the said lessor's option terminate this lease.

Furthermore the said lessor hereby covenants and agrees that the said Hardman his legal representatives or assigns shall have the first privilege to lease said premises for the further term of five years upon a fair appraisal of the rental value of said

premises by referees to be chosen by the parties hereto (in case they cannot agree upon such value) in manner following viz. one referee shall be chosen by each party to this lease and in case such referees fail to agree then the said two referees shall choose a third person and the award of two of the referees so chosen shall be binding upon the parties for the purposes of this instrument

Said premises shall be used for the purposes of a Hotel or Boarding house and for no other except with written consent of the lessor and shall be kept and used in a quiet and orderly manner.

Said premises shall not be underlet nor this lease assigned without the written consent of the lessor Said premises shall be kept by the lessee in as good repair and condition as when taken by him usual wear and tear and damage by fire or the elements excepted at the expense of said lessee and no material alterations on or about the premises (as making or changing of partitions or doors therein) shall be made or done without the consent of the lessor. And the lessor shall have the privilege of entering and examining said premises whenever he shall deem it necessary to ascertain if the condition last set forth above has been complied with. The lessor also reserves to himself the special right during the term of this lease of closing up or shutting out the light from any or all the windows and openings now being in the Northerly side of said house or building on said premises by erecting another building or otherwise on the adjoining lot And the said Dodge doth hereby covenant that the said Hardman his legal representatives and assigns well and truly performing all his covenants and agreements as set forth in the terms of this instrument shall quietly and peaceably hold occupy & enjoy said demised premises during said term without lawful let or hindrance from any person whomsoever. And the lessee hereby accepts the demise and and covenants and agrees with the said lessor to observe and perform all the conditions above set forth to be by him done kept and performed and that on condition broken he will quietly and peaceably surrender said premises to the said lessor or his legal representatives upon demand. This lease to be in force between the parties hereto their legal representatives and assigns.

In Witness Whereof we have hereunto set our hands and seals the day and year first above written

In presence of
G. B. Barrows.

Chris. G. Dodge. [L.S.]
Samuel G. Hardman [L.S.]

State of Rhode Island Providence sc. In Providence this 12th day of March A. D. 1873 then personally appeared Christopher G. Dodge and Samuel G. Hardman and severally acknowledged the above instrument by them signed to be their free and voluntary act and deed.

Before me G. B. Barrows. Notary Public

Recorded March 13, 1873 at 11, 15 a. m.

Witness G. A. Williamson
Recorder of Deeds.

Whereas

Arba B. Dike of Providence Rhode Island Assignee of Gideon Gurnett by his deed duly executed bearing date the twelfth day of June A. D. 1838 conveyed to William A. Howard one lot of land situated on Prospect Hill (so called) and between Congdon and Prospect

Streets in said Providence and bounded Northerly on a seventeen feet gangway as delineated on a plat made by Benoni Lockwood September 9 A. D. 1828 on record in the Recorders Office in said Providence in Book No. 57 pages 92 and 93 and measuring on said gangway sixty feet more or less Easterly on a ten feet gangway on which it measures one hundred feet more or less Southerly on the Allen lot (so called) seventy three feet more or less and Westerly on the Easterly line of Lots No. 7 (seven) and 8 (eight) on said plat. Together with the one undivided half part of the aforenamed ten feet gangway which constitutes the Easterly boundary of said lots.

And also one other lot of land with a dwelling house and other buildings and improvements thereon situate on said Prospect Hill (so called) in said Providence and adjoining the Westerly line of a lot of land heretofore conveyed by deed from Zachariah Allen to Albyn V. Dike and bounded as follows Beginning at the Southeast corner of the fence on Bowen Street (continued) adjoining the land conveyed by the said Allen to the said Albyn V. Dike thence running Westerly in the line of said fence and fronting Southerly on Bowen Street (continued) ninety feet thence Northerly to the fence at a point ninety feet from the land conveyed by the said Allen to the said Dike thence Easterly in the line of said fence ninety feet to the line of the land conveyed by said Allen to said Dike thence Southerly on the line of said lot to the place of beginning. To have and to hold the same to said William A. Howard his heirs and assigns forever which deed is recorded in the Recorders Office in said Providence in Book No. 73 page 30.

And Whereas the said William A. Howard by his deed duly executed bearing date August Fourteenth A. D. 1851 conveyed the aforedescribed land to Rebecca A. Steere of said Providence wife of Thomas C. Steere which deed is on record in said Office in Book No. 123 page 289 in which lot of land Ann Eliza Gurnett wife of the aforenamed Gideon Gurnett has a right of dower in said land Now therefore be it known to all men that I the said Ann Eliza Gurnett in consideration of the sum of four hundred dollars the receipt whereof is hereby acknowledged do by these presents quitclaim release and convey to her the said Rebecca A. Steere all my right of dower and power of thirds in and to the lot of land and appurtenances before described. To have and to hold the same to her the said Rebecca A Steere her heirs and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this 8th day of March in the year of our Lord one thousand eight hundred and seventy three.

Executed in presence of
Harriet White
Wm. Woodbridge

Ann Eliza Gurnett [L.S.]

Windham County State of Connecticut ss. Brooklyn March 8th A. D. 1873 Then personally appeared before me Mrs Ann Eliza Gurnett who signed the foregoing instrument and acknowledged the same to be her free act and deed separate from her husband

William Woodbridge Justice of the Peace.

State of Connecticut Windham County ss. In Brooklyn this 12th day of March A. D. 1873 then Ann Eliza Gurnett wife of Gideon Gurnett personally appeared before

me and being by me examined privily and apart from her said husband and having the foregoing instrument shown 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

William Woodbridge.
Justice of the Peace.

Recorded March 18, 1873 at 12, 55 P.M. } Witness G. W. Williamson
Recorder of Deed.

Know All Men by these Presents

That I Edward P. Chapin of the City and County of Providence State of Rhode Island have made constituted and appointed and by these presents do make constitute and appoint William C. Chapin of said City County & State my true and lawful Attorney for me and in my name place and stead to give notes sign checks to receive and collect moneys and give receipts therefor and at any time or from time to time to sell or mortgage any real estate belonging to me in the City of Providence for such sums and upon such terms as he may see fit and for me and in my name to execute such deed or deeds thereof with or without covenants of title or warranty and to give such mortgage notes as he may deem proper therefor and for me and in my name to transact any other business whatsoever.

Giving and granting unto my said Attorney my full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said Attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the thirty first day of December in the year one thousand eight hundred and seventy two.

Sealed and Delivered
in the presence of
C. Donhoe
A. C. Hall.

Edward P. Chapin. [L.S.]

United States Consulate Manchester England

Know all whom it may concern that on this fifth day of February 1873 personally appeared before me Edward P. Chapin at present of the City of Manchester in the County of Lancaster England to me well known to be the person described in the foregoing Power of Attorney and duly executed the same by signing his name thereto in my presence and in the presence of C. Donhoe and A. C. Hall witnesses declaring that he did so freely for the purposes and to the interests therein set forth and acknowledged the same to be his free act and deed. In testimony whereof I have hereunto signed my name and affixed the seal of this Consulate this fifth day of February 1873 and in the 97th year of the Independence of the United States.

C. H. Branscomb. [L.S.]
United States Consul.

Recorded March 13, 1873 at 2, 25 P.M. } Witness G. W. Williamson Recorder of Deeds.

Know All Men by these Presents

That I Seth Lee of Wood River Hall County Nebraska have made constituted and appointed and by these presents do make constitute and appoint my wife Lucy P. Lee of Providence Rhode Island my true and lawful Attorney for me and in my name place and stead to sell transfer and convey to any person or persons any and all real estate and personal property belonging to me and in which I have any interest to sign seal and as and for my act and deed to acknowledge and deliver any deed bill of sale or other instrument to cancel and discharge any mortgage and mortgages held by me and generally to attend to all my business transactions.

Giving and granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that I said Attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the eighth day of March in the year One thousand eight hundred and seventy three.

Sealed and Delivered
in presence of
George L. Warner

Seth Lee [L.S.]

State of Nebraska County of Hall ss. Be it known that on the 8th day of March one thousand eight hundred and seventy three before me George L. Warner Justice of the Peace in and for the County of Hall duly commissioned and sworn dwelling in the Wood River personally came and appeared Seth Lee to me personally known and known to me to be the same person described in and who executed the above Power of Attorney and acknowledged the above Power of Attorney to be his act and deed.

In Testimony Whereof I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

George L. Warner J. P.

Recorded March 13, 1873 at 2, 35 P.M. } Witness G. W. Williamson
Recorder of Deed.

Whereas

Louise Wormsley of Providence Rhode Island on the second day of July A. D. 1872 executed to Mary S. Wilcox of said Providence a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of twenty five hundred dollars bearing even date with said

deed of mortgage and made by said Louise Wormsley payable to said Mary S. Wilcox or order in five years after date with interest payable semi annually at the rate of eight per cent per annum reference being had to the record of said mortgage in Book No. 56 page 469 of the records of mortgages of real estate in Providence and in which said mortgage were certain powers of sale in case of default in the payment of said note or of the payment of the semi annual interest due thereon and

Whereas default was made in the payment of the semi-annual interest due on said note and said default continued for more than ten days and Whereas said Mary S. Wilcox advertised said mortgaged premises for sale in the Providence Evening Press one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the twenty fourth day of February A.D. 1873 George W. Johnson of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of twelve hundred dollars Now Therefore I the said Mary S. Wilcox in consideration of said sum of twelve hundred dollars to me paid by said George W. Johnson the receipt of which said sum is hereby acknowledged do hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said George W. Johnson his heirs and assigns forever

A lot of land with the buildings and improvements thereon situated on the Northerly side of West Hoyle Street in said Providence bounded and described as follows beginning on said street at the South Westerly corner of land now or formerly belonging to William H. Hall thence Westerly with the Northerly line of said West Hoyle Street twenty five feet & one & three quarters inches to a turn thence with the Northerly line of said West Hoyle Street seven feet five & one half inches to a corner thence Northerly with land now or formerly owned by Wheaton A. Harrington fifty five feet to land now or formerly owned by the heirs of the late Benjamin K. Whitman deceased thence Easterly bounding Northerly partly on land now or formerly owned by said heirs and partly on land of said William H. Hall thirty feet & eleven inches to other land of said William H. Hall thence Southerly bounding Easterly on said land of said Hall forty nine feet & two inches to the place of beginning being the same premises that said Mary S. Wilcox conveyed to said Louise Wormsley by deed dated July 2nd 1872 and the same described in said mortgage.

To have and to hold said premises with the privileges and appurtenances thereof to said George W Johnson his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the third day of March in the year of our Lord Eighteen hundred & seventy three.

Signed Sealed & Delivered
in presence of
John Turner

Mary S. Wilcox.

State of Rhode Island &c. Providence ſc In Providence the Eleventh day of March A.D. 1873 then & there Mary S. Wilcox acknowledged the aforegoing to be her free act & deed.

Before me John Turner Public Notary.

Recorded March 14, 1873
at 12, 55 o.m.

Witness G. A. Williamson
Recorder of Deeds.

Know All Men

That I Jane Thompson of Providence in the State of Rhode Island widow of Samuel Thompson late of said Providence deceased for and in consideration that Mary Jane Thompson a minor child and sole heir at law of said Samuel Thompson has this day at my request executed a deed of release to Francis Ferguson of said Providence of all her right title and interest in and to Lot Number 133 on the Plat hereinafter referred to she having been empowered so to do by an Act of the General Assembly of said State at its January Session A.D. 1873 do hereby grant release and quitclaim unto said Mary Jane Thompson her heirs and assigns forever.

That lot of land situate on the Northerly side of Seymour Street in that part of said Providence formerly in the Town of Cranston numbered 132 (one hundred thirty two) as the same is laid out and delineated on the Benjamin Allen Plat (so called) recorded in the Town Clerk's Office in said Cranston in Deed Book Number 13 page 536 being the same premises described in that deed from Edward W. Allen to me dated August 11th A.D. 1859 recorded in said Office in Deed Book 37 page 470 but which was intended to have been conveyed to said Samuel Thompson by said Allen by his deed of same date also recorded in said Office in Deed Book 36 page 547. Together with and including all my right of dower and power of thirds as widow of said Samuel Thompson deceased in and to said granted premises.

And I George W. Wightman of said Providence in consideration of one dollar to me paid and of other considerations do hereby release and quitclaim unto said Mary Jane Thompson her heirs and assigns forever all my right title and interest in and to said granted premises meaning hereby to convey and hereby conveying whatever interest in said premises that may have passed to me under that deed from Edward W. Allen dated April 19th A.D. 1870 recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 190 page 238.

To Have and to Hold said granted and released premises with all the privileges and appurtenances thereof unto and to the use of her the said Mary Jane Thompson her heirs and assigns forever. Witness our hands and seals this 14th day of March One thousand eight hundred and seventy three. A.D. 1873.

Signed Sealed and Delivered
in presence of
J. W. Lewis
Amasa S. Westcott

Jane her X mark Thompson. [L.S.]
Geo. W. Wightman. [L.S.]

State of Rhode Island Providence ſc In Providence this 14th day of March A.D. 1873 the within named Jane Thompson and George W. Wightman personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Amasa S. Westcott
Public Notary

Recorded March 14, 1873
at 12, 50 P.M.

Witness G. A. Williamson
Recorder of Deeds.

State of Rhode Island

In General Assembly January Session A.D. 1873

Resolution

Upon the petition of Francis Ferguson Jane Thompson and Mary Jane Thompson a minor praying for reasons therein stated that said Mary Jane Thompson may be authorized to convey and release to said Francis Ferguson certain real estate with like effect as if she the said Mary Jane was of full age

Resolved That the prayer of said petition be and the same is hereby granted and that upon the conveyance and release by said Jane Thompson to said Mary Jane Thompson of said lot numbered 132 (one hundred thirty two) as laid out upon said Benjamin Allen Plat recorded in Deed Book Number 13 at page 536 of the Records of Deeds in the Town Clerks' Office in Cranston in said petition referred to said Mary Jane Thompson be and hereby is authorized and empowered to convey and release to said Francis Ferguson said lot numbered 133 (one hundred thirty three) upon said plat in said petition referred to in the same manner and her deed thereof in all respects to have the same validity and effect as if she the said Mary Jane Thompson was of the full age of twenty one years. Provided that said release and quitclaim on the part of the said Mary Jane Thompson shall be made in the presence of and with the advice and consent of the Judge of the Municipal Court of the City of Providence exercising probate jurisdiction

Resolved That the foregoing resolution take effect immediately.

A true copy

Attest Joshua M. Addeman. [28]

Secretary of State.

Know All Men

That I Mary Jane Thompson of Providence in the State of Rhode Island pursuant to and by virtue of the power in me vested by the foregoing and annexed Resolution of the General Assembly of said State and for and in consideration of the conveyance and release to me by Jane Thompson by her deed of even date herewith of the lot numbered 132 on the Plat hereinafter and in said Resolution referred to and by and with the advice and consent of the Judge of the Municipal Court of said City of Providence as in said Resolution provided do hereby convey release and quitclaim unto Francis Ferguson of said Providence his heirs and assigns forever all my right title interest claim or demand in and to

That lot of land situate in that part of said Providence formerly in the Town of Cranston numbered 133 (one hundred thirty three) as the same is laid out and delineated on the Benjamin Allen Plat (so called) recorded in the Town Clerks' Office in said Cranston in Deed Book Number 13 page 536 being the same lot of land conveyed to said Ferguson by deed from said Jane Thompson recorded in the Office of the Recorder of Deeds in said Providence in Deed Book No. 183 page 435.

To have and to hold the same with all the appurtenances thereof unto and to the use of said Francis Ferguson his heirs and assigns forever.

Witness my hand and seal this 14th day of March A.D. 1873.

Signed Sealed and Delivered in presence of Amasa S. Westcott.

Mary Jane Thompson [28]

State of Rhode Island Providence sc. In Providence this 14th day of March A.D. 1873 the within named Mary Jane Thompson personally appeared before me and acknowledged the foregoing instrument by her signed in my presence to be her free and voluntary act and deed and I hereby further certify that the foregoing release and quit claim by said Mary Jane Thompson is made by her by and with my advice and consent and after the conveyance to her by Jane Thompson as in said Resolution required and provided.

Amasa S. Westcott Public Notary and Judge of the Municipal Court of the City of Providence exercising Probate Jurisdiction.

Recorded March 14, 1873 at 12, 55 P. M. } Witness

G. A. Williamson

Recorder of Deeds.

U.S. Revenue Stamp 2.50

This Indenture

Made and entered into between Nancy White and John J. White husband of said Nancy of the City and County of Providence State of Rhode Island and John H. Watson of said Providence Witnesseth

That Whereas the said Nancy White is lawfully seized and possessed in her own right of the following real estate to wit Four certain lots of land with all the buildings and improvements thereon situated in the Ninth Ward of said City of Providence in that part thereof formerly in the Town of Cranston designated as Lots Numbers Three hundred twenty two (322) Three hundred twenty three (323) Three hundred twenty four (324) and Three hundred twenty five (325) on a plat of Frances Haswells land on the Old Pawtuxet Road surveyed and platted September 1845 by Bushing and Walling being the same property heretofore conveyed to said Nancy White by deed of John H. Watson and wife dated January 22 1857 and transcribed from the records of the Town of Cranston to Book 218 page 39 of the records of deeds in said Providence. Reference thereto being had.

And Whereas the said Nancy White for divers good causes and considerations and for the several intents and purposes hereinafter mentioned has concluded to give grant and convey in fee simple the before described premises in trust

Now Know all men that the said John J. White and Nancy White in her right in consideration of one dollar and other valuable consideration paid and of the love and affection of said Nancy to her said husband do by these presents give grant sell and convey the aforesaid property land and all their right title and interest therein to him the said John H. Watson his heirs and assigns upon the trusts and to the uses intents and purposes hereinafter expressed limited and declared.

To have and to hold the same granted and conveyed premises and each and every

parcel thereof to him the said John H. Watson his heirs and assigns to his and their use upon trust and confidence nevertheless to receive the rents and profits thereof and to expend use and employ the same in the purchase of or otherwise obtaining whatever is and may be necessary for the comfort support and well being of the husband John J. White of said Nancy from time to time during the full remaining term of the natural life of said John J. White said estate so as aforesaid conveyed to said Watson as said trustee and all the proceeds therefrom to be for the sole use and benefit of said John J. White for and during the term of his natural life In case he shall deem it advisable at any time hereafter to dispose of said estate so held in trust as aforesaid for the more effectually to provide a good and comfortable support for said John J. White said Watson Trustee is hereby authorized during the continuance of said trust at any time to sell the same or any part of the same as to him may seem best or to mortgage said estate and to reinvest the proceeds of such sale or mortgage in good and available and well paying securities Said reinvestment being in trust and to be used for the same purpose as the original property for which it is or may be substituted.

After the death of said John J. White this trust shall cease and determine and thereupon said Watson Trustee shall give grant and convey in fee simple discharged and wholly relieved from said trust said real estate and any property which may have been substituted therefor in accordance with the foregoing authority shall also be bargained sold conveyed and delivered to Nancy E. Gregory wife of Elisha G. Gregory Deborah L. Pratt wife of Henry B. Pratt Mary Jane Young wife of Smith Young and Frances M. Thompson wife of Henry B. Thompson said Nancy E. Deborah L. Mary J. and Frances M. being the four daughters of said Nancy White said grantor said conveyance of real estate by said Watson at the death of said John J. White to be to them said Nancy E. Deborah L. Mary J. and Frances M. the four daughters aforesaid their heirs and assigns forever discharged of any trust herein made.

In case of the death of said John H. Watson Trustee aforesaid during the life of said John J. White the Judge for the time being of the Municipal Court of the said City of Providence may on application of or in behalf of said John J. White appoint some suitable person to act as Trustee as aforesaid and upon such appointment said Trustee so appointed shall be invested with all the rights and privileges and be upon his acceptance of said trust subject to all the duties and responsibilities originally conferred upon said Watson and the same as if said last trustee had been originally named herein as said trustee. And the said John H. Watson on his part accepting the trust aforesaid does for himself his executors administrators and assigns covenant promise and agree with and to the said grantors and with and to all and every person and persons 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 trust aforesaid and every part thereof according to the true intent and meaning of these presents.

In testimony whereof we have hereunto respectively set our hands and seals in said Providence this seventeenth day of May A.D. 1872

In presence of
Delila Jewett

John J. White [L.S.]
Nancy White [L.S.]
John H. Watson [L.S.]

Providence ss. In Providence in said County on this seventeenth day of May A.D. 1872 then personally appeared Nancy White wife of John J. White and being examined by me separate and apart from her said husband and having said instrument shown and explained to her by me she being so apart declared and acknowledged the same by her signed as above to be her free act and deed and that she did not wish to retract the same and at the same time and place personally appeared said John H. Watson and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me Stephen A. Cooke Jr.
Notary Public

Providence ss.
In Providence in said County on this twelfth day of June A.D. 1872 then personally appeared John J. White the subscriber aforesaid and acknowledged the foregoing instrument by him signed to be his free act and deed

Before me Stephen A. Cooke Jr.
Notary Public

Recorded March 14, 1873 at 2.05 P.M. } Witness F. A. Williamson
Recorder of Deeds

This Indenture of Lease

Made and entered into by and between Elisha W. Baker of the City & County of Providence & State of Rhode Island of the first part & Louis A. Read of said City and County of Providence of the second part. Witnesseth that said party of the first part for and in consideration of the rents interest & covenants and agreements hereinafter contained to be paid kept and performed on the part of the party of the second part has and hereby doth demise and lease unto said party of the second part his heirs executors administrators & assigns for and during the term of twenty years from the first day of May A.D. 1873 to be completed and ended

A certain lot of land situated in the Northerly part of the City of Providence upon the Northerly side of Evergreen Street it being Lot No. 32 on the Daniel Sheldon heirs plat and measures on said Evergreen Street fifty feet holding that width Northerly ninety two feet more or less to Grants land containing about four thousand six hundred square feet of land.

To have and to hold the above described premises with the priviliges & appurtenances thereto belonging to him the said party of the second part his heirs executors administrators & assigns for and during said term of twenty years from the first day of May A.D. 1873 until the first day of May A.D. 1893 upon payment of the rent hereinafter named and specified and said party of the second part for himself his heirs executors administrators and assigns doth hereby covenant and agree to and with said party of the first part his heirs executors administrators and assigns that he will pay or cause to be paid unto him a semi annual rent of twenty eight dollars payable in advance semi-annually the first payment to be made May 1st 1873 the second payment of twenty eight dollars on the

first day of November following so to continue during the continuance of this lease and it is furthermore covenanted and agreed by and between the parties as follows That the party of the first part shall have a lien upon the buildings which shall be erected and placed upon the premises aforesaid and the same shall stand charged and liable for the payment of the rent aforesaid and the performances of the covenants and agreements herein contained on the part of said party of the second part to be paid kept and performed That in case any rent accruing under this lease shall become due & remain unpaid for the space of sixty days thereafter then in case the party of the first part may if he shall see fit terminate this lease and enter upon and take possession of said premises and repossess hold and enjoy the same in the same manner as if said term of twenty years had then fully expired without prejudice to his other rights and remedies against the lessee hereunder. Interest shall be charged upon any sum overdue until paid All taxes on the premises is to be paid by the party of the second part The party of the second part shall have the privilege of purchasing said leased lot at the expiration of any period of five years during the continuance of this lease upon giving sixty days notice thereof to the party of the first part his heirs executors or assigns hereby covenanting and agreeing to and with said party of the second part his heirs executors administrators and assigns to sell to him or them the said demised premises as aforesaid upon payment of seven hundred dollars and give to him or them a good and sufficient deed of same to vest in him or them a good and perfect estate in fee simple therein

In Witness Whereof the parties aforesaid have hereunto interchangeably set their hands and affixed their seals at the City of Providence this first day of March A.D. 1873.

Signed Sealed and Delivered
in presence of
Wm. H. B. Almsted.

Elisha W. Baker. [L.S.]
Lewis A. Reed. [L.S.]

Recorded March 15, 1873 at 9,20 A.m. } Witness G. A. Williamson
Recorder of Deed.

Know All Men by these Presents

That we Charles C. Taber and Henry M. Taber of the City County & State of New York in consideration of the sum of three thousand fourteen dollars & eighty six cents received to our full satisfaction from John O'Connor of the City & County of Providence in the State of Rhode Island we do hereby release remise and forever quit-claim unto the said John O'Connor all our right title & interest in and to the southerly portion of Lot No. 185 (one hundred eighty five) named in a certain mortgage deed from said O'Connor to said C. C. & H. M. Taber dated October 22nd A.D. 1872 & recorded in Recorder's Office for said Providence in Real Estate Mortgage Book No. 58 at page 321 discharging all of said lot except the northerly one hundred feet in width thereof extending from Slater Avenue westerly to Lot No. 184. Said portion of said Lot No. 185 hereby released contains fourteen thousand seven hundred and twenty five (14,725) square feet of land.

In testimony whereof we have hereunto set our hands and seals this twenty first (21st) day of February A.D. 1873.

Signed in presence of
Jas to Chas Corey Taber
& Henry M. Taber
Thos. J. Flynn.

Chas. Corey Taber. [L.S.]
Henry M. Taber. [L.S.]

Recorded March 15, 1873 at 11 A.m. } Witness G. A. Williamson
Recorder of Deed.

Know All Men

That we James H. Read and Benjamin H. Gladding of Providence in consideration of four hundred twenty five dollars to said Read and of three hundred seventy five dollars to said Gladding paid by Robert Wheaton of said Providence do covenant and agree with said Robert Wheaton his executors and administrators at any time hereafter on demand to convey to him or to any person or persons and in any manner he may request all the interest of us and each of us (the same being one undivided half part) in and to the buildings and improvements situate on those two adjoining lots of land on the westerly side of North Main Street in said Providence now and for a long time past held and occupied by us under leases Tristam Burges and his heirs and Zachariah Allen and wife Witness our hands and seals the fifteenth day of September A.D. 1870.

Signed & Sealed in presence of
Samuel N. Bissell
by B. H. Gladding.
Henry C. Packard.

B. H. Gladding. [L.S.]
James H. Read. [L.S.]

Recorded March 15, 1873 at 1,40 P.M. } Witness G. A. Williamson
Recorder of Deeds.

This Indenture of two Parts

Made and entered into on this seventeenth day of March A.D. 1873 by and between Walter Callender John Mc Auslan and John E. Troup doing business in company under the name of Callender Mc Auslan & Troup of Providence in the State of Rhode Island parties of the first part and Jeremiah Heath of said Providence party of the second part Witnesseth That the said parties of the first part in consideration of the rents and covenants hereinafter contained on the part of said party of the second part to be paid kept and performed do hereby demise lease and to farm let unto said party of the second part

The front rooms No. 6 & 7 on the third floor of Building No. 207 Westminster Street in said City of Providence

To have and to hold the same with all the priviledges and appurtenances thereof unto said party of the second part his executors administrators and assigns for the term of five years from the date hereof yielding and paying therefor during said term the annual rent of Eight hundred dollars in equal monthly payments on the seventeenth day of each month in each year of said term. Provided that if the said rent or any part thereof shall be behind and unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of five days thereafter or if default shall be made in any of the covenants on the part of said party of the second part herein contained and such default shall continue for the space of five days then said parties of the first part their heirs and assigns may at their option and without previous notice or demand determine this lease and re enter upon said demised premises and the same repossess as of their former estate. And said party of the second part for himself his heirs executors and administrators doth covenant with said party of the first part their heirs and assigns as follows to wit That said party of the second part his heirs executors administrators and assigns shall and will pay the said rent in manner as aforesaid that said premises shall not be mutilated or damaged and shall not be altered or underlet without written consent of the lessors parties of the first part that if during the continuance of this lease any of the plate glass in the windows of said rooms should be broken scratched or otherwise injured the same shall be replaced with other plates of equal size and quality and at the cost and expense of said party of the second part and further that no other method of heating said rooms shall be used by said party of the second part than that by which said rooms are now heated namely steam. And it is further covenanted and agreed between the parties hereto and their severral and respective heirs executors administrators and assigns that all furniture fixtures and improvements now in or which may at any time during the continuance of this lease be put into said premises shall be and are hereby pledged for the payment of any rent that may at any time remain due and unpaid according to the terms of this lease and that said party of the second part at the end of said term or sooner determination of this lease will peaceably surrender said premises to said parties of the first part their heirs and assigns in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted.

In testimony whereof said parties have hereunto interchangeably set their hands and affixed their seals the day and year aforewritten.

Signed Sealed and Delivered in presence of the words on 2d page of this lease "during the continuance of this lease" erased before signing. Francis Colwell Jr Witness to all signatures

Jeremiah Heath [ss]
John E. Troup. [ss]
John Mc Auslan. [ss]
Walter Callender. [ss]

Providence ss. Providence March 17th 1873 Then and there personally appeared the above named Jeremiah Heath John E. Troup Walter Callender and John Mc Auslan and severally acknowledged the above instrument by them subscribed to be their free and voluntary acts and deeds.

Before me Francis Colwell Jr.
Justice of the Peace

Recorded March 17 1873 at 11 A.M. Witness E.A. Williamson Recorder of Deeds

To All People to whom these Presents shall come

I Olney Arnold of North Providence in the County of Providence in the State of Rhode Island Treasurer of the Providence County Savings Bank an institution legally incorporated by the General Assembly of said State and located and doing business in the Village of Pawtucket in the Town of North Providence aforesaid Greeting Whereas Andrew R. Slade of said North Providence John L. Perrin of the City of Providence in said County Warren A. French of Pawtucket in said County and Hector Mc Kenzie of said City of Providence copartners doing business in the said City of Providence under the name and firm of Slade Perrin and Company on the Ninth day of August in the year eighteen hundred sixty nine (1869) executed and delivered to said Providence County Savings Bank a mortgage deed of certain real and personal estate hereinafter described for the purpose of securing the payment of a certain negotiable promissory note for the sum of twenty six thousand dollars bearing even date with said mortgage deed made by said Andrew R. Slade John L. Perrin Warren A. French and Hector Mc Kenzie and payable to the order of said Providence County Savings Bank one year after date with interest in advance and for the purpose of securing the payment of all other notes and obligations for money made endorsed or guaranteed by said Andrew R. Slade John L. Perrin Warren A. French and Hector MacKenzie payable to said Providence County Savings Bank or order which said mortgage deed is duly recorded in Book No. 38 page 526 of the Record of Mortgages of Real Estate in the City of Providence in Book 49 page 121 of the Record of Deeds in North Providence and in Book No. 9 page 157 of the Record of Deeds in Pawtucket

And Whereas default was made in the payment of said notes and obligations and such default having continued more than ten days contrary to the tenor of a power of sale made to me said Olney Arnold Treasurer as aforesaid in said mortgage deed contained I did after the expiration of said term of ten days advertise said premises for sale at public auction in the Pawtucket Gazette and Chronicle a weekly newspaper published in the Village of Pawtucket in the Town of North Providence aforesaid for the term of four weeks previously to the day therein appointed for the sale of said mortgaged premises and personal property

And Whereas at a public auction of said premises held on the premises in pursuance of and in conformity with said advertisement on the fifteenth day of August in the year eighteen hundred seventy two said auction sale was then and there adjourned until the twelfth day of September next following at twelve o'clock on the premises at which said last mentioned time and place William R. Walker of said North Providence being the highest bidder for said mortgaged premises became the purchaser thereof

Now Therefore Know ye that I the said Olney Arnold Treasurer as aforesaid by virtue of the Power of Attorney conferred upon me in said mortgage deed and in consideration of the sum of thirty two thousand five hundred ($32500) dollars to me paid by the said William R. Walker said sum being the amount bid by him for said premises the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto said William R. Walker his heirs and assigns forever

A certain lot of land with all the buildings and improvements thereon situate in the City of Providence comprising Lot No. 4 on a plat of the Daniel and Edward Field land from

surveys and copies by J. Howe October 1864 which plan is recorded in Providence Record of Deeds Plat Book No 6 page 40 Also tract of land conveyed by deed dated July 31, 1867 recorded in said Record of Deeds Book 186 page 495 and a tract conveyed by deed dated December 21 1866 recorded in said Record of Deeds Book 177 page 165 and a tract conveyed by deed dated April 22 1867 recorded in said Record of Deeds Book 177 page 419 Also tract conveyed by deed dated July 26, 1869 recorded in said Record of Deeds 197-232 Also the following described personal property situated upon the real estate above described to wit 1 steam engine 3 boilers 1 steam pump and connecting pipes to engines and boilers belting and shafting 2 large planing machines 2 large moulding machines and cutters for same 1 clapboard planer 1 irregular moulding machine 1 Grey and Wood's planer 1 mortise machine 1 tenon machine 1 cut off saw 3 butting saws 1 band saw 1 jig saw 1 turning lathe 1 groover 3 circular saws.

To have and to hold the aforegranted premises estate and personal property and such other personal estate and property as now belong to or is upon said premises with the privileges and appurtenances thereto belonging to him said William R Walker his heirs and assigns forever And I the said Olney Arnold Treasurer as aforesaid do hereby covenant to and with the said William R. Walker his heirs and assigns that at and before the ensealing of this instrument I had in my said capacity good right and lawful authority to sell said premises as aforesaid that I have in all respects in making said sale conformed to the conditions of said mortgage deed and the laws of said State of Rhode Island.

In Witness Whereof I Olney Arnold Treasurer as aforesaid and by virtue of said Power of Attorney have hereunto set my hand and seal as Treasurer this fifteenth day of March in the year Eighteen hundred seventy three.

Signed Sealed and Delivered in presence of
Three lines on the margin of the third page first interlined.
William G Arnold.

Providence County Savings Bank (L.S.)
By Olney Arnold Treasurer.

State of Rhode Island &c. Providence ss. In North Providence this seventeenth day of March A. D. 1873 Then Olney Arnold Treasurer of Providence County Savings Bank personally appeared before me and acknowledged the preceding instrument by him signed in his said capacity to be the free act and deed of said Savings Bank and his own free act and deed as its Treasurer.

William G Arnold Notary Public.

Recorded March 17, 1873 at 5 P. M. } Witness J. A. Williamson
Recorder of Deeds.

For and in consideration of the sum of one dollar to it paid by James H. Field aforenamed the receipt whereof is hereby acknowledged the Providence Institution for Savings hereby release and forever quitclaim unto the said James H. Field his heirs and assigns forever all its right title and interest as Mortgagee in and to the aforegranted premises.

In Witness Whereof the said Providence Institution for Savings has caused these presents to be signed and its corporate seal to be hereunto affixed by S. C. Blodgett its Treasurer this eleventh day of March A. D. 1873.

Executed in presence of
Charles Selden.

Providence Instn. for Savings (L.S.)
S. C. Blodgett Treas.

Providence County ss. In Providence this 18 day of March A. D. 1873 Then Saml C. Blodget personally appeared before me and in his capacity as Treas. of the Providence Institution for Savings acknowledged the foregoing instrument by him signed as Treasr to be his free act and deed and the free act and deed of said Institution.

Charles Selden Justice of the Peace.

For and in consideration of the sum of one dollar to it paid by James H. Field aforenamed the receipt whereof is hereby acknowledged the Peoples' Savings Bank in Providence hereby release and forever quitclaim unto the said James H. Field his heirs and assigns forever all its right title and interest as Mortgagee in and to the aforegranted premises.

In Witness Whereof the said Peoples' Savings Bank in Providence has caused these presents to be signed and its seal to be hereunto affixed by A. C. Howard its Asst. Treas. this eleventh day of March A. D. 1873.

Executed in presence of
Charles Selden

Peoples' Savings Bank in Providence. (L.S.)
A. C. Howard Asst Treasurer.

Providence County ss. In Providence this 18 day of March A. D. 1873 Then Albert C. Howard personally appeared before me and in his capacity as Asst. Treasr of the Peoples Savings Bank in Providence acknowledged the foregoing instrument by him signed as Asst. Treasr to be his free act and deed and the free act and deed and the free act and deed of said Bank

Charles Selden.
Justice of the Peace.

Recorded March 18, 1873 at 11, 40 A. M. } Witness J. A. Williamson
Recorder of Deeds

For deed to which the above releases were annexed see Book 237 page 87.

Whereas

by a certain tripartite indenture executed by Richard J. Arnold Louisa Caroline Gundrat and Zachariah Allen on the twenty first day of May A. D. 1823 and recorded in the Registry of Deeds of the City of Providence Book No. 51 page 377 the said Zachariah Allen of said Providence became seized of certain realty upon trust to and for certain trusts in said instrument described And Whereas upon the joint request in writing of the said Richard J. Arnold and Louisa Caroline his wife and in accordance with the powers in said tripartite indenture contained and in performance of the trusts therein raised the said Zachariah Allen heretofore in the year A. D. sold so much of the realty in the said indenture described as is situated in the Town of North Providence and

Hereby releasing and acquitting from this deed all that certain piece of land that I, Richard J. Arnold, heretofore conveyed to one Patrick Fox. Teresa by deed duly recorded in Providence Record of Deeds

invested the proceeds thereof in fifty two shares of the capital stock of the National Bank of the City of Providence now the Old National Bank which stock after the death of the said Louisa Caroline was at the written request of the said Richard J. given as collateral for a certain loan the moneys arising from which were expended on the improvement of certain real estate belonging to said trust property

And Whereas the said Richard J. Arnold in accordance with the powers to him reserved in the said tripartite indenture did by an instrument executed on the 10th day of November A.D. 1851 under his hand and seal and in the presence of three credible witnesses which instrument is hereunto annexed revoke so much of the trusts in said tripartite indenture contained as were to take effect after the death of the said Louisa Caroline wife of Richard J. Arnold and in their place did substitute the trusts in the said instrument of the 10th of November A.D. 1851 contained reference thereto being had.

And Whereas the said Louisa C. wife of Richard J. Arnold died on the 15th of October A.D. 1871 and the said Richard J. Arnold died on the 10th of March A.D. 1873 And Whereas seven children born to the said Richard J. Arnold and the said Louisa C. survived the said Richard J. being all of full age and being all the persons now entitled to the said trust property.

And Whereas demand has been made upon me the said Zachariah Allen by the said children of the said Richard J. for a conveyance to them of the said trust property

Now Therefore I Zachariah Allen aforesaid in consideration of the premises and of one dollar to me paid by the said seven children being the grantees hereinafter named do hereby remise release and quit claim unto Eliza Harriet wife of William Brenton Greene Louisa Gindrat wife of Samuel G. Arnold Mary Cornelia wife of William R. Talbot Susan A. wife of John M. Johnston Richard J. Arnold Thomas C. Arnold and William Elliott Arnold in equal shares so much of the realty in said tripartite indenture described as is not situated in the Town of North Providence

To have and to hold the same to the said Eliza Louisa Mary Susan Richard Thomas and William to them and to their heirs. And I the said Zachariah Allen in consideration of the premises do hereby assign and transfer to the said Eliza Louisa Mary Susan Richard Thomas and William in equal shares the said fifty two shares of the capital stock of the Old National Bank in the City of Providence being the same stock hereinbefore described and being conveyed subject to the lien thereon hereinbefore mentioned.

In Testimony Whereof I hereunto set my hand and seal this seventeenth day of March A.D. 1873.

Signed Sealed & Delivered
in presence of
Arnold Green.

Zachariah Allen [L.S.]

State of Rhode Island & Providence Plantations County and City of Providence In said Providence this eighteenth day of March Anno Domini Eighteen hundred and seventy three personally appeared before me the above named Zachariah Allen and acknowledged the foregoing deed by him signed to be his free act

Arnold Green Justice of the Peace.

Whereas

An Indenture of three parts was made on the twenty first day of May 1823 between Richard J. Arnold Louisa C. Gindrat and Zachariah Allen by which the former in consideration of his intended marriage with the said Louisa C. Gindrat conveyed to the said Zachariah Allen certain lands belonging to the said Richard situate partly in Providence & partly in North Providence in the State of Rhode Island in trust for the use of the said Louisa for her life with remainder in trust for the issue of the intended marriage in which Indenture power was reserved to the said Richard J. Arnold at any time during his life to revoke and cancel all the trusts named in the said Indenture which were to take effect or have operation after the decease of the said Louisa and to declare new uses and trusts of the same estates and which Indenture is recorded in Book Number Fifty one page three hundred and seventy seven of the Records of Deeds in said City of Providence And Whereas the said Richard J. Arnold is desirous to exercise the said power so reserved to him and to revoke the said trusts in part

Now I the said Richard J. Arnold in pursuance & by virtue of the said power so reserved to me in and by the said Indenture do hereby revoke cancel and annul all the said trusts in said Indenture named which are to take effect from and after the death of the said Louisa C. Gindrat and in lieu thereof I do hereby declare & appoint the following trusts that is to say That the said Zachariah Allen his heirs or assigns or any other person who may according to the provisions of the said Indenture become trustee of the estates in said Indenture named shall from and after the decease of the said Louisa if I the said Richard J. Arnold shall survive her hold the said estates in trust for the use and benefit of me the said Richard J. Arnold for and during the term of my life and from and after my decease shall convey all the said estates then holden in trust to the children of me and of the said Louisa C. in fee simple as in said Indenture is now directed to be done upon the decease of the said Louisa And in case that the said Louisa C. Gindrat shall survive me then the said Trustee shall immediately from and after the decease of the said Louisa as is now in the said Indenture directed convey all the estates then holden in trust to our said children in fee simple. And in case any of our said children shall have deceased before the decease of the survivor of the said Richard J. Arnold and Louisa C. Arnold leaving lawful issue then the share of the said trust estate which would according to the trust herein above mentioned have been conveyed to such deceased child had she or he been living shall be conveyed in fee simple to the child or children of such deceased child in equal shares.

In Witness Whereof I have hereunto set my hand and seal this tenth day of November A.D. Eighteen hundred and fifty one.

Signed Sealed & Delivered
in presence of
W. A. Greene
Charles L. Bradley
James Tillinghast

R. J. Arnold [L.S.]

Nov. 12th 1861. I acknowledge to have recd the within instrument from my husband R. J. Arnold.

Louisa C. Arnold.

Recorded March 18, 1873 at 2.58 P.M. J. Witness E. W. Williamson Recorder of Deeds.

This Indenture

Made the 1st day of January 1872 by and between William H. Calder and Isabel F. Calder his wife both of the City and County of Providence and in the State of Rhode Island and Emory H. Peckham and Mary R. Peckham his wife both of Deep River in the County of Middlesex and State of Connecticut parties of the first part and Sylvanus Burgess of the City and County of Providence and State as aforesaid party of the second part witnesseth that the said parties of the first part doth hereby demise lease and to farm let unto said party of the second part

The Estate No. 473 North Main Street

To have and to hold the same with the appurtenances unto said party of the second part his executors administrators and assigns for the term of five years from the above date yielding and paying therefor during said term the annual rent of Seven hundred dollars in equal quarterly payments to wit on the first day of April July October and January in each year of said term

Provided that if the said rent or any part thereof shall be behind and unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten days thereafter or if default shall be made in any of the covenants on the part of said party of the second part herein contained and such default shall continue for the space of five days then said parties of the first part their heirs and assigns may at their option and without previous notice or demand determine this lease and re-enter upon said demised premises and the same repossess as of their former estate

And said party of the second part for himself his heirs executors and administrators doth covenant with said parties of the first part their heirs and assigns in manner following to wit That said party of the second part his heirs executors administrators and assigns shall and will pay the said rent in manner as aforesaid and will also look after and keep in good repair all the interior of said estate clean all the cess pools and privy vault and will at the end of said term or other sooner determination of the lease peaceably surrender the said premises to the said parties of the first part their heirs and assigns in good order. And said parties of the first part doth covenant that said party of the second part truly performing all his covenants aforesaid shall quietly occupy said premises during said term without lawful let or hindrance from any person

In Witness Whereof said parties have hereunto set their hands and seals

R. F. Capwell

Sylvanus Burgess. [L.S.]
William H. Calder [L.S.]
for self, wife and [L.S.]
E. H. Peckham & wife [L.S.]
[L.S.]

Recorded March 19, 1873 at 11 A.M. } Witness G. A. Williamson
Recorder of Deeds.

To All People to whom these Presents shall come

Whereas Jacob F. Mansfield of Providence in the State of Rhode Island has been appointed by the Municipal Court of the City of Providence Guardian of the persons and estates of Jennie O. Mansfield Gracie L. Mansfield and Emma L. Mansfield minors of said Providence and whereas said minors have

an interest as heirs in the real estate hereinafter described subject to the life estate of the said Jacob F. Mansfield and to the mechanics lien And whereas said Guardian has petitioned to wit on the eighteenth day of February A.D. 1873 the Municipal Court aforesaid that he may be authorized and empowered to sell said minors' interest in said real estate for the purpose of making a better and more advantageous investment of the proceeds of such sale and whereas said petition was received and an order of notice was issued thereon and published according to the requirements of law and said order And Whereas said Guardian was thereupon authorized and empowered by decree of said Court to sell said minors interest in said real estate hereinafter mentioned and described for the purposes aforesaid for cash for two hundred dollars for each of said minors interest that is for the gross sum of six hundred dollars. Therefore

Know ye that I the said Jacob F. Mansfield Guardian of the persons and estates of Jennie O. Gracie L. and Emma L. Mansfield for and in consideration of the sum of Six hundred dollars in hand before the ensealing hereof well and truly paid by Alfred E. Tenney of said Providence the receipt whereof I do hereby acknowledge and am therewith fully satisfied contented and paid and thereof and of every part and parcel thereof do exonerate acquit and discharge the said Alfred E. Tenney his heirs executors and administrators forever by these presents and by these presents do freely fully and absolutely give grant bargain sell alien enfeoffe convey and confirm unto the said Alfred E. Tenney his heirs and assigns forever all the interest which the said Jennie O. Mansfield Gracie L. Mansfield and Emma L. Mansfield have in and to

A certain parcel of real estate situate in said Providence being Lot No. (102) One hundred and two on Training Ground Plat said parcel of land measuring forty five feet on Chapin Avenue & holding the same width extending back about one hundred and fifteen feet and is the same lot mentioned and described in a certain deed made on the twenty fifth day of April in the year A.D. 1872 by Josiah Chapin to Jane L. Mansfield and is recorded in the Registry of Deeds for said Providence in Book No. 198 page 346 to which reference is had for a more perfect description.

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to the said grantee his heirs and assigns forever to his and their only proper use benefit and behoof forever And I the said grantor Guardian as aforesaid for myself and for my heirs and assigns and for my said wards and their heirs and assigns do covenant promise and grant to and with the grantee his heirs and assigns that at and before the ensealing hereof I the said Jacob F. Mansfield as Guardian as aforesaid have good and lawful authority from the Court aforesaid to sell and dispose of said estate and that I have in all things conformed to the statutes in order to make a good and perfect title and absolute estate of inheritance in fee simple in the said grantee in manner as aforesaid. And that said grantee his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free and clear and freely and clearly acquitted exonerated and discharged of and from all and all manner of former and other gifts grants bargains sales leases mortgages wills entails jointures dowries judgments executions and encumbrances of what name or nature

sover that might in any measure or degree obstruct or make void this present deed.

Furthermore I the said grantor for myself and my heirs executors and administrators do covenant and engage the above demised premises to the said grantee his heirs and assigns against the lawful claims or demands of all persons whatsoever forever to warrant and defend by these presents.

In Testimony Whereof I have hereunto set my hand and seal this seventeenth day of March in the year eighteen hundred and seventy three.

Signed Sealed & Delivered
in the presence of
The word sell in the 19th line
being first interlined
John Eddy.

Jacob F. Mansfield [SEAL]
Guardian of the persons and estates
of Jennie C. Mansfield Gracie L.
Mansfield and Emma L. Mansfield

State of Rhode Island &c. Providence sc. Providence March 18th 1873 Then personally appeared Jacob F. Mansfield Guardian of Jennie C. Mansfield Gracie L. Mansfield & Emma L. Mansfield and acknowledged the foregoing deed by him subscribed to be his free act and deed before me.

John Eddy Notary Public.

Recorded March 19, 1873 } Witness E.A. Williamson
at 12,55 P.M. 80
Recorder of Deeds.

Know All Men by these Presents

That we Joseph C. King and Hannah F. King wife of said Joseph C. King of the City and County of Providence and State of Rhode Island for and in consideration of the sum of one dollar to us paid by Mary A. Smith of said Providence wife of James A. Smith the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto her the said Mary A. Smith her heirs and assigns forever all our right title and interest in and to

A certain lot of land with all the buildings and improvements thereon situate on the Westerly side of Bridgham Street in said Providence and is laid out and designated as Lot No. (112) One hundred twelve on a Plat of the Dexter Donation Land and which plat is on record in said Providence Said lot measures fifty feet on said Bridgham Street and holding that width extends back Westerly to a twelve feet gangway and bounding Northerly by Lot No. (113) One hundred and thirteen and Southerly by Lot No. (111) One hundred and eleven on said Plat. Being the same lot conveyed to the late William P. Olney by deed from James A. Smith on record in said Providence in Deed Book No. 109 Page 169.

To have and to hold the same with all the rights and privileges thereof to her the said Mary A. Smith her heirs and assigns forever.

In Witness Whereof we have hereunto set our hands and seals this nineteenth day of March in the year of our Lord One thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of Wm. Olney.

J.C. King. [SEAL]
Hannah F. King [SEAL]

Providence County ss. In Providence this nineteenth day of March A.D. 1873 then Joseph C. King personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed. And there afterwards on the same day Hannah F. King wife of the said Joseph C. being examined by me privily and apart from her said husband declared the same instrument shown and explained to her by me to be her voluntary act and that she did not wish to retract the same.

Charles Selden Justice of the Peace.

Recorded March 19, 1873 } Witness, E.A. Williamson
at 1,45 P.M. 80
Recorder of Deeds

Know All Men by these Presents

That I Mary A. Smith of the City and County of Providence and State of Rhode Island wife of James A. Smith in pursuance of a Decree of the Hon. General Assembly of said State passed at their January Session A.D. 1873 authorizing the undersigned to quitclaim to Hannah F. King her heirs and assigns without the joinder of her husband all her right title and interest in and to the real estate described below and for and in consideration of the sum of one dollar to me paid by said Hannah F. King of the City County and State aforesaid wife of Joseph C. King the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto her the said Hannah F. King her heirs and assigns forever all my right title and interest in and to

A certain lot of land with a dwelling house and other improvements thereon situate on the Westerly side of Burgess Street in said Providence and bounded as follows Beginning on said street at the Southerly corner of said lot and at the North Easterly corner of land of the City of Providence thence running Northerly by said Burgess Street forty two and a half feet to land belonging to William Olney thence Westerly through the centre of the well seventy eight feet and a quarter to a sixteen feet gangway thence Southerly bounding Westerly on said gangway forty seven feet to said land of the City of Providence thence Easterly bounding southerly on said land of the City of Providence to said Burgess Street at the place of beginning.

To have and to hold the same with all the rights and privileges thereof to her the said Hannah F. King her heirs and 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 and seventy three.

In presence of
Wm. Olney.

Mary A. Smith [SEAL]

Providence County ss. In Providence this nineteenth day of March A.D. 1873 then Mary A. Smith personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Charles Selden. Justice of the Peace.

Recorded March 19, 1873 } Witness E.A. Williamson Recorder of Deeds
at 1,45 P.M.
80

Estate of Williams Thayer.

Municipal Court of the City of Providence March 11th 1873

Upon the application of Harriet Augusta Wilkinson cestui que trust under the last Will and Testament of the late Williams Thayer (recorded in Book of Wills No. 17 Page 238) It is ordered adjudged and decreed that John Wilson Smith of Providence be and he is hereby apponted Trustee under the terms provisions and trusts in said Will expressed and declared in the place and stead of Henry B. Drown the Trustee named in said Will now deceased and that all the estate held by the said Drown the late Trustee as aforesaid be vested in the said Smith the new Trustee for the purposes of said trust

State of Rhode Island and Providence Plantations

Clerk's Office of the Municipal Court of the City of Providence in the County of Providence in said State exercising Probate jurisdiction.

I Geo. B. Nichols Clerk of said Court do hereby certify that the aforegoing is a true copy of a decree passed by said Court on the eleventh day of March 1873 appointing John Wilson Smith of Providence Trustee under the terms provisions and trusts of the Last Will and Testament of Williams Thayer deceased in the place and stead of Henry B. Drown the Trustee named in said Will now deceased.

In attestation whereof I have hereunto set my hand and have affixed the seal of said Court this nineteenth day of March A. D. 1873.

Geo. B. Nichols Clerk. [SEAL]

Recorded March 19, 1873 at 4, 20 P. M. } Witness G. A. Williamson Recorder of Deeds

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Know All Men by these Presents

That I John B. Hennessy of City of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of three hundred dollars paid by Moses B. Thayer Agt. to me in hand the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Moses B. Thayer the following goods and chattels namely

The fixtures in Store 297 High Street Providence Rhode Island consisting of one black walnut oyster bar with beer pumps money drawer and all that is attached thereto one small show case one clock one mirror one balustrade at window with oil cloth therein five black walnut wall tables one round stationary table twelve arch back chairs one office chair one large work table three four legged black walnut tables two work tables in cook room one cooking range with pipe with all boilers pots kettles pans utensils and dishes of every kind contained in cook room one small cupboard one sink one large ice chest. Together with all shelving and partitions that for five stalls gas fixtures curtains awning and frame and all else contained in said store not herein mentioned.

To have and to hold all and singular the said goods and chattels to the said Moses B. Thayer and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all incumbrances and that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said John B. Hennessy hereunto set my hand and seal this nineteenth day of March in the year one thousand eight hundred and seventy three

Signed Sealed and Delivered in presence of Earl C. Harris — John B. Hennessy

Know All Men That I Charles T. Ricketson of the City & County of Providence State of Rhode Island do hereby remise release & forever quitclaim unto Moses B. Thayer of said City & County aforesaid his heirs executors and administrators all the right title & interest which I now have or of right ought to have in & to the within described personal property.

Witness my hand and seal at said Providence this nineteenth day of March A. D. 1873.

Signed Sealed & Delivered in presence of Elisha Smith — Chas. T. Ricketson

Recorded March 20, 1873 at 9 a. m. } Witness G. A. Williamson Recorder of Deeds

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Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this fifteenth day of March A. D. 1873

The store and store house numbered Twenty Eight (28) and Twenty Nine (29) South Water St. and also the wharf directly in front of said Numbers 28 & 29 South Water St. the same being in the City of Providence and State of Rhode Island.

To have and to hold the same with the rights and privileges thereof for the term of five years on condition of the payment to said lessor of a rent therefor of seventy and eighty one hundredths dollars ($70 80/100) on the first day of each and every month next hereafter (in advance) that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder.

And it is also understood and agreed by and between both parties to this lease that all fixtures furniture and all improvements that are now or may be at any time during the continuance of this lease be placed in or on said premises shall be and they hereby are pledged and mortgaged to said lessor for all rents accruing

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns. Signed Sealed and Delivered on the day and year aforesaid.

In presence of — William H. Low Lessor. [L.S.]
J. A. D. Joslin — Patrick Moroney Lessee. [L.S.]
Witness to both signatures.

State of Rhode Island &c Providence ss In the City of Providence on this 20th day of March A. D. 1873 Then personally appeared William H. Low and Patrick Moroney before me &c severally acknowledged the within instrument by them signed to be their free act & deed.

J. A. D. Joslin. Justice of the Peace.

Recorded March 20, 1873 at 11, 5 A. M. Witness G. A. Williamson
Recorder of Deeds.

1500. Bank
2000. Cash
4500. 4 mos.
$8000.

Providence March 15, 1873.

This certifies that I have this day sold to Stephen Paine the estate of the late Wm. H. Greene situated on the South West corner of Grove & Knight Streets together with all improvements on the same for the sum of Eight Thousand dollars subject to a mortgage at Savings Bank for $1500. Two thousand dollars to be paid in cash on delivery of warranty deed and perfect title and the balance of Four thousand five hundred dollars in notes payable in 4 months with interest at 7 per cent secured by mortgage on above property.

Saml. W. Reed. Real Estate Broker.

I agree to the above sale & to pay a commission of 1 per ct.

Ann E. Greene.
Henry Greene.

I agree to the above purchase

Stephen Paine

Recorded March 20, 1873 at 3,35 P. M. Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Frederick Burgess of Providence in the State of Rhode Island in consideration of the sum of Eight hundred and forty dollars to me paid by Peter Branagan of said Providence and Mary his wife (the receipt whereof I do hereby acknowledge) do hereby grant bargain sell and convey unto the said Peter and Mary and their heirs as joint tenants by entirety according to the course of the common law and not as tenants in common

A certain tract or parcel of land with all the buildings and improvements thereon situate on the Northerly side of Mc Donner Street in said Providence comprising Lot Number 131 (one hundred and thirty one) and parcel of Lot Number 132 (one hundred and thirty two) on a plat of lots laid out by The Eagle Steam Mill Company in Olneyville recorded at said Providence in Book of Plats Number 3 (three) page 33 (thirty three) reference whereunto is hereby had and which said tract or parcel of land is bounded and described as follows namely beginning at a point on said Mc Donner Street 14 (fourteen) feet Easterly from said Lot Number 131 (one hundred and thirty one) thence running Northerly bounding Easterly on land of this grantor being the residue of said Lot No. 132 (one hundred and thirty two) after the conveyance of the portion of the same lot intended to be hereby conveyed 100 (one hundred) feet more or less to land now or formerly of Seth Padelford thence running Westerly bounding Northerly partly on said Padelford's land and partly on other land of this grantor 54 (fifty four) feet more or less to other land of this grantor being Lot Number 130 (one hundred and thirty) as delineated on said plat thence running Southerly bounding Westerly on said last mentioned lot to said Mc Donner Street thence running Easterly bounding Southerly on the said Street 54 (fifty four) feet more or less to the first point or place of beginning which said tract of land is parcel of the premises conveyed to this grantor by deed from Rufus W. Kimball dated the twenty fourth day of October 1860 and recorded at said Providence in Deed Book No. 157 page 387 reference whereunto is hereby had.

To have and to hold the said premises hereby conveyed with the appurtenances thereof unto and to the use of the said Peter Branagan and Mary his wife their heirs and assigns forever as joint tenants by entirety according to the course of the common law and not as tenants in common

Subject nevertheless to and saving excepting and reserving out of and from the conveyance hereby made unto the said grantor his heirs and assigns owners for the time being of the said Lot Number 130 (one hundred and thirty) and the said residue of said Lot Number 132 (one hundred and thirty two) to the absolute exclusion of all other persons whomsoever except the said grantees their heirs and assigns owners for the time being of the premises hereby conveyed a right of way ten feet in width over the premises hereby conveyed from and along the whole Westerly line of said premises for and during the term of ten years from the day of the date of these presents

And I the said Frederick Burgess for myself my heirs executors and administrators hereby covenant with the said grantees their heirs and assigns in manner following namely That I am lawfully seized in fee simple of the premises hereby conveyed that I have good right to convey the same in manner aforesaid that the said grantees their

heirs and assigns shall and may quietly enjoy the said premises forever hereafter free from all incumbrances whatsoever And that I and my heirs executors and administrators shall and will forever warrant and defend the said premises unto the said grantees their heirs and assigns by these presents against the lawful claims and demands of all persons whomsoever

And I Julia A. Burgess wife of the said Frederick Burgess for the consideration aforesaid do hereby release unto the said grantees their heirs and assigns all my right of dower in and to the premises hereby conveyed.

As Witness our hands and seals this twentieth day of March Eighteen hundred and sixty one.

Signed Sealed & Delivered in presence of (by said Frederick Burgess J. G. Markland And by said Julia A. Burgess in presence of Thomas Burgess.

Frederick Burgess [L.S.]

Julia A Burgess [L.S.]

State of Rhode Island Providence ss. On this thirtieth day of March Eighteen hundred and sixty one at said Providence the above named Frederick Burgess personally appeared before me and acknowledged the above instrument by him signed to be his free and voluntary act and deed

J. G. Markland Notary Public

Recorded March 21, 1873 at 10,48 A. M. } Witness E. A. Williamson

Recorder of Deeds

Office of A. B. Rice & Co. Lumber Merchants
210 Branston Street Providence R.I. Dec 30, 1872

For and in consideration of the sum of one dollar well and truly paid by A. B. Rice & Co. I hereby agree to sell them my estate lying next West of their lumber yard and embracing all the land and improvements situated between land of said A. B. Rice and Harrison St. and Chester and Branston St. for the sum of Thirty one thousand dollars ($31000) payable as follows they to assume a mortgage now on the said estate amounting to ($ 3500) Thirty five hundred dollars six thousand dollars ($6000) on or before January 20th 1873 and the balance twenty one thousand five hundred dollars to remain on a mortgage for one year with interest payable semi annually at and after the rate of 7% per annum and I further agree and warrant to the aforesaid A. B. Rice & Co. that I will cause to be executed and delivered to them a warrantee deed from Penlope Littlefield of all her right title and interest in the aforesaid estate.

C. C. Engsturme

Recorded March 24, 1873 at 12.20 P. M. } Witness E. A. Williamson

Recorder of Deeds

Providence March 15 1873

I hereby agree to sell two lots on the Burgess Dover Plat Nos. One hundred thirty one (131) & One hundred & thirty two (132) Said lots is situated on the corner of Potters Avenue & Plain Streets seventeen hundred dollars to be paid March 25 1873 the herein named E. S. Stanely to assume a mortgage now thereon said mortgage is fifteen hundred dollars. Said lots to be sold to said E. S. Stanely for thirty two hundred dollars.

Received on the within contract ten dollars

Witness S. Greene Wellington P. Dolloff

I hereby accept the above agreement

E. S. Stanley.

Recorded March 24, 1873 at 12,55 P. M. } Witness E. A. Williamson

Recorder of Deeds

This Indenture

Made this twenty fourth day of March A. D. Eighteen hundred and seventy three between John P. Meriam of the City and County of Providence in the State of Rhode Island party of the first part and James W. Taft of said City party of the second part Witnesseth

That the said party of the first part doth hereby demise and lease unto the said party of the second part his estate whereon he now resides situated on Franklin Street in said City and numbered (12) Twelve on said street being the estate acquired by said party of the first part by two deeds one from Welcome B. Darling dated March 9, 1847 and recorded in the records of land evidence in said City in Book of Deeds No. 106 page 117 and the other from Winton Vaughan and wife dated May 26 1851 and recorded in said records in Book of Deeds No. 124 page 226 reference thereto being hereby had

To have and to hold the same for the term of five years from the first day of April A. D. 1873 yielding and paying therefor rent at the rate of Twelve hundred dollars ($1200) per annum to be paid in equal quarterly payments on the first days of January April July and October respectively in each year the first of such payments to be made on the first day of July next and in like proportion for any proportion of a quarter unexpired at the legal termination of this lease. And the lessor hereby covenants with the lessee and his executors administrators and assigns that they shall peaceably hold and enjoy the said premises as aforesaid and that he will keep the outside of said house in good order and repair during the existence of this lease. And the lessee hereby covenants with the lessor his heirs and assigns that he and his executors administrators and assigns will pay the said rent in manner aforesaid that they will not make or suffer any waste or unlawful improper or offensive use of said premises that they will allow the lessor and his heirs and assigns and their agents at seasonable times to enter upon said premises and examine the condition thereof and make necessary repairs that they the said lessee his executors administrators and assigns will keep the inside of the said house in such repair as the same is in at the commencement of said term or may afterwards be put in by the lessee or his heirs or assigns reasonable use

and wearing thereof and damages by fire or other unavoidable casualties only excepted and at the end of said term will peaceably deliver them up to the lessor or his heirs or assigns unless purchased as hereinafter provided Provided Always and these presents are upon this condition that in case of the breach of any of the covenants to be observed on the part of the lessee or in case the estate hereby created shall be taken from the lessee or his representatives by process of law by proceedings in bankruptcy or insolvency or otherwise the lessor or his heirs or assigns may while the default or neglect continues or at any time after such taking by process of law and notwithstanding any license or waiver of any prior breach of condition without any notice or demand enter upon the premises and thereby determine the estate hereby created and may thereupon expel and remove forcibly if necessary the lessee and those claiming under him and their effects.

But it is agreed that in case the buildings on said premises or any part thereof shall be damaged by fire or other unavoidable casualty so that the same shall be thereby rendered unfit for use and occupation then and in such case the rent hereinbefore reserved shall not abate but the lessor or his heirs or assigns shall immediately commence and proceed at their own expense with all possible dispatch to restore the same to as good condition as the same was in at the time of damage or in case the said building shall have been substantially destroyed the lessee shall take the said estate or this lease terminate according to the agreement hereinafter contained.

And the said John P. Meriam for himself his heirs executors administrators and assigns further covenants and agrees with said James W. Taft his heirs executors administrators and assigns that upon the expiration of this lease the said Meriam by a good and sufficient warranty deed duly made and executed will grant convey and confirm to the said James W. Taft his heirs and assigns forever the lot of land hereinbefore leased with all the buildings and improvements thereon provided that eight months notice therefor shall have been given in writing by the said Taft or his representatives to said Meriam or his representatives upon the termination of this lease.

And the said James W Taft for himself his heirs executors and administrators doth covenant and agree to and with said John P. Meriam his heirs and assigns that he said Taft on the execution of said conveyance will pay to said Meriam the sum of twenty five thousand dollars ($25000) as purchase money for said estate. But it is agreed that in case the said buildings shall be substantially destroyed by fire or other unavoidable casualty as aforesaid before the termination of this lease then and immediately upon such destruction the said Taft his heirs and assigns shall be entitled to such conveyance to him as above described of said lot of land upon request and said Meriam his heirs and assigns shall make and deliver the same upon such request and payment to him or them by said Taft his heirs executors administrators or assigns of the sum of seventeen thousand dollars ($17000) And if no such request be made within ten days from the time of such destruction this lease shall terminate It is understood that said Taft has his election whether to purchase said premises or not provided however that after said Taft shall have given the notice or made the request as aforesaid he shall from the time of such notice or request be bound to complete the purchase.

And all covenants herein contained shall extend to and be binding upon the heirs executors administrators and assigns of both the parties hereto.

In Witness Whereof the said parties hereunto and to another instrument of like tenor set their hands and seals on the day and year first above written.

Signed Sealed and Delivered in presence of William H. Bliss. John P. Meriam. [L.S.] James W. Taft [L.S.]

State of Rhode Island County of Providence ss. In the City of Providence in said County this twenty fourth day of March A. D. 1873 personally appeared John P. Meriam and James W. Taft and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed.

Before me William H. Bliss. Justice of the Peace.

Recorded March 24, 1873 at 1, 55 P. M. } Witness G. A. Williamson Recorder of Deeds.

State of Rhode Island and Providence Plantations Providence ss.

At the Supreme Court of said State begun and holden at Providence within and for the County of Providence on the first Monday of October in the year of our Lord one thousand eight hundred and seventy two.

Be it Remembered That at the present term of said Court Mary A. Lewis of the City of Providence in said County complains of Alfred B. Lewis of the City County and State of New York & Thomas Roper and Cordelia A. Roper his wife Nicholas B. Gardiner and Caroline L. Gardiner his wife Mary C. Lewis and Celia J. Lewis said last six persons being all of said City of Providence and having been summoned by the sheriff and said Alfred B. Lewis having been attached by the sheriff in an action of dower wherein the said demandant demands of the said Alfred B. Thomas Cordelia A. Nicholas B. Caroline L. Mary C. and Celia J. her dower or just third part of and in two certain tracts of land with the tenements and hereditaments thereof lying in said Providence one of said tracts of land being bounded Northerly on land of Josiah Jones and of Betsey Westenholme Easterly on Parsonage Street Southerly on Point Street and Westerly on land of Francis Tallman the other of said tracts being bounded Northerly on land of Clara J. Perry and of John Salisbury Easterly on land of Benjamin T. White and of Eben Simmons Southerly on land of Eben Simmons and of Horace Edwards and Westerly on Parsonage Street of which tracts of land and the improvements thereon and the appurtenances thereof the demandant is dowable as of the endowment of her late husband James Lewis of said Providence and whereof she hath had nothing as she saith. And the said demandant avers that at said Providence to wit on the day of A. D. 1872 she did then and there demand her said dower thereof as aforesaid yet the said Alfred B. Thomas C. Cordelia A. Nicholas B. Caroline L. Mary C. and Nicholas J. who then were ever since have been and now are tenants of the estate of freehold in said tracts of land and the improvements thereon and having the immediate estate of inheritance therein although one month since said demand was made has long since passed have not assigned or set out her said dower or any part thereof but wholly refuse so to do. To the damage of the said demandant two thou-

sand dollars as laid in her writ dated September 12th 1872. Wherefore she sues &c

Said action was duly entered at said term the defendants coming and pleading that from the death of the said James Lewis late husband of said Mary A. Lewis they have been always ready and still are ready to render to the said Mary A. Lewis her dower of the said tenements and premises with the appurtenances and render the same here in Court to the said Mary A. Lewis and now being called for trial it is ordered adjudged and decreed by the Court that the said Mary A. Lewis be endowed of one full and equal third part of all the lands tenements and hereditaments in the declaration in said cause mentioned with the damages sustained by her by detention thereof after March 1, 1872 and that Juriel Potter Arthur M. Kimball and William Barstow be and are appointed Commissioners to set forth said dower by metes and bounds and to ascertain the damages so sustained by said Mary A. Lewis.

Said Commissioners are thereupon duly qualified and at said term submit the following Report "To the Honorable Supreme Court now in session within and for the County of Providence and State of Rhode Island The subscribers who were appointed by the annexed commission to set forth the dower of Mary A. Lewis in the lots and parcels of land therein described by metes and bounds respectfully report That after being duly sworn as appears by the certificate of the magistrate on said commission we appointed the house of William Barstow No. 50 Point Street in the City of Providence as the place and Tuesday December 17th A. D. 1872 at 10 o'clock in the forenoon as the time of meeting the parties interested in said proceedings and we gave them notice through their attorneys as will fully appear by the acknowledgment by said attorneys written and by them signed upon the notice by us issued for that purpose and returned herewith and at said appointed time and place pursuant to said appointment and notice they were all present by their said attorneys and professed themselves ready for us to proceed in discharge of the duties assigned us.

Whereupon we caused the annexed plat of the described premises to be made and after adjourning from time to time until the date hereof then deeming it for the convenience and interest of all concerned we set forth the dower of said Mary A. Lewis of all said lots and lands in the two lots or parcels of land marked on said Plat No. 1 Number One and Number Five (No. 5) both being situate in said City of Providence together with all the buildings and improvements thereon bounded and described as follows Beginning Lot Number One (No. 1) at its Southeasterly corner and upon the Northerly line of Point Street at a point one hundred and three (103) feet Westerly from the North West corner of Point Street and Parsonage Street thence running Northerly making an angle of 90° 04' on the east side with said line of Point Street and bounding Easterly on Lots No. 2 & 4 of said plat ninety nine feet & sixty six hundredth feet (99.66 ft.) more or less to land now or formerly belonging to Betsey Woltenholme thence running Westerly making an angle of 90° 15' to the South West with the last mentioned line and bounding Northerly on said Woltenholme's land forty eight (48) feet and thirty four hundredth (48.34 ft.) more or less to land now or formerly of Francis Tallman thence Southerly bounding Westerly on said Tallman land ninety nine feet & eighty one hundredths (99.81 ft.) more or less to said north line of Point Street thence Easterly bounding Southerly on Point Street forty eight feet and fifty seven hundredths (48.57 ft.) more or less to the place of beginning containing by estimation 4832 6/10 square feet of land be the same more or less.

Beginning Lot No. 5 at the Southwest corner of said lot on the Easterly line of said Parsonage St. at a point ninety five ft. & twenty eight hundredths (95.28 ft.) from the North

east corner of Parsonage & Point St. thence running Easterly parallel with Point St. & bounding Southerly on land now or late of Horace Edwards forty five ft. (45 ft.) to land now or late of Eben Simmons thence Northerly parallel with Parsonage St. and bounding Easterly on said Simmons land thirty six feet & seventy two hundredths (36.72 ft.) thence turning Easterly & deflecting to the right 89° 55' bounding Southerly on said Simmons land two ft. and six inches (2 6/12 ft.) thence Northerly parallel with Parsonage St. seven feet and forty eight hundredths (7 48/100 ft.) bounding Easterly on said Simmons land to Lot No. 6 on said plat thence turning Westerly deflecting to the left 90° 05' & bounding Northerly on said Lot No. 6 by a straight line passing 2 9/100 feet South of the centre of the well forty seven and one half (47½) feet to said Easterly line of Parsonage St. thence Southerly bounding Westerly on said Parsonage St. forty four feet and twenty four hundredths (44.24 ft.) to the place of beginning containing by estimation two thousand and eight and six tenths square feet of land be it the same more or less. For further description of said two lots No. 1 & 5 reference is given to the afore referred plat which was made by Wm. S. Haines and marked Map of land in Providence R.I. belonging to the Heirs of James Lewis deceased dated Dec. 24th A. D. 1872 and herewith returned to said Court.

Also further in relation to damages after hearing the parties in relation to the same and after duly considering the whole subject do award the sum of four hundred eighty dollars and seventy eight cents as damages for detention for not setting off dower on demand.

All of which is respectfully submitted by

Providence R.I.
Feb. 28 A. D. 1873.

Juriel Potter
William Barstow } Commissioners
A. M. Kimball

Commissioners Services	$ 100.
Drawing Report	3.
Surveyors Bill	67.50
	$ 170.50

Upon the coming in of said Report the same is received read and confirmed by the Court And thereupon it is considered by said Court that the Plff. recover and have of the defendants as and for her said dower the same as it hath been set off to her by said Commissioners in their said Report and that she recover and have of said Defendants the sum of four hundred and eighty dollars and seventy eight cents damages for detention of her said dower to the twenty eighth day of February A. D. 1873 together with her costs of suit taxed at $

State of Rhode Island and Providence Plantations Providence ss. Clerks Office Supreme Court. I certify the foregoing to be a true copy of the original Judgment of said Supreme Court rendered on the 22nd day of the October Term A. D. 1872 to wit March 8th 1873 in the Action Mary A. Lewis vs. Alfred D. Lewis et al. as appears of record in this Office.

In testimony whereof I hereto subscribe my name and affix the seal of said Court at Providence this 22nd day of March A. D. 1873

Charles Blake Clerk of said Court.

Recorded March 25, 1873 at 3,10 P.M. } Witness G.H. Williamson Recorder of Deeds

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Whereas

William H. Young of Providence Rhode Island on the twelfth day of September A.D. 1872 executed a deed of mortgage of certain real hereinafter described to Daniel A. Peirce and Charles H. Salisbury of said Providence co-partners as Peirce & Salisbury (which said mortgage is recorded in said Providence in Book No. 57 page 379 of the records of mortgages of real estate) for the purpose of securing the payment of a negotiable promissory note for the sum of three thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Peirce & Salisbury or order in sixty days from date & in which said mortgage were certain powers of sale in case of default in the payment of said note reference to said mortgage being had and

Whereas default was made in the payment of said note and said default continued for more than ten days and Whereas said Peirce & Salisbury advertised said mortgaged premises for sale in the Rhode Island Country Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the twenty second day of March A.D. 1873 Benjamin R. Vaughan of Warwick in said State being the highest bidder for the said mortgaged premises became the purchaser thereof for the sum of three thousand dollars Now Therefore we the said Daniel A. Peirce and Charles H. Salisbury in consideration of said sum of Three thousand dollars to us paid by said Benjamin R. Vaughan the receipt of which said sum is hereby acknowledged do hereby by virtue of the powers conferred upon us by said deed of mortgage grant bargain sell and convey to said Benjamin R. Vaughan his heirs and assigns

That lot of land on the Northerly side of Mitchell Street in said Providence with the buildings and improvements thereon bounded as follows beginning at a point one hundred & sixty feet Easterly from the West end of said street as laid out on the Hoyle Farm plat recorded in said Providence in Plat Book No. 9 page 8 thence Easterly forty seven and one half feet and holding the width of forty seven and one half feet extends back Northerly one hundred feet being portions of Lots No. Ninety five (95) & Ninety six on said Hoyle Farm Plat and is the same lot that William D. Peirce & Joseph B. Weatherwax conveyed to said William H. Young by deed recorded in said Providence in Book No. 236 page 105 of the records of deeds

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Benjamin R. Vaughan his heirs and assigns forever

In testimony whereof we have hereunto set our hands and seals the twenty second day of March A.D. Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of George H. Burnham. Daniel A. Peirce [L.S.] Chas. H. Salisbury [L.S.]

State of Rhode Island &c. Providence ss.

In Providence the twenty seventh day of March A.D. 1873 then & there Daniel A. Peirce & Charles H. Salisbury severally acknowledged the aforegoing to be their free act and deed

Before me George H. Burnham. Justice of the Peace.

Recorded March 27, 1873 at 4,15 P.M. } Witness G.H. Williamson Recorder of Deeds

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Know All Men by these Presents

That I Samuel T. Mitchell of Gaylord Smith County and State of Kansas have made constituted and appointed and by these presents do make constitute and appoint Herbert L. Sunderland of the City and County of Providence and State of Rhode Island my true and lawful attorney for me and in my name place and stead to sell or in any manner convey all my right title and interest in and to a certain lot of land with the buildings thereon standing situate in said City of Providence and bounded and described as follows viz. beginning at the south east corner of said lot thence running Westerly on Washington Street seventy three (73) feet or more to land of Jonathan Angell thence running Northerly bounded by land of said Angell fifty eight (58) feet or more to land of heirs of John and Nathan Mathewson thence running Easterly bounded by land of said heirs of John and Nathan Mathewson seventy three (73) feet or more to land of Jonathan Angell thence running Southerly bounded by land of said Angell fifty eight (58) feet or more to the first mentioned corner and place of beginning of which I am now seized as one of the heirs of Peter T. W. Mitchell late of said Providence deceased to such person or persons as he shall see fit and for such consideration as my said attorney shall deem sufficient. And also for me and in my name to seal execute and deliver such deed deeds or other conveyances for the sale or disposal of the premises with such clauses and covenants therein to be contained as my said attorney shall think fit.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said Attorney or his substitute shall lawfully do or cause to be done by virtue hereof In Witness Whereof I have hereunto set my hand and seal the eighth day of March in the year one thousand eight hundred and seventy three.

Sealed and Delivered in presence of W. Henry Kelley G. E. Gunbesk Saml. T. Mitchell [L.S.]

State of Kansas County of Smith ss. Be it known that on the eighth day of March one thousand eight hundred and seventy three before me Henry Abercrombie

a Justice of the Peace in and for the County of Smith duly commissioned and sworn dwelling in Houston Township of said County personally came and appeared Samuel T. Mitchell to me personally known and known to me to be the same person described in and who executed the above Power of Attorney and acknowledged the above Power of Attorney to be his act and deed.

In Testimony Whereof I have hereunto subscribed my name and affixed my seal of Office the day and year last above written.

Henry Abercrombie a Justice of the Peace.

Recorded March 27, 1873 at 2,5 P.M. } Witness G.A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That we Samuel T. Mitchell of Gaylord in the County of Smith and State of Kansas Maria J. Mitchell of the City and County of Providence in the State of Rhode Island Herbert C. Sunderland of said City of Providence and I Herbert C. Sunderland Guardian of the estate of Hattie A. Sunderland my wife by virtue of authority vested in me by a decree of the Municipal Court of said City of Providence issued March 18th 1873 for and in consideration of the sum of ten dollars and other valuable considerations to us paid by Jonathan S. Angell of said City of Providence the receipt whereof is hereby acknowledged do hereby give grant bargain sell alien enfeoff convey and confirm unto the said Jonathan S. Angell his heirs and assigns forever

A certain lot of land with the buildings thereon standing situated on Washington Street in said City of Providence and bounded and described as follows viz. Beginning at the south east corner of the land hereby conveyed thence running Westerly bounding Southerly on said Washington Street seventy three (73) feet thence turning at a right angle and running Northerly bounding Westerly on land of said Jonathan S. Angell granter fifty eight (58) feet and eight (8) inches thence turning at a right angle and running Easterly in a line parallel to said Washington Street bounding Northerly on land of the Mathewson heirs fifty four (54) feet thence turning at a right angle and running Southerly bounding Easterly on land of the said Mathewson heirs eight (8) inches thence turning at a right angle and running Easterly in a line parallel to said Washington Street bounding Northerly on land of the said Mathewson heirs nineteen (19) feet thence turning at a right angle and running Southerly bounding Easterly on land of Samuel B. Remington fifty eight (58) feet to the first mentioned corner and place of beginning and containing four thousand two hundred and seventy (4270) square feet of land being the estate taken by descent by the said Maria J. Mitchell Samuel T. Mitchell and Hattie A. Sunderland as heirs at law of Peter T.W. Mitchell late of said City of Providence deceased intestate

To have and to hold said granted and bargained premises with all the privileges and appurtenances to the same belonging to the said Jonathan S. Angell his heirs and assigns forever to his and their only proper use benefit and behoof forever. And we — said grantors for ourselves our heirs executors and administrators do covenant with said Jonathan S. Angell his heirs and assigns that we are lawfully seized in fee of the said premises that

they are free of all incumbrances that we have good right to sell and convey the same to said Jonathan S. Angell to hold as aforesaid and that we will warrant and defend the same to the said Jonathan S. Angell his heirs and assigns forever against the lawful claims and demands of all persons.

And I Maria S. Mitchell widow of said Peter T.W. Mitchell in consideration of the sum of one dollar to me paid by said Jonathan S. Angell do hereby release and forever quit claim unto the said Jonathan S. Angell his heirs and assigns all my right of dower and power of thirds in and to the aforegranted premises.

In testimony whereof we have hereunto set our hands and seals this twentieth day of March in the year of our Lord One thousand eight hundred and seventy three (A.D. 1873)

Signed Sealed and Delivered in presence of Wm. H. Bliss George N. Bliss witness to the signature of Maria S. Mitchell

Samuel T. Mitchell (L.S.)
by H.C. Sunderland Atty
Maria J. Mitchell (L.S.)
Herbert C. Sunderland (L.S.)
Herbert C. Sunderland (L.S.)
Guardian
Maria S. Mitchell (L.S.)

State of Rhode Island County of Providence ss.

In the City of Providence in said County this twenty first day of March A.D. 1873 personally appeared Maria J. Mitchell and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed. On the same day & at the same place personally appeared Herbert C. Sunderland and acknowledged the same instrument by him signed to be his free and voluntary act and deed. And the said Herbert C. Sunderland at the same time and place also acknowledged the same instrument by him signed in his capacity as Guardian of the the estate of Hattie A. Sunderland to be his free and voluntary act and deed in said capacity. And the said Herbert C. Sunderland at the same time and place also acknowledged the same instrument by him signed in his capacity as Attorney for Samuel T. Mitchell to be the free act & deed of said Samuel T. Mitchell and his free and voluntary act and deed in his said capacity as Attorney.

Before me William H. Bliss
Justice of the Peace.

State of Rhode Island Providence ss

In the City of Providence this twenty fourth day of March A.D. 1873 Then personally appeared Maria S. Mitchell and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed.

Before me George N. Bliss.
Notary Public.

Recorded March 27, 1873 at 3,10 P.M. } Witness G.A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That we Serril Winsor and Simon S. Steere both of the City and County of Providence in the State of Rhode Island copartners and doing business in said Providence as "Winsor & Steere" for and in consideration of the sum of Eighteen hundred and seventy five 62/100 dollars to us in hand well and truly paid at or before signing sealing and delivery of these presents by Charles S. Jenckes and Benjamin T. Stanton both of Providence aforesaid copartners as "Jenckes and Stanton" the receipt whereof we the said Winsor and Steere do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Jenckes and Stanton

The stock of groceries consisting of flour butter lard cheese eggs and such other articles as are now in stock together with the fixtures of every name and nature usually kept and now being in the store situate at Number 79 Dyer Street in the said City of Providence

To have and to hold the said granted and bargained merchandise and goods and chattels unto the said Jenckes and Stanton their heirs executors administrators and assigns to their only proper use benefit and behoof forever and we the said Winsor and Steere do vouch ourselves to be the true and lawful owners of the said merchandise and goods and chattels aforesaid and have in us full power good right and lawful authority to dispose of the said merchandise and goods and chattels in manner as aforesaid and we do for ourselves our heirs executors and administrators hereby covenant and agree to warrant and defend the said merchandise and goods and chattels unto the said Jenckes and Stanton their heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof we the said Winsor and Steere have hereunto severally set our hands and seals this 27th day of March in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered in presence of The words "Dyer Street" being first interlined. James W. Brown.

Serril Winsor (27)
Simon S. Steere. (27)
Winsor & Steere. (27)

Recorded March 27, 1873 at 4, 35 P.M. } Witness G.A. Williamson
Recorder of Deed.

State of New York City & County of New York ss.

I David Rae of Morrisania Westchester County & State of New York do hereby certify that a certain indenture of mortgage bearing date the 27th day of August one thousand eight hundred and seventy two made and executed by David R. Rae & Theodore T. Lewis to me for the sum of $1300 on personal property (fully described in said mortgage) said personal property being in the shop of said mortgagors on 4th floor of Building No 102 Friendship Street in the City of Providence and State of Rhode Island and recorded in the Office of Recorder of Deed for the County of Providence R.I. in Lib. No. 17 of Mortgages page 110 on the 26th day of September in the year one thousand eight hundred and seventy two is paid.

And I do hereby consent that the same be discharged of record.

Dated the 28th day of March 1873.

In presence of J. B. Nones.

David Rae (27)

State of New York City & County of New York ss.

Be it remembered that on the 28th day of March in the year one thousand eight hundred and seventy three before me personally came David Rae the mortgagee above named to me personally known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

In testimony whereof I have hereto subscribed my name & affixed my official seal this 28 March 1873.

(27) J. B. Nones Commr. of the State of Rhode Island for New York No. 91 Duane Street.

Recorded March 29 1873 at 10,12 a.m. } Witness G.A. Williamson
Recorder of Deeds

Know All Men

That I Zachariah Chafee of the City and County of Providence in the State of Rhode Island Assignee in Bankruptcy of the Estate of Andrew R. Glade and John L. Perrin in consideration of the sum of one dollar to me paid by William R. Walker of North Providence in said County do hereby release and quitclaim to said Walker his heirs and assigns all my right title and interest as such assignee in and to

A certain lot or strip of land situate in the City of Providence aforesaid bounded as follows Beginning at a point on the Southerly line of Conduit Street distant eighty seven (87) feet Easterly from the Easterly line of Sumner Street said point being marked by a granite bound thence Southerly bounding Easterly on land formerly of Patrick McKenna thirty eight 9/100 (38 9/100) feet to a granite bound thence Easterly bounding Northerly on land of the grantor twenty six 82/100 (26 82/100) feet thence Southerly bounding Easterly on land formerly of Glade & Perrin forty one 94/100 (41 94/100) feet thence Westerly bounding Southerly on land of the said Glade & Perrin twenty seven (27) feet thence Northerly bounding Westerly on land formerly of said Glade & Perrin and in a line parallel with and seven (7) feet distant from the first mentioned line seventy eight 7/10 (78 7/10) feet to the line of Conduit Street thence bounding Northerly on said Conduit Street seven (7) feet to the point of beginning and are the same premises that Patrick McKenna conveyed to said Glade and Perrin by deed duly recorded.

To have and to hold said released and quitclaimed premises to said William R. Walker his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal this fourteenth

day of March in the year Eighteen hundred seventy three.
Signed Sealed and Delivered
in presence of
William G. Arnold

Zechariah Chafee [L.S.]
Assignee of Andrew R. Slade
and John L. Perrin.

Providence ſc. In North Providence this 28th day of March A.D. 1873 Then Zachariah Chafee personally appeared before me and acknowledged the preceding instrument by him signed in his said capacity to be his free act and deed.

William G. Arnold Notary Public.

Recorded March 29, 1873
at 10,45 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Isaac Hartshorn of the City of Newport County of Newport & State of Rhode Island for and in consideration of the sum of one dollar to me paid by Emily B. Reynolds of the City & County 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 quitclaim unto the said Emily B. Reynolds 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 the following described property by virtue of a writ of attachment sued out against William H. Reynolds of said Providence on the 14th of September 1872.

That lot of land with buildings &c. (in said Providence) bounded Northerly by land of Alexander Duncan and family Easterly by Weybosset Street Southerly by land of Amos B. Barstow and said Alexander Duncan and family and Westerly by lands of Edward D. Pearce and heirs of Samuel Danielson and is Lot No. 127 on Plat No. 20 on file in the Assessors Office in said Providence and according to said Plat contains 4467 square feet.

That lot of land with buildings &c. (in said Providence) bounded Northerly by land of said Emily B. Reynolds Easterly by Elbow Street Southerly by land of Elizabeth and Harriet B. Field and Westerly by land of Susan A. Bowers and is Lot No. 100 on Plat No. 20 on file in the Assessors Office in said Providence and according to said Plat contains 3151 square feet.

That lot of land with buildings &c. (in said Providence) bounded Northerly on land of Gardner Salisbury James Tiffany and Alva Woods Easterly on Elbow Street Southerly on land of said Emily B. Reynolds Susan A. Bowers and Chestnut Street and Westerly on Bassett Street and is Lot No. 102 on Plat No. 20 on file in the Assessors Office in said Providence and according to said Plat contains 9324 square feet.

That lot of land (in said Providence) bounded Northerly on Waterman Street Easterly on lands of the heirs of Gilbert Congdon and land of Sylvester M. Lewis Southerly on land of James G. Smith and Westerly on Hope Street and is Lot No. 187 on Plat No. 13 on file in the Assessors Office in said Providence and according to said Plat contains 31246 square

feet. To have and to hold the above released premises with all the privileges and appurtenances to the same belonging to the said Emily B. Reynolds her heirs and assigns forever. In Testimony Whereof I have hereunto set my hand and seal this twenty eighth day of March in the year of our Lord One thousand eight hundred and seventy three.
Signed Sealed & Delivered
in presence of
Charles Nettleton.
Edward Doherty

Isaac Hartshorn [L.S.]

State of New York City and County of New York ſs.
Be it remembered that on this 28th day of March A.D. 1873 before me Charles Nettleton a Commissioner of the State of Rhode Island to take the acknowledgment of deeds etc. personally appeared the above named Isaac Hartshorn and acknowledged the foregoing instrument to be his voluntary act and deed hand and seal. In Witness Whereof I have hereunto set my hand and affixed my official seal this 28th day of March A.D. 1873.

[L.S.] Charles Nettleton Commissioner for
Rhode Island in New York.
117 Broadway N.Y. City.

Recorded March 29, 1873
at 10,50 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

We Mary E. Simmons and James B. Simmons her husband of the City of Brooklyn County of Kings and State of New York in consideration of two thousand three hundred and seventy two 50/100 dollars paid by Livermore P. Hopkinson of Providence in the State of Rhode Island the receipt whereof we do hereby acknowledge do hereby give grant sell and convey unto the said Livermore P. Hopkinson and his heirs and assigns

A certain lot of land with all the improvements thereon situated in the Ninth Ward in said Providence and laid out and designated as Lot No. Sixty five (65) on a Map of an estate on Cranston Street belonging to Robert Stevens and wife which Plat is recorded in said Providence in Book of Plats No. Ten (10) Page Three (3) measuring fifty feet on the Southerly side of West Elmwood Avenue and one hundred and forty six feet in depth.

To have and to hold the afore-granted premises to the said Livermore P. Hopkinson his heirs and assigns to their use and behoof forever.

And we do for ourselves and our heirs executors and administrators covenant with the said Livermore P. Hopkinson and his heirs and assigns that we are lawfully seized in fee of the aforegranted premises that they are free of all incumbrances that we have good right to sell and convey the same to the said Livermore P. Hopkinson and that we

will warrant and defend the same premises to the said Livermore P. Hopkinson and his heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof we the said Mary E. Simmons and James B. Simmons have hereunto set our hands and seals this twenty seventh day of March in the year of our Lord one thousand eight hundred and seventy three

Executed in presence of
William H. Clarkson.
Charles Nettleton.

Mary E. Simmons. [L.S.]
James B. Simmons [L.S.]

State of New York City and County of New York ss. Be it remembered that on this 27th day of March A.D. 1873 before me Charles Nettleton a Commissioner of the State of Rhode Island to take the acknowledgment of deeds etc. personally appeared the within named Mary E. Simmons and James B. Simmons her husband and acknowledged the foregoing instrument to be their voluntary act and deed hands and seals. And afterwards on the same day came the said Mary E. Simmons and she being by me examined privily and apart from her said husband when the foregoing instrument by her subscribed was shown and explained to her by me when she declared to me that the same was her free voluntary act and deed hand and seal and that she did not wish to retract the same. In witness whereof I have hereunto set my hand and affixed my official seal this 27th day of March A.D. 1873.

[L.S.] Charles Nettleton Commissioner for Rhode Island in New York 117 Broadway N. Y. City.

Recorded March 29, 1873. at 12, 55 P.M. } Witness G. A. Williamson
Recorder of Deeds

This Indenture of Lease.

Made and executed this twenty ninth day of March A.D. 1873 by and between Benno Wolf of the City of Providence State of Rhode Island of the one part and William W. May of said City and State of the other part Witnesseth

That the said lessor for the consideration hereinafter mentioned has demised granted and to farm let and doth hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

A certain lot of land in said City of Providence it being in the rear of No. 153 Wickenden Street and fronting about forty feet on Traverse Street in said City and running back from said Traverse Street about ninety feet on the North line of said lot be it more or less Easterly or rear line being about forty feet and the Southerly line being about sixty four feet more or less with the privilege of building on said lot of land and with the privilege of removing any and all buildings and improvements now on said premises or that may hereafter be put on the same during the time of this lease.

To have and to hold said premises from this twenty ninth day of March A.D. 1873 to terminate & end on the fifteenth day of January A.D. 1877. And the said lessee for himself and for his executors administrators and assigns doth covenant and agree to pay or cause to be paid

to said lessor his heirs or assigns the sum of fifty dollars yearly and every year during said term for rent and hire of the above named premises in payments of twelve 50/100 dollars each on the fifteenth days of April July October and January every year successively to the end of said term the first payment of twelve and 50/100 dollars to be made on the fifteenth day of April A.D. 1873 and in case of failure on his or their part to pay any rent within thirty days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessor shall be at liberty to declare the lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term. And the said lessee further covenants and agrees that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same and the said May also agrees with the said Wolf that if at any time during the term of this lease the City should require and take part of the land hereby leased to said May that he the said May shall have no claims or damages whatsoever against the said Wolf for any damages accruing therefrom to said May and at the expiration of this lease he will quietly and peaceably surrender up the possession of the premises to the said lessor his heirs or assigns.

And the said lessee also covenants and agrees not to lease or underlet nor permit any other person or persons to occupy or improve or make or suffer to be made any alterations in the premises hereby leased without the written consent of said lessor having been first obtained. And the said lessors agree to keep the exterior of the premises in good repair. And the said lessor on the conditions and terms above mentioned doth hereby agree that the said lessee may use possess occupy and enjoy said premises for the term aforesaid

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this twenty ninth day of March A.D. One thousand eight hundred and seventy three.

Signed Sealed & Delivered in presence of
Henry W. Allen.

Benno Wolf. [L.S.]
Wm. W. May. [L.S.]

State of Rhode Island &c. Providence ss. In the City of Providence on this 29th day of March A.D. 1873 then & there Benno Wolf personally appeared before me & acknowledged the foregoing instrument by him signed to be his free & voluntary act & deed.

Henry W. Allen Justice of the Peace.

Recorded March 31, 1873 at 10, 10 a.m. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Thomas E. James of the City and County of Providence and State of Rhode Island in consideration of the sum of five hundred dollars to me paid by Walter R. Proctor of the

City County and State aforesaid the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Walter R. Proctor the following goods and chattels namely

One brown horse about six years old one open buggy one trotting sulky one express wagon with shifting top two single harnesses together with all the stock and fixtures in the Saloon No. 222 Washington Street in said City of Providence nothing excepted or reserved.

To have and to hold all and singular the said goods and chattels to the said Walter R. Proctor and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances and that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Thomas T. James hereunto set my hand and seal this thirty first day of March in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
L. Sayles
H. L. Sayles.

Thomas T. James [L.S.]

Recorded March 31, 1873 at 12 M. } Witness E. A. Williamson
Recorder of Deeds

The undersigned lessors have let and demised unto the undersigned lessees this first day of February A. D. 1873

The Hall in building corner of Westminster and Union Streets Entrance No. 207 Westminster Street corner of Westminster Place (in fourth story of said building) in the City of Providence County of Providence and State of Rhode Island.

To have and to hold the same with the rights and privileges thereof for the term of five years on condition of the payment to said lessors of a rent therefor of Eleven hundred ($1100) dollars per year in equal and successive monthly instalments the first on the first day of March next hereafter that the demised premises shall not be altered mutilated damaged or underlet to any party or parties except to temperance societies without the knowledge and consent of the lessors or some one of them and that for any condition broken the lessors so choosing may enter upon and resume possession of said premises without prejudice to their other rights or remedies against the lessees hereunder.

And it is further agreed by and between the parties hereto that the furniture and the fixtures that are or may be placed in said Hall at any time during the continuance of this lease shall be pledged and mortgaged to said lessors for all rents accruing. That said lessees shall pay the water tax for water furnished to said Hall. And it is further agreed that said lessees shall take and assume the risk of the plate glass in front windows of said Hall and should said glass be broken cracked or injured during the continuance of this lease said lessees shall at their own cost and expense replace said glass with other plates of equal size and quality. But it is expressly understood that said lessees do not take and assume any risk for said glass if broken

cracked or injured by imperfections in the building by fire or by the act of God and do not assume or undertake to replace the same in such case. The said lessors agree to keep said Hall and its appurtenances and the entrance or entrances thereto wind and weather tight and free from all obstruction.

And it is further agreed that in case said premises shall be damaged by fire or other casualty not the fault of the lessees a just abatement of rent shall be made until the same shall be repaired. And said party of the first part lessors do covenant that said lessees truly performing all their covenants hereinbefore and hereinafter written shall quietly occupy said premises during said term without lawful let or hindrance from any person.

The said lessees accept the demise and covenant to observe and perform the conditions aforesaid and also that on entry of the lessors for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessors and the lessees will immediately leave the same in as good order and condition as when received common wear & tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

And the said lessors further agree to heat said Hall during said term without charge to said lessees

Signed sealed and delivered on this first day of February A. D. 1873.
In presence of
The covenant to renew this lease is erased before execution hereof.
Stephen Essex.

Walter Callender [L.S.]
John Mc Auslan [L.S.]
John C. Troup [L.S.]
Lessors.

Olive Branch Temple of Honor Number Seven by Edwd. G. Farmer, B. A. Wilson, William A. Mauran } Trustees [L.S.]
Lessees

State of Rhode Island Providence sc.

In the City of Providence this sixth day of February A. D. 1873 Then personally appeared before me Walter Callender John Mc Auslan and John C. Troup subscribers to the foregoing instrument and acknowledged the same to be their free & voluntary act & deed.

Stephen Essex.
Justice of the Peace.

Recorded April 1, 1873 at 10.10 a.m. } Witness E. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Lloyd A. White of Warren in the County of Bristol and State of Rhode Island &c. for and in consideration of the sum of ten dollars to me paid by Solon R. Johnson of North Providence and Joseph P. Cory of the City of Providence in the County of Providence in the State of Rhode Island &c. the receipt whereof I do hereby acknowledge do hereby give grant bargain sell convey and confirm unto the said Solon R. Johnson and Joseph P. Cory their heirs and assigns forever

One certain tract or parcel of land situate in the City of Providence in the County of Providence in the State of Rhode Island and bounded and described as follows viz. Commencing at the north westerly corner of a lot of land belonging to George L. Clark one hundred and twenty feet westerly from the west line of Broad Street thence extending southerly bounded easterly on said Clarks land one hundred and twenty feet to Congress Street thence westerly on Congress Street seventy feet thence northerly parallel to the west line of said Clarks land one hundred and twenty feet and thence easterly at right angles seventy feet to the place of beginning or however otherwise the same may be bounded or described The said lot hereby conveyed includes portions of lots numbered one hundred and eleven (111) one hundred and twelve (112) one hundred and seventeen (117) and one hundred and eighteen (118) on a plat called a Plat of House Lots on the Hoyle Farm in Cranston belonging to the Heirs of the late Gov. James Fenner surveyed and platted February 28 1849 and which is recorded in the Town Clerks Office in said Cranston in Book of Plats Number Nine.

To have and to hold the aforesaid granted and bargained premises with the privileges and appurtenances thereof to them the said Solon R Johnson and Joseph P. Cory their heirs and assigns forever and I the said Lloyd A. White for myself my heirs executors and administrators do covenant with said Solon R. Johnson and Joseph P. Cory their heirs and assigns that I am lawfully seized and possessed of the same in fee of the premises that they are free of all incumbrances that I have good right to sell and convey the same to the said Solon R. Johnson and Joseph P. Cory to hold as aforesaid and that I will warrant and defend the same to the said Solon R. Johnson and Joseph P. Cory their heirs and assigns forever against the lawful claims and demands of all persons.

And I Rowena K. White wife of said Lloyd A. White in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said Solon R. Johnson and Joseph P. Cory their heirs and assigns forever all my right of dower in and to the aforegoing and granted premises

In Testimony Whereof we have hereunto set our hands and seals this fifteenth day of March in the year of our Lord one thousand eight hundred and seventy three

Signed Sealed and Delivered in presence of } Lloyd A. White [LS]
For Lloyd A. White Henry H. Luther } Rowena K. White. [LS]
For Rowena K. White Emma Ripley }

State of Rhode Island &c. County of Bristol ss. In Warren this fifteenth day of March A.D. 1873 personally appeared before me Lloyd A. White subscriber to the foregoing instrument and acknowledged the same by him executed to be his free and voluntary act and deed.

Henry H. Luther. Notary Public.

Recorded April 1, 1873 } Witness G.A. Williamson Recorder of Deeds.
at 12.30 P.M.

Lease

Be it known That I John Hill of Johnston State of Rhode Island have and by these presents do hire and lease from Martin L. Stokes of Providence in said State

A certain lot of land situate in Olneyville in said State designated as Lot Number 9 (nine) on the Stokes Plat in said Olneyville

For and during the term of two years from and after the first day of April A.D. Eighteen hundred & seventy one (1871) And that the said Hill will well and truly pay to said Stokes or his assigns an annual rent for said lot of Seventy five dollars in monthly payments on the first day of each and every month during said term.

And should said Hill refuse to pay rent aforesaid at the time and in the manner aforesaid then it may be considered that the said Hill has violated the said contract and said Stokes or his assigns may forthwith reenter and possess themselves of the premises holding said Hill liable for all unpaid rents and also for whatever expense may be incurred in obtaining possession of the premises. And it is further agreed that the improvements on said lot shall be held by and pledged to the said Stokes for any and all claims that may be due and payable to said Stokes. And it is further agreed and understood that at the expiration of said lease quiet and peaceable possession of the premises will be surrendered up to said Stokes or his assignees in as good order and condition as at this present. Mutually agreed signed and sealed this first day of April A.D. Eighteen hundred and seventy one (1871).

Witness John Hill. [SEAL]
the word 'aforesaid' first interlined
before signing. Martin L. Stokes [SEAL]
B.J. Bliven witness to M. L. S. sig.
E.B. Whitney witness to J. Hill.

Recorded April 2, 1873 } Witness G.A. Williamson
at 10 A.M. Recorder of Deeds

Know All Men by these Presents

That I Henry F. Himes of the City of Providence State of Rhode Island in consideration of four hundred fifty dollars paid by Peter Brucker of said City of Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Brucker the following goods and chattels namely

One dark bay horse about six years old one large express wagon numbered 2041 two horse blankets one of them rubber.

To have and to hold all and singular the said goods and chattels to the said Brucker and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I the lawful owner of the said

goods and chattels that they are free from all incumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Henry F. Himes hereunto set my hand and seal and affix and cancel the stamp required by law this second day of April in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Geo. L. Sayles. — Henry F. Himes (L.S.)

Recorded April 2, 1873 at 1 P. M. } Witness F. A. Williamson

Recorder of Deeds

Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this twenty eighth day of March A. D. 1873

The Store now numbered Fifteen (15) in the "Granite Building on Market Square in the City of Providence Also the basement now numbered Fourteen (14) in said building.

To have and to hold the same with the rights and privileges thereof for the term of five years from the first day of January A. D. 1874 on condition of the payment to said lessors of a rent therefor of two hundred & eight 33/100 dollars per month payable in advance on the first day of each & every month during said term the first payment being due on said first day of January A. D. 1874 that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessors and that for any condition broken the lessors so choosing may enter upon and resume possession of said premises without prejudice to their other rights or remedies against the lessee hereunder.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessors for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessors and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year first aforesaid

In presence of
George H. Burnham.

A. B. Dike (L.S.)
A. B. Dike Agent for F. W. Upham & wife. (L.S.)
A. B. Dike, John R. Balch Trustees (L.S.) (L.S.)
Patience M. Bush (L.S.)
Henry Dobson (L.S.)

} Lessors

} Lessee

State of Rhode Island &c Providence sc In Providence the thirty first day of March A. D. 1873 then & there John R. Balch and A. B. Dike Trustees Estate Ebenr. Kelly acknowledged the aforegoing to be their free act & deed in said capacity and at the same time A. B. Dike as Agent and Attorney for F. W. Upham & wife acknowledged the same to be his free act and deed & the free act & deed of said F. W. Upham & wife.

Before me George H. Burnham
Justice of the Peace.

In the City of Providence the thirty first day of March A. D. 1873 then & there Patience M. Bush acknowledged the aforegoing to be her free act & deed

Before me A. B. Dike Public Notary.

In the City of Providence the thirty first day of March A. D. 1873 then & there Henry Dobson acknowledged the aforegoing to be his free act & deed

Before me George H. Burnham
Justice of the Peace.

Recorded April 2, 1873 at 2 P. M. } Witness F. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That I Jonathan Salisbury of the City of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of Three hundred and ninety dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Lydia B. Salisbury wife of H. W. Salisbury of said Providence the receipt whereof I the said Jonathan Salisbury do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Lydia B. Salisbury the following articles of personal property viz.

Four cows (one white one red one dark brown one light brown in color) one express wagon and set of harness one wood wagon one lot of hay one lot of farming tools thirty hens formerly kept by said Jonathan on the "Foster Farm" so called on Eddy Street in said Providence.

To have and to hold the said granted and bargained property unto the said Lydia B. Salisbury her heirs executors administrators and assigns to her and their only proper use benefit and behoof forever and I the said Jonathan Salisbury do vouch myself to be the true and lawful owner of the above enumerated property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property and this sale thereof unto the said Lydia B. Salisbury heirs executors administrators and assigns

against the lawful claims and demands of all persons whomsoever

In Witness Whereof I the said Jonathan Salisbury have hereunto set my hand and seal this twenty ninth day of October in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
Cynthia Salisbury.

Jn. Salisbury. (L.S.)

Recorded April 3, 1873
at 10, 30 A.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Hugh Falls of Providence Rhode Island Guardian of the persons and estate of Mary A. Mc Dermott Hannah Mc Dermott Catherine Mc Dermott and Margaret Mc Dermott all of Providence minors and children of Thomas Mc Dermott late of said Providence deceased in consideration of the sum of Six hundred and thirty dollars to me paid by Thomas Mc Cusker of said Providence the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto said Thomas Mc Cusker his heirs and assigns all the right title and interest of the said Mary A. Hannah Catherine and Margaret Mc Dermott (being the undivided half) of

That lot of land and of the buildings and improvements thereon situate in said Providence and bounded as follows viz. Beginning at a stone set in the ground at the corner of Republican Street and a twelve foot gangway thence Northerly on the line of said street 60 (sixty) feet thence at right angles Easterly 40 (forty) feet thence at right angles Southerly 60 (sixty) feet thence at right angles Westerly on the line of said gangway 40 (forty) feet to the place of beginning and being Lot No. 4 (four) on a Plat of lots in Providence on record in the Office of the Recorder of Deeds in Plat Book No. 1 page 70. Four sixths of the interest in said premises hereby conveyed was inherited by said Mary A. Hannah Catherine and Margaret from their father Thomas Mc Dermott and two sixths of said interest was conveyed to them said Mary A. Hannah Catherine and Margaret by John Mc Dermott & John J. Weeden & wife by deed on record in said Office in Deed Book No. 199 page 207.

To have and to hold the same with all the rights privileges and appurtenances thereof to him the said Thomas Mc Cusker his heirs and assigns forever. And I said Hugh Falls Guardian as aforesaid do covenant with the said Thomas Mc Cusker that I was and am empowered by the Municipal Court of said Providence to make sale of the premises herein described and that the same was sold according to the directions of said Court heretofore given to me relative to the sale thereof that previous to the sale thereof I gave bond for the faithful application of the proceeds of said sale according to law and that in every respect I have at all times conformed to the decrees of said Court and the laws of the State in the premises that I have good right to sell as aforesaid and that I will warrant and defend the same against the lawful claims of all

persons claiming by through or under me.

In Witness Whereof I have hereto set my hand and seal this second day of April A.D. 1873

Signed Sealed and Delivered
in presence of
words "Hannah Mc Dermott"
first interlined
G.A. Williamson.

Hugh Falls Guardian of (L.S.)
Mary A. Hannah Catherine
and Margaret Mc Dermott

State of Rhode Island City of Providence ss. In said Providence April 2 1873 Then Hugh Falls in his capacity as Guardian aforesaid acknowledged the foregoing to be his free act and deed.

Before me G.A. Williamson.
Justice of Peace.

Recorded April 3, 1873
at 10, 50 A.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men

That the Providence Land Company a corporation created by the General Assembly of the State of Rhode Island located and doing business at Providence in said State the mortgagees of the premises hereinafter described in consideration of one dollar to it paid by William H. Young of said Providence the receipt whereof is hereby acknowledged do hereby remise release and forever quitclaim unto said William H. Young all our right title and interest as such mortgagees or otherwise in and to

The Easterly half part of Lots Number 33 (thirty three) 34 (thirty four) 35 (thirty five) 36 (thirty six) and 37 (thirty seven) and the Westerly half part of Lots Number 45 (forty five) and 46 (forty six) on a plat entitled "Melrose Street Estate in Elmwood platted by John Howe 1872" and which said Plat is on record in the Office of the Recorder of Deeds in said Providence in Book of Plats Number 11 (eleven) page 1 (one)

To have and to hold the same to him the said William H. Young his heirs and assigns forever.

In Witness Whereof said Corporation hath caused these presents to be signed in their name and its corporate seal to be hereunto affixed by Winthrop De Wolf its Treasurer this second day of April A.D. 1873.

Executed in presence of
Alonzo Passmore.

Prov. Land Co. (L.S.)
by Winthrop De Wolf Treas.

State of Rhode Island City of Providence ss. In said Providence April 2d. 1873 Then Winthrop De Wolf acknowledged the foregoing to be the free act and deed of the Providence Land Co. and his own free act and deed as Treasurer.

Before me. Alonzo Passmore.
Notary Public.

Recorded April 3, 1873 at 4 P.M. } Witness G.A. Williamson Recorder of Deeds

To All Whom it may concern

We the undersigned heirs of Nancy Waterman late of the City and County of Providence in the State of Rhode Island deceased hereby notify all parties that the deed from said Nancy Waterman to Benjamin Andrews dated the Ninth (9th) day of September A.D. Eighteen hundred and seventy two (1872) and recorded in the Recorder of Deeds Office of said Providence in Book of Deeds Number Two hundred and thirty nine at pages two hundred and twenty two (222) and two hundred and twenty three (223) was obtained in an illegal and fraudulent manner and without consideration by said Benjamin Andrews from the said Nancy Waterman and is wholly void and of no effect And the said Benjamin Andrews has no legal or lawful right either in law or equity to sell or convey the whole or any part of the real estate mentioned and described in said deed above mentioned and referred to And all persons are hereby forbidden to purchase said real estate or any portion thereof as the same belongs to the heirs of said Nancy Waterman and not to the said Benjamin Andrews

Signed at Providence this thirty first day of March A.D. Eighteen hundred and seventy three (1873)

William H. Grinnell
Maria E. Vickerie

Recorded April 4, 1873 at 9.20 A.M. } Witness G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I John P. Knowles of Providence Executor of the last will and testament of John B. Howell late of said Providence deceased in consideration of the sum of twenty two hundred and fifty dollars to me in my said capacity paid by Bryan Kiernan of said Providence he having been the highest bidder at an auction sale of the premises below described by me made on the 29th of March 1873 in virtue and in pursuance of and for the purposes stated in the will aforesaid on record in the Municipal Court of Providence Book of Wills No. 23 page 831 to which reference is here made) have granted bargained sold and conveyed and do by these presents in my said capacity grant bargain sell confirm and convey unto him the said Bryan Kiernan his heirs and assigns

All the estate right title interest property and claim which the said John B. Howell at his decease had in and to the one undivided half part of a certain lot of land with a dwelling house and shop and other improvements thereon long known as the "Dye House Estate" the lot measuring about fifty feet more or less on Charles Street (near Mill Bridge in said Providence) and extending back Easterly to the middle of the Moshassuck River

He the said purchaser taking as parcel of the said one undivided half exclusive title

and ownership of the addition or store building erected on the Southerly portion of the lot adjoining the dwelling house the which said store building it is understood projects over the line of the said lot upon and over the land of Martha H. Burroughs or of Snow & Lewis her lessees the remaining undivided half of said lot being and remaining the property of the devisee in trust of Martha B. Lippitt the whole estate being subject to a lease to expire in 1877 now or late holden by said Kiernan by transfer from Patrick O'Donnell and the half hereby conveyed being subject to a right of dower on the part of Elizabeth H. Howell widow of said John B. Howell. The said lot is Number 170 on Assessors' Plat No. 3.

To have and to hold the same with all the privileges and appurtenances to the same belonging to him the said Bryan Kiernan his heirs and assigns forever to his and their only use benefit and behoof.

In Witness Whereof I hereunto set my hand and seal in my said character at Providence this fifth day of April A.D. eighteen hundred and seventy three (1873)

Signed Sealed and Delivered
in presence of
G.A. Williamson

John P. Knowles (L.S.)
Executor of Will of J.B. Howell.

State of Rhode Island City of Providence ss. In said Providence April 5 1873 Then John P. Knowles acknowledged the above to be his free act and deed in his capacity of Executor of the Will of John B. Howell.

Before me G.A. Williamson.
Justice of Peace.

Recorded April 5, 1873 at 2 P.M. } Witness G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Elisha Dyer of the City and County of Providence State of Rhode Island do nominate constitute and appoint Elisha Dyer Jr. of said Providence my true and lawful attorney for me and in my name to attend to the transaction of all my business affairs of every kind and nature and to do and perform all matters and things incident and necessary thereto to manage and take care of all my real estate to execute leases of the same to demand receive sue for and recover not only all rents due from tenants occupying any portion of the same but also for the possession of such tenements by due process of law to draw sign and endorse any promissory notes bills of exchange checks drafts or other mercantile paper to collect all debts due to me of every description and for the same to give full receipt and discharge to sell or to pledge and to transfer the same absolutely or conditionally any stock or bank stocks standing in my name to represent me in any suit whether at law or in equity which may be brought for the purpose of making partition of any estate in which I have an interest as joint tenant or as tenant in common. And generally to do

transact accomplish and finish all acts matters and things whatsoever which the full and complete management and conduct of my property and business shall require in as full and ample manner as I might do although the particular matter or things should require more specific authority than is herein granted Hereby granting also unto my said attorney power and authority to do and perform all acts matters and things (only so far however as the same may be by law delegated) which I might or could do if personally present in my capacities as Executor and as Trustee under the Will of my father Elisha Dyer late of Providence deceased as Executor under the will of my mother Frances Dyer late of said Providence deceased and Guardian of the personal estate of Gabriel B. Dyer I the said constituent ratifying approving and holding firm and valid all that my said attorney shall lawfully do in the premises.

In Witness Whereof I have hereunto set my hand and seal this third day of April A.D. 1873

Signed Sealed and Delivered
in presence of
John D. Thurston.

Elisha Dyer (L.S.)

State of Rhode Island &c. Providence sc. In the City of Providence this 3rd day of April A.D. 1873 then personally appeared Elisha Dyer and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Before me John D. Thurston.
Justice of the Peace.

Recorded April 7, 1873 at 10, 20 A.m. } Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I David Bagley of Pawtucket in the County of Providence and State of Rhode Island for and in consideration of the sum of three hundred dollars to me paid by Samuel W. Pierce of Providence in said County & State do by these presents sell assign set over transfer and convey unto him the said Pierce the following articles of personal property now in Shop No. 389 High Street in said Providence viz.

1 ice chest, two stoves, two show cases 1 bread trough 1 table, candy jars, including fixtures in said shop also one horse and wagon with harness belonging to said horse

To have and to hold the same to him the said Samuel W. Pierce and his assigns forever.

In Witness Whereof I have hereunto set my hand this 5th day of March A.D. 1873.

In presence of
Peter F. Hughes

David Bagley (No Seal)
By his Agent Albert C. Bagley

Recorded April 7, 1873 at 10, 50 A.m. } Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I George E. Mason of Providence in the County of Providence and State of Rhode Island for and in consideration of the sum of seventeen hundred dollars ($1700) to me in hand well and truly paid at or before signing sealing and delivery of these presents by George Mason of said Providence the receipt whereof I the said George E. Mason do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said George Mason the following personal property viz.

One new buggy one old buggy one single harness one bay horse called "Ned" one sleigh with robes and blankets all my medical and other books charts plates engravings pictures stationery one office stove desk chairs microscope and furniture of every description. Meaning and intending hereby to convey to the said George Mason all my personal property of every name and wherever and however situated. Also all my book accounts surgical instruments and appliances of every description.

To have and to hold the said granted and bargained personal property unto the said George Mason his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said George E. Mason do vouch myself to be the true and lawful owner of the said described personal property and have in me full power good right and lawful authority to dispose of the said property in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property herein and hereby conveyed unto the said George Mason his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said George E. Mason have hereunto set my hand and seal this 11th day of September in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
B. B. Hammond.

Geo. E. Mason. (L.S.)

State of Rhode Island Providence sc. In Providence this 11th day of September A.D. 1872 Then personally appeared George E. Mason and acknowledged the within instrument by him signed to be his free act and deed

Before me B. B. Hammond Public Notary

Recorded April 8, 1873 at 2,45 P.M. } Witness G.A. Williamson
Recorder of Deeds

Providence November 15th 1872.

I have this day sold to Joseph P. Manton and P. B. Stiness Jr. my Estate on Arms Street in this City for the sum of $8000 eight thousand dollars to be paid in two notes one for $6000 payable in one year with interest at the rate of 8 per cent per annum

payable semi annually in advance and the othur for the sum of $2000 payable in six months with interest at the rate of 8 per cent both to be secured by mortgage. Deeds &c papers to be ready on or before December 15th 1872

Benj. C. Anness

$50.00 Received this 19th day of November A. D. 1872 on account of within contract fifty dollarz.
Benj C. Anness Pr. Julian Anness.

$50.00. Recd. this 18th day of December A. D. 1872 on account of within contract fifty dollars.
Benj. C. Anness P. Julian.

Recorded April 9, 1873 } Witness G. A. Williamson
at 10, 10 A. M. Recorder of Deeds

This Indenture of Lease

Made and executed this first day of April A. D. 1873 by and between Westcott Handy of Providence R. I. Lessor of the one part and Leander E. Gardiner of Providence R. I. Lessee of the other part

Witnesseth that the said lessor for the consideration hereinafter mentioned hath demised granted and to farm let and does hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

The Store numbered Forty four (44) on the east side of Washington Street in said Providence

To have and to hold said premises for and during the term of three years and four months from the first day of April A. D. 1873 to terminate and end on the first day of August A. D. 1876. And the said lessee for himself and for his executors administrators and assigns does covenant and agree to pay or cause to be paid to said lessor his successors or assigns the sum of Five hundred dollars yearly and every year during said term for rent and hire of the above named premises in payments of forty one and Two dollars each on the first days of each and every month successively to the end of the term of three and one third years and in case of failure on his or their part to pay any rent within five days subsequent to the time as above stated or specified or in case of failure to conform to all the conditions of this lease the said lessor shall be at liberty to declare this lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as tenant holding over his term. And the said lessee does further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee does further agree to keep the interior of the premises in good repair including the setting of glass in the windows & doors during the continuance of this lease and at the expiration of this lease to quietly and peaceably surrender up the possession of the premises to the said lessor or his assigns in as good order

as they now are common and ordinary wear inevitable casualties and damages by the elements excepted. And the said lessee further covenants and agrees that he will not sell or suffer to be sold any Botanic Medicines or intoxicating liquors in or upon said premises. And that one counter thirteen and one half feet long with hard wood top three counter beer cocks in the same with three cast iron coolers lined with block tin three copper beer force pumps two boxes lined with zinc and all connected with said counter and three refrigerators two of them lined with copper one being seven and one quarter feet long with four covers and containing four beer tubs or kegs and couplings with block tin pipes leading to the pumps and one twenty five by twenty seven inches containing one beer keg & block tin pipe and couplings leading to the pump and one five feet long lined with zinc with one cover and one dripping pan nine brewing kegs three tumbler dripping pans and one dripping pan for waste ice water together with all and singular the fixtures and furniture connected with the beer business in said premises shall be deemed and taken to be security for the payment of said rent and the same are hereby pledged to the lessor his heirs and assigns for the purpose aforesaid with full power and authority in case of any default in the payment of the rent as aforesaid to take possession of and sell the same at public or private sale and apply the proceeds to the payment of any rent that may be due accounting to me my heirs and assigns for the surplus if any And the parties hereto further covenant and agree that in case said premises shall be damaged by fire so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired by the lessor

And the said lessee also covenants and agrees not to lease or underlet nor permit any other person or persons to occupy or improve or make or suffer to be made any alteration in the premises hereby leased without the written consent of said lessor having been first obtained and that the said lessor may enter to view and make improvements in said premises as may be necessary or expedient. And the said lessor agrees to keep the exterior of the premises in good repair And the said lessor on the conditions and terms above mentioned does hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of three and one third years commencing and terminating at the date aforesaid

In testimony whereof the parties have hereunto interchangeably set their hands and seals this first day of April A. D. 1873.

Signed Sealed and Delivered in presence of Josiah H. Ormsbee. — Westcott Handy. [L.S.] — L. E. Gardiner. [L.S.]

State of Rhode Island Providence Scilicet. In Providence this first day of April personally appeared before me Westcott Handy and L. E. Gardiner and acknowledged the within instrument by them signed to be severally their free and voluntary act and deed.

Josiah H. Ormsbee.
Justice of the Peace.

Recorded April 9, 1873 } Witness G. A. Williamson
at 10, 17 A. M. Recorder of Deeds

To All Persons to Whom These Presents Shall Come.

Levi H. Young of Providence Rhode Island Guardian of the person and estate of Ophelia Young of said Providence sends greeting. Whereas by an order of the Probate Court holden at said Providence on the first day of April in the year 1873 the said Levi H. Young in his capacity as Guardian as aforesaid was empowered and licensed to make sale of the real estate hereinafter described.

Now Know ye that I the said Levi H. Young in my capacity of Guardian as aforesaid by virtue of the license aforesaid and in consideration of the sum of One hundred dollars to me paid by Thomas M. S. Williams of said Providence (the receipt whereof I hereby acknowledge) do hereby give grant bargain sell and convey unto the said Thomas M. S. Williams his heirs and assigns

One certain lot of land with all the improvements thereon situated on Joy (formerly Fole) St. in Providence aforesaid and is laid out and designated as Lot No 25 (twenty five) on a plat of house lot made by N. B. Schubarth May 10, 1867 on record in the Town Clerks Office in Cranston. Said lot measures forty feet on said street and holding that width extends back one hundred feet with all the privileges and appurtenances thereto belonging.

To have and to hold the above granted premises to him the said Thomas M. S. Williams his heirs and assigns forever. And I the said Levi H. Young for myself my executors and assigns do covenant with the said Thomas M. S. Williams his heirs and assigns that in making the sale I have in all things observed the rules and directions of the law and that I will and my heirs shall warrant and defend the granted premises to the said Thomas M. S. Williams against the lawful claims and demand of the said Ophelia Young and her heirs and all persons claiming the same by through or under her or them.

In testimony whereof I have hereunto set my hand and seal this first day of April A. D. one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Henry Martin. — Levi H. Young. [L.S.] Guardian.

Providence County ss. In Providence this seventh day of April A. D. 1873 Then Levi H. Young personally appeared before me and in his capacity as Guardian acknowledged the foregoing instrument by him signed as Guardian to be his free act and deed.

Henry Martin. Justice of the Peace.

Recorded April 9, 1873 at 11, 35 A. M. } Witness G. A. Williamson Accordeny of Deed

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Whereas

Pardon F. Brown of North Providence in the County of Providence did on the fourth day of August A. D. 1871 make and execute his certain deed of mortgage of that date of a certain lease of land and of certain personal property to Messrs John H. Joslin & Son of the City of Providence in said County to secure the payment of a certain promissory note

as by reference to said deed of mortgage on record in the records of said City of Providence for recording mortgages of personal property in Personal Property Mortgage Book No. 16 page 99 will more fully appear which said deed of mortgage fully authorized and empowered the said John H. Joslin & Son their executors administrators and assigns to sell and convey said mortgaged property under the conditions and in the manner specified in said deed of mortgage either in the name of said Pardon F. Brown or in the name of said John H. Joslin & Son.

And Whereas the said deed of mortgage was made and given on the conditions following "provided nevertheless that if said Pardon F. Brown his executors and administrators shall well and truly pay to said Messrs. John H. Joslin & Son their executors administrators or assigns a certain promissory note of even date with these presents for the sum of four thousand dollars signed by said Pardon F. Brown to secure book account & endorsement not to exceed four thousand dollars and payable to said John H. Joslin & Son or their order two years from the date thereof with seven per cent interest payable semi-annually then this deed to be void otherwise to be and remain in full force.

And Whereas default has been made in the condition of said deed as follows the said promissory note made and described in the above deed of mortgage above referred to has become due and payable and still remains due and unpaid and the premises named and described in the above referred to mortgage deed have been advertised for sale at public auction for a period of more than twenty days prior to said sale by advertisement in the Manufacturers and Farmers Journal one of the public newspapers printed in said City of Providence

And Whereas at a public auction holden in accordance with said notice by advertisement the sixth day of July A. D. 1872 on the premises the said lease of land was purchased by John Carpenter John H. Joslin and Henry V. A. Joslin copartners as John Carpenter & Co. of said Providence for the sum of one hundred & thirty dollars they being the highest bidder therefor.

Now Therefore know all men by these presents That I the said Pardon F. Brown by my attorneys John H. Joslin and Henry V. A. Joslin copartners as John H. Joslin & Son duly authorized by the letter or power of attorney contained in said deed of mortgage reference to the same being had for and in consideration of the sum of one hundred & thirty dollars to me paid by the said John Carpenter & Co. the receipt whereof I do hereby acknowledge have granted assigned transferred and set over to said John Carpenter & Co. their executors administrators and assigns

A certain indenture of lease made the first day of November one thousand eight hundred and seventy between Christopher S. Briggs of the first part and said Pardon F. Brown of the second part which lease is recorded in the Records of Deeds of said City of Providence in Deed Book 193 page 314 for and during the remainder of the term therein mentioned.

To have and to hold the same with the privileges and appurtenances thereof subject however to the rents and covenants therein contained and to the reservations and restrictions named and contained in a lease of the same land from the Rawson Fountain Society to said Christopher S. Briggs dated February 7th A. D. 1870.

In Testimony Whereof I have hereunto set my hand and seal by my attorneys John H. Joslin & Son this sixth day of July A. D. 1872.

Signed Sealed & Delivered
in presence of
Henry W Allen

Pardon F. Brown [L.S.]
by his Attys John H. Joslin & Son
John H. Joslin [L.S.]
Henry V. A. Joslin [L.S.]

State of Rhode Island &c. Providence sc.

In the City of Providence on this 3rd day of April A. D. 1873 then & there John H. Joslin and Henry V. A. Joslin copartners as John H. Joslin & Son personally and severally appeared before me and acknowledged the foregoing instrument signed and sealed by them as the attorneys of the above named Pardon F. Brown to be their free & voluntary act and deed and the free & voluntary act and deed of the said Pardon F. Brown.

Henry W. Allen Justice of the Peace

Recorded April 10, 1873
at 11, 05 a m.
Witness G. A. Williamson
Recorder of Deeds

Know All Men

That we John Carpenter John H. Joslin and Henry V. A. Joslin all of the City and County of Providence and copartners as John Carpenter & Co. in consideration of one dollar paid us by Henry O. Martin of Johnston in said County Caleb G. Burroughs and James S. Kenyon of said City and County of Providence copartners as Henry O. Martin & Co. do hereby grant assign transfer and set over to said Henry O. Martin & Co. their executors administrators and assigns

A certain indenture of lease made the first day of November one thousand eight hundred and seventy between Christopher S. Briggs of the first part and said John Carpenter and Co. of the second part and recorded in Deed Book No. 196 page 296 of the Records of Deeds of Real Estate in said City of Providence together with all our right title and interest in and to the premises described in said indenture for and during the remainder of the term of Rawson Fountain Society lease to C. S. Briggs of a portion of said premises and for and during the remainder of the term mentioned in the indenture hereun transferred. A portion of the said premises consists of land leased to Christopher S. Briggs by lease from the Rawson Fountain Society dated February 7th A. D. 1870 and this transfer is made subject to the reservations and restrictions named and contained in said lease

And also the said John Carpenter & Co. do grant assign transfer and set over to said Henry O. Martin & Co. their executors administrators and assigns one other certain indenture of lease made the first day of November one thousand eight hundred and seventy between Christopher S. Briggs and Pardon F. Brown recorded in Deed Book No. 193 page 314 of the Records of Deeds of Real Estate in said City of Providence together with all our right title and interest in and to the premises described in said indenture for and during the remainder of the term therein mentioned. A portion of said premises consists of land leased to said Christopher S. Briggs by lease from the Rawson Fountain Society dated February 7th A. D. 1870 and this transfer is made subject to the reservations and restrictions named and contained in said

lease. Said John Carpenter & Co. derive title to said indenture and premises under a sale to them made by John H. Joslin & Son by virtue of a power of sale contained in a certain mortgage deed from said Pardon F. Brown to said John H. Joslin & Son.

To have and to hold the same with all the privileges and appurtenances thereof to said Henry O. Martin & Co. their executors administrators and assigns in as ample a manner as the same are conveyed to us or as we might hold and enjoy the same by the indentures of lease aforesaid they said Henry O. Martin & Co. their executors administrators and assigns paying and performing the rents and covenants therein contained on our part to be paid and performed and also subject to the reservations and restrictions named & contained in said Rawson Lease as aforesaid

In testimony whereof we have hereunto set our hands and seals this first day of April A. D. Eighteen hundred & seventy three

Signed Sealed and Delivered
in presence of
S. S. Lapham.
Stephen Essex.

John Carpenter & Co. [L.S.]
by Henry V. A. Joslin. [L.S.]
John Carpenter. [L.S.]
John H. Joslin. [L.S.]

State of Rhode Island Providence sc. In the City of Providence on this first day of April A. D. 1873 John Carpenter & Henry V. A. Joslin severally personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

Simon S. Lapham Notary Public

Providence sc.

In Providence on the first day of April A. D. 1873 John H. Joslin personally appeared before me and acknowledged the aforegoing instrument by him signed to be his free act and deed.

Stephen Essex Justice of the Peace.

Recorded April 10, 1873
at 11, 08 a. m.
Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That John Carpenter John H. Joslin & Henry V. A. Joslin all of the City & County of Providence copartners as John Carpenter & Co. for and in consideration of one dollar to us in hand before the sealing and delivery hereof paid by Henry O. Martin of Johnston Caleb G. Burroughs & James S. Kenyon of the City of Providence copartners as Henry O. Martin & Co. the receipt of which is hereby acknowledged have given granted bargained & sold and by these presents do grant bargain and sell unto said Henry O. Martin & Co.

The steam engine engine house and all the appurtenances to the same that belongs to us said John Carpenter & Co. and all the shafting belting machinery fixtures

tools and furniture now in the building numbered 319 on Fountain Street in the City of Providence. The said engine engine house & building are situated on a lot of land leased by the Rawson Fountain Co. to Christopher S. Briggs by lease dated February 7th A. D. 1870.

To have and to hold the said granted & bargained property one half part thereof to said Henry O. Martin and one half part to said Caleb G. Burroughs & James S. Kenyon co partners as Burroughs & Kenyon and their several & respective heirs executors administrators and assigns to their only proper use benefit and behoof forever.

In Witness Whereof we the said John Carpenter & Co. have hereunto set our hands and seals this first day of April A. D. Eighteen hundred and seventy three.

Signed Sealed and Delivered
in presence of
Henry W. Allen.

John Carpenter & Co. [L.S.]
John Carpenter. [L.S.]
John H. Goslin. [L.S.]
Henry V. A. Goslin. [L.S.]

Providence ſc.

In the City of Providence on this third day of April A. D. 1873 John Carpenter John H. Goslin & Henry V. A. Goslin severally personally appeared before me & severally acknowledged the foregoing instrument by them signed to be their free act & deed & the free act & deed of John Carpenter & Co.

Henry W. Allen Justice of the Peace.

Recorded April 10, 1873
at 11, 10 A.M.
Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That we Crawford Nightingale of Groton Middlesex County Massachusetts Edwin J. Nightingale Horatio R. Nightingale Samuel A. Nightingale Harriet F. Nightingale & Susan E. Nightingale all of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of one dollar to each of us paid by Elisha M. Smith of said Providence the receipt whereof is hereby acknowledged do hereby grant release & forever quit-claim unto said Elisha M. Smith his heirs and assigns all our right title & interest in and to

The following described lots as the same are laid out & described on a plat entitled "The No 2 Prospect Plat of Suburban Villa Lots surveyed and platted March 20th 1857 by N. B. Schubarth" namely One hundred one (101) One hundred two (102) One hundred three (103) One hundred four (104) One hundred five (105) One hundred six (106) and One hundred eight (108) said lots being situated in the Ninth Ward of said City of Providence (formerly a part of the Town of Cranston). Said plat is recorded in the Office of the Recorder of Deeds for said Providence in Book of Plats No. 9 page 24 & of the Cranston Land Records Book of Plats No. 1 page 46 reference to said plats being hereby had. Said lots being the same conveyed to said Smith by deed from Eliza R. Nightingale Mch. 31st 1869 recorded in Recorders' Office aforesaid in Book of Deeds No. 184 page 375. This conveyance being made to release all our interest in said premises

under the Will or otherwise of Samuel Nightingale deceased and to confirm the title thereto to said Smith in all respects.

And we Mary H. Nightingale wife of said Crawford Louisa C. A. Nightingale wife of said Edwin J. Anna E. Nightingale wife of said Horatio R and Cornelia S. Nightingale wife of said Samuel A. for the consideration aforesaid do hereby forever release unto said Smith his heirs & assigns all our right of dower in and to said released premises.

To have and to hold the same with all the rights & appurtenances thereof unto & to the use of him the said Smith his heirs & assigns forever.

In testimony whereof we hereto set our hands & seals this thirty first (31st) day of March (A. D. 1873) one thousand eight hundred and seventy three.

Signed and Sealed
in presence of
John P. Walker to signatures
of E. J. N. H. R. N. S. A. N. H. F. N.
S. E. N. & C. A. N.
Mattie A. Foy to signatures
of C. N. & M. H. N.
Witness to signature of E. C. A. N.
M. A. Nichols
To A. E. N. Annie R. Nightingale

✓ Crawford Nightingale. [L.S.]
× Mary H. Nightingale. [L.S.]
✓ E. J. Nightingale. [L.S.]
+ L. C. A. Nightingale. [L.S.]
✓ Horatio R. Nightingale. [L.S.]
✓ A. E. Nightingale. [L.S.]
✓ Saml. A. Nightingale. [L.S.]
× Caroline S. Nightingale. [L.S.]
✓ Harriet F. Nightingale. [L.S.]
✓ Susan E. Nightingale. [L.S.]

State of Rhode Island &c. County of Providence ſc. In Providence this first (1st) day of April A. D. 1873 then the within named Edwin J. Nightingale Horatio R. Nightingale and Samuel A. Nightingale personally appeared before me and acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed.

John P. Walker
Notary Public.

State of Rhode Island &c. County of Providence ſc.

In Providence this second 2nd) day of April A. D. 1873 then the within named Harriet F. Nightingale and Susan E. Nightingale personally appeared before me and acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed.

John P. Walker Notary Public

Commonwealth of Massachusetts.

Middlesex ſs. Be it known that on this fifth day of April in the year of our Lord one thousand eight hundred and seventy three before me the subscriber a Notary Public within and for the County of Middlesex and said Commonwealth at Groton in said County personally appeared the before named Crawford Nightingale to me being personally well known and acknowledged the foregoing instrument by him signed and sealed to be his free and voluntary act and deed.

In Witness Whereof I have hereto set my hand and affixed my official seal

at said Groton this fifth day of April last above mentioned.

(LS) Josiah K. Bennett. Notary Public.

Recorded April 10, 1873 at 12,50 P.M. Witness G.A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I Allen A. Presbrey of Providence R.I. in consideration of the sum of 200 dollars paid by Job Seekell 2nd of Providence R.I. the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Job Seekel 2nd the following goods and chattels namely

The buildings horses wagons and all the utensils now used by me in the wood & coal business on Lot 53 Winter Street Providence R.I. The same to be held as collateral security for the payment of the sum of two hundred dollars unless otherwise cancelled within 60 days from date herein specified.

To have and to hold all and singular the said goods and chattels to the said Job Seekel 2nd and to his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I Allen A. Presbrey am the lawful owner of the said goods and chattels that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

In Witness Whereof the said Allen A Presbrey hereunto set my hand and seal this seventh day of April in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Mr. Henry Morton

Allen A. Presbrey. (LS)

State of Rhode Island Providence ss. In the City of Providence on this eighth day of April A.D. 1873 personally appeared Allen A. Presbrey the subscriber to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me William B.W. Hallett justice of the Peace.

Recorded April 10, 1873 at 3,20 P.M. Witness G.A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That we Alberto R. Davis and Mary J. Davis his wife both of Providence Rhode Island in consideration of Fifteen hundred dollars to us paid by Frank P. Bushnell of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Frank P. Bushnell

The dwelling house and other buildings and improvements on the lot of land situated on the corner of Oliver Place and the lane leading to Oliver Place from Fountain Street being part of Lot No. A on an amended plat of Mehitable Arnold lands recorded Dec. 7, 1864 in the Recorders Office in Providence in Book of plats No. 6 page 22½.

To have and to hold all and singular the said goods and chattels real to the said Frank P. Bushnell and his executors administrators and assigns to their own use and behoof forever. And we hereby covenant with the grantee that we are the lawful owners of the said goods and chattels that they are free from all encumbrances excepting a lease thereof to that we have good right to sell the same as aforesaid and that we will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof we the said grantors hereunto set our hands and seals this third day of April in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of John C. Perkis.

Alberto R. Davis. (LS)

Mary J. Davis. (LS)

State of Rhode Island &c. City and County of Providence ss. In Providence this third day of April A.D. 1873 Then Alberto R. Davis personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

And there afterwards on same day Mary J. Davis wife of the said Alberto R. Davis being examined by me privily and apart from her said husband declared the same instrument shown and explained to her by me to be her voluntary act and that she did not wish to retract the same.

John C. Perkis Justice of the Peace.

Recorded April 11, 1873 at 12,10 P.M. Witness G.A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That we Crawford Nightingale of Groton Middlesex County Massachusetts Edwin J. Nightingale Horatio R. Nightingale Samuel A. Nightingale Harriet F. Nightingale & Susan C. Nightingale all of the City & County of Providence in the State of Rhode Island for and in consideration of the sum of one dollar to each of us paid by William D. Pierce of said Providence the receipt whereof is hereby acknowledged do hereby grant release & forever quit-claim unto said William D. Pierce his heirs & assigns all our right title & interest in and to

The following described lots and parts of lots as the same are laid out & described on a Plat entitled "The No. 2 Prospect Plat of Suburban Villa Lots surveyed and platted March 20th 1857 by N.B. Schubarth" namely One hundred nine (109) One hundred twelve (112) One hundred thirteen (113) One hundred fourteen (114) One hundred fifteen (115) One hundred sixteen (116) One hundred twenty two (122) One hundred twenty six (126) One hundred twenty

seven (127) and the Northerly twenty feet of each of the two lots numbered respectively on said Plat One hundred twenty five (125) and One hundred twenty eight (128) Said lots being situated in the Ninth Ward of said City of Providence (formerly a part of the Town of Cranston) Said plat is recorded in the Office of the Recorder of Deeds for said Providence in Book of Plats No. 9 at page 24 & of the Cranston Land Records Book of Plats No. 1 at page 46 reference to said plats being hereby had. And are the same premises conveyed to the aforenamed grantee by deed from Henry L. Aldrich which said deed bears even date herewith.

This conveyance being made to release all our interest in said premises under the Will or otherwise of Samuel Nightingale deceased and to confirm the title thereto to said William D. Pierce in all respects.

And we Mary H. Nightingale wife of said Crawford Louisa C. A. Nightingale wife of said Edwin J. Anna E. Nightingale wife of said Horatio R. and Cornelia S. Nightingale wife of said Samuel A. for the consideration aforesaid do hereby forever release unto said William D. Pierce his heirs & assigns all our right of dower in and to said released premises.

To have and to hold the same with all the rights & appurtenances thereof unto & to the use of him the said William D. Pierce his heirs & assigns forever.

In testimony whereof we hereto set our hands & seals this twenty second day of February (A.D. 1872) one thousand eight hundred and seventy two.

Signed and Sealed
in presence of
C. W. Jenks.
The words "trusts contained in the"
erased and words "or otherwise" inter-
lined on twentieth line before signing.
Annie R. Nightingale.
Annie R. Nightingale.
John P. Walker to signatures
of E. J. N., L. C. A. N., S. A. N., C. S. N.
H. R. N. & S. E. N.

Crawford Nightingale [L.S.]
Mary H. Nightingale [L.S.]
Edwin J. Nightingale [L.S.]
Louisa C. A. Nightingale [L.S.]
Horatio R. Nightingale [L.S.]
Anna E. Nightingale [L.S.]
Saml. A. Nightingale [L.S.]
Cornelia S. Nightingale [L.S.]
Harriet F. Nightingale [L.S.]
Susan E. Nightingale [L.S.]

State of Rhode Island &c County of Providence ss. In the City of Providence this eleventh (11th) day of February A. D. 1873 then and there, the aforenamed Edwin J. Nightingale Horatio R. Nightingale Samuel A. Nightingale Harriet F. Nightingale and Susan E. Nightingale personally appeared before me and severally acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed.

John P. Walker Notary Public.

Commonwealth of Massachusetts. Middlesex ss.

Be it known that on this fifteenth day of February in the year of our Lord one thousand eight hundred and seventy three before me the subscriber a Notary Public within and for the County of Middlesex and said Commonwealth at Groton in said County personally appeared the before named Crawford Nightingale to me personally well known and acknowledged the foregoing instrument by him signed and sealed to be his free and voluntary act and deed. In Witness Whereof I have hereunto set my hand and affixed my official seal at said Groton this fifteenth day of February last above mentioned.

[L.S.] Josiah K. Bennett
Notary Public.

Recorded April 11, 1873 at 2 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That we James Tillinghast of the City of Providence in the State of Rhode Island Administrator de bonis non with the Will annexed of the Estate of Ratcliffe Hicks formerly of said Providence deceased by virtue and in exercise of the power and direction in this behalf in the last Will and Testament of said Ratcliffe Hicks contained (Elizabeth Hicks widow of said Ratcliffe in his said Will named having recently deceased) and of every other power me hereunto enabling and Alfred Hicks of said Providence Frederick A. Hicks of Northampton and William H. Harding and Elizabeth W. Harding his wife of Jamaica Plains in the State of Massachusetts and Charles R. Hicks of Tolland in the State of Connecticut for and in consideration of the sum of sixty five hundred dollars to us in hand before the ensealing hereof well and truly paid by Frances E. Gillson of said Providence widow the receipt whereof we do hereby acknowledge do hereby grant bargain sell alien enfeoffe convey and confirm unto her the said Frances E. Gillson her heirs and assigns forever

That lot of land with the dwelling house and other improvements thereon situated in said City of Providence and bounded as follows beginning on Seekel Street at the South Easterly corner of said lot and the North Easterly corner of land now or formerly owned by William C. Barker 2nd formerly owned by Benjamin Burrows thence running Northerly bounding Easterly on said Seekel Street forty (40) feet thence Westerly one hundred (100) feet to land of George W. Hayward thence Southerly bounding Westerly on said Haywards' land forty (40) feet to said Barkers land and thence Easterly bounding Southerly on said Barkers land one hundred (100) feet to the point of beginning. Being part of the land conveyed to the said Ratcliffe Hicks by deed from James W. Tibbits and Betsey Tibbits his wife recorded in the Records of Deeds for said City of Providence in Book 87 page 65.

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in anywise appertaining to her the said Frances E. Gillson her heirs and assigns to her and their only proper use benefit and behoof forever. And we the said Alfred Hicks Frederic A. Hicks William H. Harding and Elizabeth W. Harding and Charles R. Hicks for ourselves and for our heirs executors administrators do covenant promise and grant to and with the said Frances E. Gillson her heirs and assigns that at the time of his decease said Ratcliffe Hicks was the true sole and lawful owner of the above bargained premises and was lawfully seized and possessed of the same in his own proper right as good perfect and absolute estate of inheritance in fee simple and that said Tillinghast as Administrator as aforesaid and we have in ourselves good right full power and lawful authority to grant bargain sell convey and confirm the said bargained premises in manner as aforesaid That the same premises are free from all incumbrances that we will and our heirs executors and administrators shall warrant and defend the same to her said Frances E. Gillson her heirs and assigns against the lawful claims or demands of all persons whatsoever.

And we Eliza C. Hicks wife of said Alfred Louisa R. Hicks wife of said Frederic A. and Maria A. Hicks wife of said Charles R. in consideration of the sum paid as aforesaid do hereby release and forever quit claim unto the said Frances E. Fillen her heirs and assigns all our rights of dower in and to the aforegranted premises.

In Testimony Whereof we have hereunto set our hands and seals this 27th day of March in the year of our Lord One thousand eight hundred and seventy three A.D. 1873.

Signed Sealed and Delivered
in presence of
(The words and of every other power
me hereunto enabling being first
interlined)
J. W. Lewis to A. H. & J. T.
Jane M. Kendall to E. C. H.
C. H. Pierce.
Caroline M. Huggeford
S. Jennison } to W. H. H.
Fred H. White } & E. W. H.
E. S. Westcott.
D. E. Benton.

James Tillinghast Admr. [L.S.]
Est. Ratcliffe Hicks dec'd
Alfred Hicks. [L.S.]
Eliza C. Hicks. [L.S.]
Frederick A. Hicks. [L.S.]
Louise R. Hicks [L.S.]
William H. Harding. [L.S.]
Elizabeth W. Harding. [L.S.]
Charles R. Hicks [L.S.]
Maria A. Hicks [L.S.]

State of Rhode Island Providence ss. In Providence this 27th day of March A.D. 1873 James Tillinghast personally appeared before me and acknowledged the within instrument by him signed as Administrator &c. to be his free act and deed in his said capacity and at same time and place Alfred Hicks also personally appeared before me and acknowledged the same instrument by him signed to be his free act and deed.

Jos. W. Lewis. Notary Public.

State of Massachusetts }
County of Suffolk ss. } I Samuel Jennison Commissioner for the State of Rhode Island to take acknowledgment of deeds &c do certify that in the City of Boston in said County on this twenty eighth day of March A.D. 1873 the above named William H. Harding personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. And then and there personally appeared before me Elizabeth W. Harding wife of the said William H. Harding and being by me examined privily and apart from her said husband she acknowledged the same instrument then and there shown and explained to her by me separately and apart to be her free and voluntary act and deed and declared to me that she did not wish to retract the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year aforesaid.

[L.S.] Samuel Jennison
Commissioner for Rhode Island in Boston

State of Massachusetts }
County of Hampshire ss. } I A. Perry Peck a Notary Public in and for said County in the State aforesaid do hereby certify that Frederick A. Hicks personally known to me as the same person whose name is subscribed to the annexed instrument of writing appeared before me this day in person

and acknowledged he signed sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of March A.D. 1873.

[L.S.] A. Perry Peck Notary Public.

State of Connecticut }
County of Tolland ss. } Tolland April 1st A.D. 1873 Then personally appeared Charles R. Hicks one of the signers and sealers of the foregoing instrument and acknowledged the same to be his free and voluntary act and deed before me

Joseph Bishop Justice of the Peace.

Recorded April 11, 1873 }
at 3,50 P.M. } Witness G. A. Williamson
Recorder of Deeds.

Lease

Be it known That I Emmanuel C. Mello of the City of Providence State of Rhode Island have and by these presents do hire and lease from Benjamin T. Church of said City

The frame building situated on the north east corner of South Main and India Streets being number (468) Four hundred and sixty eight South Main Street with all the appurtenances thereunto belonging situated in said Providence for and during the term of two years from and after the first day of April A.D. (1873) Eighteen hundred and seventy three.

And that the said Mello will well and truly pay to said Church or his assigns an annual rent for said premises of seven hundred dollars in monthly payments on the first day of each and every month hereafter and should said Mello refuse to pay the rent aforesaid at the times and in the manner aforesaid then it may be considered that said Mello has violated said contract and said Church or his assigns may re enter and possess themselves of the premises holding said Mello liable for all unpaid rents and also for whatever expense may be incurred in obtaining possession. And it is further agreed and understood that at the expiration of this lease quiet and peaceable possession of the premises will be surrendered up to said Church or his assigns in as good order and condition as at the present ordinary wear and tear or injury by the elements excepted.

Mutually agreed and signed and sealed this first day of April A.D. 1873.

Witness

Benj. T. Church. [L.S.]

Emanuel C. Mello. [L.S.]

Recorded April 12, 1873 }
at 10,10 a.m. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Sullivan D. Ames of the City and County of Providence and State of Rhode Island have constituted ordained and made and in my stead and place put William Ames of said Providence to be my true sufficient and lawful Attorney for me and in my name to transact and perform generally all my business of every kind nature and description including the power to lease let mortgage or sell or in any manner convey all or any of the lands tenements or hereditaments of which I am now seized in fee for life or possessed for a term of years and whether such interest in real estate ~~shall~~ be in possession reversion or remainder also all or any real estate which may come to me after the date of these presents and so to manage or dispose of the same as to his judgment shall seem best for the interest of my estate to collect rents to collect dividends on any of my stock in any incorporated company or elsewhere by me owned or to which I now am or may hereafter be entitled and interest and profits on any of my property and estate also the power to sell and transfer by suitable conveyances in my name or in his name all or any personal property to me belonging or which may hereafter come to me as he in his best judgment shall deem to be for the interest of my estate also the power to endorse my name or his name as my Attorney upon checks promissory notes and bills of exchange to manage all of my estate both real and personal whether in possession action reversion or remainder according to his best discretion hereby intending to give my said Attorney just as full ample and complete power over the disposition and management of my estate both real and personal as I myself have and intending to include all power necessary for that purpose although not specifically mentioned in this instrument.

Giving and granting unto my said Attorney full power and authority in and about the premises and to use all due means causes and processes in the law for the full effectual and complete execution of the business before described and in my name or his name to make and execute due acquittance and discharge and for the premises to appear and the person of me the constituent to represent before any governor judges justices officers and ministers of the law whatsoever in any court or courts of judicature and there on my behalf to answer defend and reply unto all actions causes matters and 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 purpose aforesaid one or more attorneys under him my said Attorney and 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 I the said constituent if present ought or might personally although the matters should require more special authority than is herein comprised I the said constituent ratifying allowing and holding firm and valid all and whatsoever my said Attorney or his substitutes shall lawfully do or cause to be done in and about the premises by virtue of these presents.

In Witness Whereof I have hereunto set my hand and seal this tenth day of April A.D. 1873

Signed Sealed and Delivered
in presence of
H V Mc Nair Commander U. S. Navy
C. W. Tracy Lt. Commnde U. S. A.

Sullivan D. Ames. [SEAL]

State of Maryland
In in the County of Anne Arundel this

tenth day of April A.D. 1873 the above mentioned Sullivan D Ames personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Before me James A. Medley [SEAL]
Notary Public.

Recorded April 12, 1873 at 10,50 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Henry C. Mathewson of the City of Providence in the State of Rhode Island for and in consideration of the sum of twenty three hundred dollars to me paid by the City of Providence a municipal corporation in said State 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 the said City of Providence its successors and assigns forever all the right title interest property claim and demand which now have or of right ought to have or claim in and to

A certain lot of land on the Southerly side of Point Street in the City of Providence aforesaid and bounded as follows Northerly on said Point Street on which it measures fifty feet more or less Easterly and Southerly on land of the grantees bought of the grantor by deed recorded in the Office of the Recorder of Deeds in Book of Deeds 236 page 403 in said City and Westerly on land of the grantees purchased of Mary Murray and Bridget O Donnell containing by estimation twenty five hundred and fifty feet being a portion of the estate conveyed to the grantor by Henry Mathewson by deed recorded in said Recorders Office in Book of Deeds 80 page 89 reference thereto being had.

To have and to hold the same with all the rights privileges and appurtenances thereof or thereunto appertaining to the said City of Providence its successors and assigns forever.

And I the aforenamed Henry C. Mathewson for myself and for my heirs executors and administrators do covenant with the said City of Providence its successors and assigns that I will warrant and defend the aforedescribed premises to the said City of Providence its successors and assigns fower 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 day of April in the year of our Lord one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
the word "heirs" being first erased
in four places. The erasures on
the 13 & 14 lines made before
signing
Louis J. Doyle.

H. C. Mathewson [SEAL]

Providence ss. State of Rhode Island &c.

In Providence this twelfth day of April A.D. 1873 personally

appeared before me Henry L. Mathewson signer of the afore written deed & acknowledged the same to be his free & voluntary act.

Louis J. Doyle Justice of Peace.

Know All Men

That the Mechanics' Savings Bank Mortgagee of the premises described in the within deed from Henry L. Mathewson to the City of Providence in consideration of one dollar to us paid by said City of Providence do hereby release and forever quit claim unto said City of Providence its successors and assigns all the right title and interest that said Mechanics' Savings Bank has in and to the land described in the within deed by virtue of a mortgage recorded in the Office of the Recorder of Deeds in said City of Providence in Book of Mortgages 43 page 583.

Witness the corporate seal of said Mechanics' Savings Bank and the signature of its Treasurer this 12th day of April A.D. 1873.

Executed in presence of
Louis J. Doyle

Mechanics' Savings Bank (L.S.)
By Wm. Knight Treas.

Recorded April 12, 1873 at 1,30 P.M. } Witness G.A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Louisa T. Miner Mortgagee of certain real estate situated in the Town of Cranston County of Providence and State of Rhode Island described in a certain mortgage dated June 30th A.D. 1864 and recorded with Records of Mortgages of Real Estate for the Town of Cranston Book 5 pages 339 & 340 hereby acknowledge that the sum of money secured by said mortgage and the interest thereon have been paid to me by Francis W. Miner and Lizzie B. Miner the the mortgagors named in said mortgage and in consideration thereof I do hereby fully discharge said mortgage and release and quitclaim unto the said mortgagors their heirs and assigns forever the premises therein described. Witness my hand and seal this seventh day of July A.D. 1866.

Executed and Delivered in presence of
Saml. Jennison. Chas. H. Irving

Louisa T. Miner (L.S.)

State of Massachusetts County of Suffolk City of Boston ss

Be it remembered that on this seventh day of July A.D. 1866 before me Samuel Jennison a Commissioner resident in the City of Boston duly commissioned and qualified by the executive authority and under the laws of the State of Rhode Island to take acknowledgment of deeds &c. to be used or recorded therein personally appeared Louisa T. Miner the signer and sealer of the within written instrument and acknowledged the same to be her free voluntary act and deed hand and seal

In Witness Whereof I have hereto set my hand and affixed my official seal at said Boston this seventh day of July A.D. 1866.

(L.S.) Samuel Jennison Commissioner of Rhode Island in Boston

Recorded April 14, 1873 at 12,40 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I Stephen Knobl of the City and ~~Property~~ Mortgagee of Providence and State of Rhode Island in consideration of Five hundred ~~Dollars~~ Personal paid by Lewis & Carpenter of said City of Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Carpenter the following goods and chattels namely

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Know All Men

That I Edward Pearce of Providence in the State of Rhode Island the Mortgagee named in that mortgage deed made and executed by Thomas W. Chace of East Greenwich in said State bearing date May 31st A.D. 1872 and recorded in the Office of the Recorder of Deeds in said Providence in Real Estate Mortgage Book 56 at page 165 forward in consideration of the sum of Ten thousand dollars to me paid by said Thomas W. Chace the receipt whereof is hereby acknowledged do hereby remise release and forever quit claim unto said Thomas W. Chace his heirs and assigns forever.

All my right title interest claim or demand in and to those twelve lots of land situated in said Providence and numbered 199. 200. 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 upon that plat called "Blackstone Park" &c. recorded in said Office in Plat Book Number 2 page 20 1/2 and comprising the whole of Section marked "S" as said lots and Section are laid out and delineated upon said plat being a portion of the premises described and conveyed in and by said mortgage deed the intention being hereby to release said twelve lots of land from the operation thereof.

To have and to hold said released premises with all the appurtenances thereof unto and to the use of him the said Thomas W. Chace his heirs and assigns forever.

Witness my hand and seal this third day of April One thousand eight hundred and seventy three. A.D. 1873.

Signed and Sealed in presence of
J. W. Lewis.

Edward Pearce. (L.S.)

State of Rhode Island Providence sc. In Providence this 15th day of April A.D. 1873 Edward Pearce personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Jos. W. Lewis.
Notary Public.

Recorded April 15, 1873 at 11, 25 A.M. } Witness G.A. Williamson
Recorder of Deeds.

Know All Men

That I C. W. Scott Jr. of the City and County of Providence and State of Rhode Island for and in consideration of the sum of one dollar to me paid by Albert M. Ballou of said Providence the receipt whereof I do hereby acknowledge do hereby bargain sell set over and deliver unto said Ballou All of my right title and interest in and to all of the property of every kind nature and description conveyed to me by Bill of Sale to me made and executed by Bullock & Houghton and dated the 31st day of January A. D. 1873.

To have and to hold the same to him said Ballou his executors administrators and assigns to his and their use forever.

In Witness Whereof I have hereunto set my hand and seal this 11th day of March A. D. 1873

Signed Sealed and Delivered
in presence of
Thomas Sweet.

C. W. Scott Jr. [L.S.]

Recorded April 16, 1873 at 11, 55 A. M. } Witness F. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I John H. Phillips of Providence in the County of Providence State of Rhode Island for and in consideration of the sum of Six hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Haptsy B. Phillips wife of Levi B. Phillips of Providence aforesaid the receipt whereof I the said John H. Phillips do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Haptsy B. Phillips

One black horse 5 years old one top buggy one single and one double harness

To have and to hold the said granted and bargained articles unto the said Haptsy B. Phillips her heirs executors administrators and assigns to her only proper use benefit and behoof forever and I the said John H. Phillips do vouch myself to be the true and lawful owner of the above described articles and have in me full power good right and lawful authority to dispose of the said chattels in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said chattels unto the said Haptsy B. Phillips her heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said John H. Phillips have hereunto set my hand and seal this tenth day of December in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of

John H. Phillips [L.S.]

Recorded April 16, 1873 at 2,20 P. M. } Witness F. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I William Ware of the City and County of Providence in the State of Rhode Island have made constituted and appointed and by these presents do make constitute and appoint Henry Martin of said Providence my true and lawful attorney for me and in my name place and stead in the event of a sale by my wife Jane Ware of her real estate situated on the Northerly side of Elm Street in said City of Providence to unite with her in the execution of any deed of said estate and for me and in my name to sign seal acknowledge and deliver such deed to the purchaser or purchasers thereof I hereby giving and granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said Attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the fifth day of November in the year one thousand eight hundred and seventy two 1872.

Sealed and Delivered
in presence of
Andrew J. Gales.

Wm. Ware. [L.S.]

State of Rhode Island City and County of Providence ss

Be it known That on the fifth day of November one thousand eight hundred and seventy two before me a Notary Public in and for the County of Providence duly commissioned and sworn dwelling in the City of Providence personally came and appeared William Ware to me personally known and known to me to be the same person described in and who executed the above Power of Attorney and he acknowledged the above Power of Attorney to be his act and deed. In Testimony Whereof I have hereunto subscribed my name and affixed my seal of Office the day and year last above written

Ezra D. Fogg Notary Public.

Recorded April 17, 1873 at 10, 45 A. M. } Witness F. A. Williamson Recorder of Deeds

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To All Persons to whom these Presents shall come.

We Nathaniel Dring of Fall River in the County of Bristol and Commonwealth of Massachusetts John E. Gisson and Susan J. Gisson his wife in her right of Adamsville in the

County of Newport and State of Rhode Island Send Greeting Whereas Mercy A. Dring of Harvard in the County of Worcester and State of Massachusetts widow of our grandfather Thomas Dring hath and holdeth for the term of her widowhood a certain lot of land with the improvements thereon and the appurtenances thereunto appertaining situate in the Westerly part of the City of Providence in the State of Rhode Island on the Westerly side of A. Street and bounded Easterly on A. Street on which it measures forty (40) feet and holding that width extending back Westerly eighty (80) feet more or less and being lot numbered Eight (8) on a plat of a piece of land known as the Tyler lots which said plat is recorded in the Recorder's Office in said Providence in Book of Plats Number 2 page nine. Reference to the same being made the reversion and remainder whereof belong to us the said Nathaniel Dring and Susan J. Sisson our heirs and assigns under the Will of our grandfather Thomas Dring recorded in Book of Wills No. 17 page 80.

Know Ye That we the said Nathaniel Dring John E. Sisson and Susan J. Sisson his wife in her right for and in consideration of the sum of ten dollars to us paid by Frederick F. Anthony of the City and County of Providence and State of Rhode Island the receipt whereof we hereby acknowledge do by these presents give grant bargain sell and convey and by these presents have given granted bargained sold conveyed and confirmed unto him the said Frederick F. Anthony his heirs and assigns forever our reversion and remainder of the aforedescribed premises.

To have and to hold to his and their use and behoof forever. And we the said Nathaniel Dring John E. Sisson and Susan J. Sisson his wife for ourselves our heirs executors and administrators do covenant with the said Frederick F. Anthony his heirs and assigns that we are lawfully seized in fee of the reversion and remainder of the afore described estate immediately from and after the termination of the said Mercy A. Dring's estate that the said reversion & remainder now is and the said premises hereinbefore described and appurtenances immediately from and after the termination of the said Mercy A. Dring estate it being for the term of her widowhood shall be free from all incumbrances that we have good right to sell and convey the said reversion and remainder to the said Frederick F. Anthony as aforesaid and after the termination of the said Mercy A. Dring's estate be it by marriage death or operation of law we will and our heirs executors and administrators shall warrant and defend the aforedescribed premises and appurtenances to the said Frederick F. Anthony his heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

And I Meribah Dring wife of the said Nathaniel for and in consideration of the sum paid as aforesaid remise release and quitclaim unto him the said Frederick F. Anthony his heirs and assigns forever all my right of dower in the aforedescribed premises.

In Witness Whereof we have hereunto set our hands and seals this seventeenth day of April A.D. Eighteen hundred & seventy three (1873)

the words Harvard and County of Worcester in the State of Massachusetts being first interlined on the first page before execution. In presence of Wm. H. Peirce.

Nathaniel Dring [L.S.]
Meribah (her mark) Dring [L.S.]
John E. Sisson. [L.S.]
Susan J. Sisson. [L.S.]

Commonwealth of Massachusetts Bristol ss. Fall River April 17 A.D. 1873.
Then personally appeared the within named Nathaniel Dring and John E. Sisson and acknowledged

the above instrument to be their free voluntary act and deed hand and seal. And afterwards on the same day came the said Meribah Dring wife of the said Nathaniel Dring and was by me examined privily and apart from her said husband when the said above written instrument by her subscribed was shown and explained to her by me when she declared to me that the same was her free voluntary act and deed hand and seal and that she did not wish to retract the same. And at the same time came the said Susan J. Sisson wife of the said John E. Sisson and was by me examined privily and apart from her said husband when the above written instrument by her subscribed was shown and explained to her by me when she declared to me that the same was her voluntary act and deed hand and seal and that she did not wish to retract the same.

Before me Wm. H. Peirce
Justice of the Peace.

Recorded April 18, 1873 at 9.05 A.M. Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Wilson Greene of Providence R. I. in consideration of ten dollars to me in hand already paid by James R. Hodges of said Providence have given granted and sold and do hereby give grant sell convey and confirm unto him the said James R. Hodges 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 James R. Hodges his heirs and assigns forever And for my heirs executors and administrators I do hereby covenant with the said James R. Hodges his heirs executors administrators and assigns that at and before the ensealing here of I am lawfully seized and possessed of said two shares 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 1873.

Signed Sealed and Delivered in presence of Charles Selden. Wilson Greene. [L.S.]

Providence ss. In Providence the eighth day of April A.D. 1873 personally came the aforesaid Wilson Greene and acknowledged the foregoing to be his voluntary deed.

Before me Charles Selden.
Justice of the Peace.

Recorded April 18, 1873 at 12 M. Witness G. A. Williamson
Recorder of Deeds

U.S. REVENUE $1.00 STAMP

This Indenture of Lease

Made and executed by and between A. Nicholas Brown of the City of Providence County of Providence and State of Rhode Island of the first part and E. M. Sperling of the City of New York County of New York and State of New York of the second part

Witnesseth That said party of the first part for and in consideration of the rents covenants and agreements hereinafter mentioned to be paid kept and performed on the part of said party of the second part has demised granted and let and hereby doth demise grant and let unto the said party of the second part his heirs executors administrators and assigns for and during the term of five years from the first day of April A. D. 1864 fully to be complete and ended (unless sooner terminated as hereinafter mentioned) the estate belonging to said party of the first part situated on the Westerly side of South Main Street in said Providence No. 216 23 the former mansion house of the late Nicholas Brown and consisting of the lot and brick house with all the privileges and appurtenances to the same belonging being the same premises which were formerly occupied by the Branch Bank of the United States and afterwards by the Blackstone Canal Bank so recently by Louis Levirson and now by said party of the second part including all the additions alterations improvements fixtures and betterments made and placed and now contained and being thereon.

To have and to hold the above described premises to him the said party of the second part his heirs executors administrators and assigns for and during said term of five years from the first day of April A. D. 1864 until the first day April 1869. And said party of the second part for himself his heirs executors administrators and assigns doth hereby covenant promise and agree to and with said party of the first part his heirs executors administrators and assigns to hire said premises for said term of five years and that he will pay unto him as rent for the same the sum of One thousand dollars per year for each and every year during the term aforesaid to be paid in four quarterly payments that is to say two hundred and fifty dollars on the first day of July October January and April in each and every year during the continuance of this lease That he will at his own cost and charge make all necessary repairs upon said premises during the term aforesaid and will take good care thereof & preserve the same from damage and decay damages by the elements excepted that he will not during the continuance of this lease sell or dispose of the same or underlet said premises or any part thereof to any person or persons or make any alterations in the premises without the written consent and approbation of said party of the first part and at the expiration of said term or sooner termination of this lease as hereinafter mentioned will yield up and surrender quiet and peaceable possession of said premises to said party of the first part unless prevented as before expressed.

And it is further mutually covenanted and agreed by and between the parties aforesaid in manner following that is to say That if at any time the rent herein reserved shall become due and payable as aforesaid and shall remain due and unpaid for the space of fifteen days thereafter it shall be lawful for the said party of the first part if he sees fit to re-enter and take possession of said premises and every part and portion thereof and to eject the said party of the second part therefrom and put an end to this lease notwithstanding anything hereinbefore expressed and repossess hold and enjoy said premises in the same manner as if said term of five years had then expired

And upon the termination of this lease said party of the second part in case the rent as aforesaid shall be fully satisfied and paid shall be at liberty to remove the shelves counters glass cases gas fixtures and chandeliers belonging to him and other fixtures which he may during said term put and place in said premises which can be removed in a manner not to injure mar or deface said estate.

In Witness Whereof the parties aforesaid have hereunto interchangeably set their hands and affixed their seals this first day of April in the year of our Lord One thousand eight hundred & sixty four (1864)

Signed Sealed and Delivered in presence of
L. B. Gurnett.
Providence Nov. 7th /64

J. Mauran Admstr. [SEAL]
Estate of A. Nichs. Brown.
E. M. Sperling. [SEAL]

Recorded April 18, 1873 at 4.30 P.M. Witness G. W. Williamson Recorder of Deds.

U.S. REVENUE $1.50 STAMP

Providence February 8th 1866.

This is to certify that I hereby transfer the within Lease with all the rights and title therein to Julius Shuman.

Witness A. Shuman.
W. Cohen.

E. M. Sperling.

Providence Feby. 12th 1866.

I hereby accede to the transfer above of the within lease to Julius Shuman extending to sd. Shuman the privilege of two additional years from April 1st 1869 (the termination of said lease) thereby intending to convey to sd Shuman a lease for five years from April First Eighteen hundred and sixty six to April First Eighteen hundred & seventy one.

Witness
Theodore Vanarkey.

J. Mauran Admstr. of
Est of A. Nicht. Brown.
Julius Shuman.

Recorded April 18, 1873 at 4.30 P.M. Witness G. W. Williamson Recorder of Deds.

U.S. REVENUE $3.50 STAMP

Renewal of Lease.

We J. Mauran Admstr. and Anna M. Brown Guardian of the first part hereby agree to renew the attached Lease with all its privileges and responsibilities from the period of its present termination (April First Eighteen hundred & seventy one) to the present Lessee Julius Shuman of the second part for the term of five years. He of the second part hereby agreeing to pay for said renewed lease Fifteen hundred dollars (say $1500.) per annum (it being an increase of five hundred dollars (say $500) pr an. above the former stipulated price of one thousand dollars (say $1000) in equal quarterly payments say three hundred and seventy five dollars ($375.00) on the first day of July October & January.

We also extend to sd Shuman the privilege of underletting said premises for any proper and legitimate purposes he however holding himself fully responsible for the payment of all rents & dues thereon and damages. By the above writing it is intended to convey to sd Shuman a renewal of lease for five years from April First Eighteen hundred & seventy one to April First Eighteen hundred & seventy six.

Witness Catharine H. Murphy.
Providence Oct. 6, 1870.

J. Mauran Admstr. [L.S.]
Anna M. Brown Guardn. [L.S.]

Recorded April 18, 1873
at 4,30 P.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents.

That we Frederick M. Sackett Charles A. Sackett Henry B. Brastow and Helen P. Brastow his wife all of Providence R.I. and John B. Hall of New York City and L. Adeline Hall his wife for and in consideration of the sum of One thousand and sixty dollars to us paid by Henry C. Moulton of said Providence the receipt whereof is hereby acknowledged do grant remise release and forever quit claim to said Henry C. Moulton his heirs and assigns forever

Those two lots of land with all the buildings and improvements thereon situate on the Southerly side of Laurence Street in that part of said Providence formerly in the Town of Cranston being lots numbered 192 (One hundred ninety two) and 193 (one hundred ninety three) as laid out and delineated on that Plat called "Plat of an Estate belonging to Gershom Turner situated in Providence & Cranston surveyed and plotted April 15th 1846 by Atwater & Schubarth" recorded in the Town Clerks' Office in said Cranston in Plat Book Number 1 page 21 reference to which is hereby made. Being the same land conveyed to said Henry C. Moulton by Thomas Davis and others as Trustees under the Will of Adnah Sackett decd. by that conditional deed dated August 6, 1866 a copy whereof is recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 232 page 167 the condition named in said deed having been fully performed.

And we Thomas Davis of North Providence Joseph G. Johnson and Amasa R. Tourtellot of said Providence Trustees under the Will of Adnah Sackett deceased in consideration of the premises hereby release and convey unto said Henry C. Moulton his heirs and assigns all our right title and interest as such Trustees or otherwise in and to said granted land and premises.

To have and to hold the same with the appurtenances unto and to the use of said Henry C. Moulton his heirs and assigns forever. And we said Frederick M, Charles A, Henry B. Helen P. John B. and L. Adeline for ourselves and for our heirs executors and administrators covenant with said Henry C. Moulton his heirs and assigns to warrant and defend the aforedescribed premises to said Henry C. Moulton his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us.

And I Emma L. wife of said Frederick M. Sackett in consideration of the premises re-

mise release and forever quit claim to said Henry C. Moulton his heirs and assigns all my right of dower in and to the afore described premises.

In Testimony Whereof we hereto set our hands and seals this day of January A.D. Eighteen hundred and seventy three (1873)

Signed and Sealed in presence of
Henry E. Malin for signatures of
C.A. Sackett & F.M. Sackett
J.F. Williams as to L. Adeline
Hall & Helen P. Brastow
J.F. Gladwin Witness
J.F. Rogers jr. as to signature of
F.M. Sackett Atty.
Also to that of M.P. Sackett.

Fred. M. Sackett [L.S.]
Chas. A. Sackett [L.S.]
L. Adeline Hall [L.S.]
Helen P. Brastow [L.S.]
Henry B. Brastow [L.S.]
by F.M. Sackett Atty.
John B. Hall [L.S.]
Nancy P. Sackett [L.S.]
Thomas Davis [L.S.]
Joseph G. Johnson [L.S.] Trustees
Amasa R. Tourtellot [L.S.]

City & County of New York ss.

On this thirty first day of January A.D. 1873 before me personally appeared L. Adeline Hall wife of John B. Hall and Helen P. Brastow wife of Henry B. Brastow to me known to be the individuals described in and who executed the within instrument and acknowledged on a private examination and it being then and there shown and explained to each of them that they executed the same as their voluntary act and deed and declared to me that they did not wish to retract the same.

[L.S.] J.F. Williams. Notary Public.
New York.

State of Rhode Island Providence sc.

In the City of Providence on this 24th day of March A.D. 1873 then Thomas Davis Joseph G. Johnson and Amasa R. Tourtellot Trustees as aforesaid personally appeared before me and severally acknowledged the foregoing instrument by them signed in their said capacity of trustees to be their free and voluntary act and deed and their free and voluntary act and deed in their said capacity.

Francis A. Daniels.
Notary Public

Recorded April 19, 1873
at 1,35 P.M.

Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I William M. Bailey of North Providence in the State of Rhode Island &c. Trustee under and by virtue of those instruments recorded in the Office of the Recorder of Deeds in the City of Providence in said State in Deed Book Number 193 at pages 527 529 and 533

respectively and the instruments therein referred to by virtue and in exercise of the power vested in me under said instruments and of every other right and power me hereto enabling and with and pursuant to the assent request and direction of Anarelia G. Van Tyandt wife of Charles C. Van Tyandt named in said instruments as is evidenced by her signature and seal hereto and for and in consideration of the sum of One hundred dollars to me as such Trustee paid by Edward Roche (unmarried) of the City of Providence and State of Rhode Island the receipt whereof is hereby acknowledged do grant bargain sell and convey to the said Edward Roche his heirs and assigns forever

A certain lot of land situated in the City of Providence and State of Rhode Island and laid out delineated and described as lot numbered Two hundred and forty four (244) on a Plat of lands entitled "Plot of the What Cheer Estate belonging to the heirs of the late Gov. James Fenner decd. surveyed and plotted July 14th 1847 by Atwater & Schubarth" which said Plat is recorded in said City of Providence in Book of Plats Number 2 page 19 reference to said recorded plat being hereby made for a further and more particular description of said lot of land hereby conveyed.

To have and to hold the same with the appurtenances unto and to the use of the said Edward Roche his heirs and assigns forever. And I the said William M. Bailey Trustee as aforesaid covenant with said Edward Roche his heirs and assigns to warrant and defend the aforedescribed estate and premises to the said Edward Roche his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me as Trustee as aforesaid.

In Testimony Whereof we hereto set our hands and seals the first day of April A.D. Eighteen hundred and seventy three. 1873.

Signed Sealed and Delivered
in presence of
W. M. Bailey jr.
Witness to both signatures

William M. Bailey. [L.S.]
Trustee
Arazelia G. Van Tyandt. [L.S.]

State of Rhode Island &c. Providence sc. In Providence in said County on the Eighth day of April A.D. 1873 William M. Bailey personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed as Trustee as therein named

W. M. Bailey jr.
Public Notary.

Recorded April 19, 1873
at 2.35 P.M.
Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Catherine Noonan of the City and County of Providence in consideration of Seven hundred dollars paid by John Mc Elroy of said City and County the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said John Mc Elroy the following goods and chattels namely

All the stock and fixtures in the Saloon Number 16 and 18 Eddy Street in the City of

Providence. To have and to hold all and singular the said goods and chattels to the said John Mc Elroy and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances and that I Catherine Noonan have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Catherine Noonan have hereunto set my hand and seal this 18th day of April in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
J. M. Cosgrove.

Catherine her X mark Noonan [L.S.]

Recorded April 21, 1873
at 9.30 a.m.
Witness G. A. Williamson
Recorder of Deeds.

This Indenture

Made and executed this thirty first day of August in the year of our Lord one thousand eight hundred and seventy two by and between Amasa S. Westcott of the City and County of Providence in the State of Rhode Island &c. of the first part and John Reichenbach of said City County and State of the second part Witnesseth

That the said Westcott doth hereby let and demise unto the said Reichenbach the premises No. 30 South Main Street in said Providence being the second and third stories and the attic of his building on South Main Street and the building or buildings in the rear thereof being the same premises now occupied by the said Reichenbach under a written and also a verbal lease from said Westcott to the said Reichenbach reserving however to the tenants of the lower story the right to use the privy and of passing to and from the same for the term of five years commencing the first day of September A.D. 1872 and ending August Thirty first A.D. 1877 the said Reich – yielding and paying as rent therefor the sum of one hundred dollars per month for each and every month during said term said monthly rent to be due and payable on the last day of every month during said term And the said Reichenbach doth hereby agree that he will pay the rent in the manner above mentioned that at the end of said term he will surrender and deliver up said premises in as good order as they now are ordinary wear and tear excepted and will remove all ashes and rubbish from the premises and will not suffer any nuisance to be or remain upon the premises and will not himself nor suffer any other person or persons to use said premises for any unlawful purpose

And it is understood and agreed that in case the rent is due and unpaid for the space of ten days or in case of the breach of any of the covenants herein contained the said Westcott shall have the right to end and determine this lease and reenter and

take possession of said premises either with or without process of law. And it is further understood and agreed that said Reichenbach shall not underlet said premises or any part thereof without the consent of said Westcott in writing first had and obtained. Renting rooms to lodgers by the day or week however shall not be deemed a violation of this provision against underletting.

In Witness Whereof we have hereunto set our hands and seals the day and year above written

In presence of
The erasure in the seventh line from the bottom of first page made and the word "will" written immediately before the erasure before signing.

Amasa S. Westcott [L.S.]

John Reichenbach. [L.S.]

Recorded April 24 1873 at 10,30 A. M. } Witness G. A. Williamson

Recorder of Deeds.

Know All Men by these Presents

That I James P. Burlingame of the City of Providence in the 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 at or before signing sealing and delivery of these presents by Samuel G. Curry of said City County and State the receipt whereof I the said James P. Burlingame do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Samuel G. Curry the following described property

1 barn size 20 x 30 located at No. 136 Elm St. in said City of Providence standing upon leased land 1 express wagon 1 lumber reach 1 open buggy and 1 sorrel horse. Together with all and singular of household furniture carpets stoves crockery and glass ware now in house occupied by me at No. 44 Bassett Street in said City of Providence.

To have and to hold the said granted and bargained property goods and chattels unto the said Samuel G. Curry his heirs executors administrators and assigns to them and their only proper use benefit and behoof forever and I the said James P. Burlingame do vouch myself to be the true and lawful owner of the said property goods and chattels and have in me full power good right and lawful authority to dispose of the said property goods & chattels in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said property goods and chattels unto the said Samuel G. Curry his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said James P. Burlingame have hereunto set my hand and seal this nineteenth day of June in the year of our Lord one thousand eight hundred and seventy two.

Executed and Delivered
in presence of
Daniel Webster.

James B. Burlingame [L.S.]

Recorded April 21, 1873 at 12 M. } Witness G. A. Williamson Recorder of Deeds.

R

Whereas

William H. Young of Providence Rhode Island on the twenty sixth day of October A. D. 1871 executed to Harriet H. Clarke of Kingston Rhode Island a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of two thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Harriet H. Clarke or order in one year after date with interest payable semi annually at ten per cent per annum reference being had to said deed of mortgage which is recorded in said Providence in Book No. 52 page 177 of the Records of Mortgages of Real Estate and in which said mortgage were certain powers of sale in case of default in the payment of said note And whereas default was made in the payment of said note and said default continued for more than ten days

And whereas said Harriet H. Clarke advertised said mortgaged premises for sale in the Manufacturers and Farmers' Journal one of the public newspapers printed and published in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days And whereas at the public auction held in pursuance of said advertisement on the twentieth day of March A. D. 1873 Beriah C. Kenyon of Charlestown Rhode Island being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of seventeen hundred dollars

Now therefore I the said Harriet H. Clarke in consideration of said sum of seventeen hundred dollars to me paid by said Beriah C. Kenyon the receipt of which said sum is hereby acknowledged hereby by virtue of the powers conferred upon me by said mortgage grant bargain sell and convey to said Beriah C. Kenyon his heirs and assigns forever

That lot of land with the buildings and improvements thereon situate on the Northerly side of Colfax Street in said Providence and measuring forty feet on said street & holding that width extends back therefrom sixty three feet and is the Southerly sixty three feet of Lot No. 59 (fifty nine) on the Josiah King Plat No. 2 so called a copy of which plat is on record in the land records of said Providence in Plat Book No. 9 page 11 being the same premises described in said mortgage.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Beriah C. Kenyon his heirs and assigns forever. And I the said Harriet H. Clarke do hereby covenant with said Beriah C. Kenyon his heirs and assigns that at the date of said sale I was the owner and holder of the said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the requirements of said mortgage in relation thereto.

In testimony whereof I have hereunto set my hand and seal this twentieth day of March Eighteen hundred and seventy three.

Signed Sealed and Delivered in presence of
J. H. Wells.
Words "Manufacturers and Farmers" first interlined & words semi weekly first erased

Harriet H. Clarke [L.S.]

State of Rhode Island &c. County of Washington ss.

At South Kingstown this fifth day of April A.D. 1873 Then Harriet H. Clarke personally appeared before me and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed.

Before me J. Henry Wells. Notary Public.

Recorded April 21, 1873
at 12 M.

Witness G. A. Williamson
Recorder of Deeds.

Whereas

William H. Young of Providence Rhode Island on the eighteenth day of January A.D. 1872 executed to Beriah C. Kenyon of Charlestown Rhode Island a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of two thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Beriah C. Kenyon or order in one year after date with interest payable semi annually at ten per cent per annum reference being had to said deed of mortgage which is recorded in said Providence in Book No. 54 page 93 of the records of mortgages of real estate and in which said mortgage were certain powers of sale in case of default in the payment of said note

And whereas default was made in the payment of said note and said default continued for more than ten days And whereas said Beriah C. Kenyon advertised said mortgaged premises for sale in the Manufacturers' and Farmers' journal one of the public newspapers printed & published in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the twentieth day of March A.D. 1873 John G. Clarke of South Kingstown in said State of Rhode Island being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of seventeen hundred dollars

Now therefore I the said Beriah C. Kenyon in consideration of said sum of seventeen hundred dollars to me paid by said John G. Clarke the receipt of which said sum is hereby acknowledged hereby by virtue of the powers conferred upon me by said mortgage grant bargain sell and convey to said John G. Clarke his heirs and assigns forever

That lot of land with the buildings thereon situate on the Northerly side of Colfax Street in said Providence and measures forty feet on said street and holding that width extends back therefrom sixty three feet and is the Southerly sixty three feet of Lot No. 58 (fifty eight) on the "Josiah King Plat No. 2" so called a copy of which plat is on record in the land records of said Providence in Plat Book No. 9 page 11 being the same premises described in said mortgage.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said John G. Clarke his heirs and assigns forever. And I the said Beriah C. Kenyon

do hereby covenant with said John G. Clarke his heirs and assigns that at the date of said sale I was the owner and holder of said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the requirements of said mortgage in relation thereto.

In testimony whereof I have hereunto set my hand and seal the twentieth day of March Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of
Words the "Manufacturers and Farmers" first interlined & words the semi weekly first erased
G. A. Williamson

Beriah C. Kenyon [L.S.]

State of Rhode Island &c. Providence ss.

In Providence this 31st day of March 1873 Beriah C. Kenyon acknowledged the aforegoing to be his free act and deed.

Before me G. A. Williamson Justice of Peace.

Recorded April 21, 1873
at 12 M.

Witness G. A. Williamson
Recorder of Deeds.

Whereas

Peleg Dawley of the City of Providence in the State of Rhode Island did on the first day of July A.D. 1856 make and execute his deed of mortgage of that date of a lot of land situated in said City of Providence to Daniel C. Carpenter of said City to secure the payment of two promissory notes as by reference to said deed of mortgage recorded in the land records of City in Book 9 page 391 will more fully appear And whereas said deed of mortgage fully authorized and empowered the said Carpenter as the attorney of the said Dawley to sell and convey said mortgaged property under the conditions and in the manner therein named and also authorized and empowered the said Carpenter to depute and substitute other persons in his place and stead as attorneys to sell and convey said mortgaged property in accordance with the terms and conditions named therein.

And whereas the said Carpenter did on the first day of November A.D. 1856 by his assignment in writing of that date sell assign convey and transfer to Henry A. Hidden of said City of Providence all his right title and interest in said mortgage deed the premises therein described and the notes thereby secured as will appear from said assignment in Book 9 page 518 of the land records of said City

And whereas the principal sum of said notes has become due and payable and remains due and unpaid and the conditions of said mortgage deed have been broken and the premises described in said mortgage deed have been advertised for sale at public auction for twenty days in the Rhode Island Country Journal one of the newspapers published in said City And whereas at said public auction of said premises on the 12th day of April A.D. 1873 at the Office of George H. Burnham No. 5 Washington Buildings in said City the said lot of land described in said mortgage deed

was purchased by Charles H. Hidden of said City of Providence he being the highest bidder therefor for the sum of two hundred and twenty five dollars Now therefore I the said Henry A. Hidden by virtue of the power given me in said mortgage deed and said assignment thereof by said Carpenter and in consideration of the premises and the said sum of two hundred twenty five dollars to me paid the said Charles H. Hidden have given granted bargained and sold and do by these presents give grant bargain sell and convey to the said Charles H. Hidden his heirs and assigns forever.

A lot of land on the North side of Nichols Street in said City of Providence bounded as follows beginning at the Southwesterly corner of lot numbered Twenty nine (29) as delineated on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One (1) page 127 of the land records of said City thence extending Northerly bounding Westerly on Lot Number Thirty (30) on said plat ninety feet thence Easterly on a line parallel with said Nichols Street sixty feet thence Southerly on a line parallel with the East line of said Lot Number Thirty ninety feet to said Nichols Street thence on said Nichols Street to the place of beginning.

To have and to hold the same with all the rights privileges and appurtenances thereunto belonging to him the said Charles H. Hidden his heirs and assigns forever.

The sale herein set forth was made and this deed is executed to correct an error made in a conveyance of the same premises by this grantor recorded in Book 154 page 249 of the land records of said City of Providence

In Witness Whereof I have hereunto set my hand and seal this fourteenth day of April A.D. 1873.

Signed Sealed and Delivered in presence of James C. Hidden. Henry A. Hidden. [L.S.]

State of Rhode Island Providence County ſc. In the City of Providence this 21st day of April A.D. 1873 Henry A. Hidden personally appeared before me and acknowledged the aforewritten instrument by him signed to be his free and voluntary act and deed.

James C. Hidden.
Justice of the Peace.

Recorded April 21, 1873 at 12 M. Witness G. A. Williamson
Recorder of Deeds.

Whereas

Peleg Dawley of the City of Providence in the State of Rhode Island did on the first day of July A.D. 1856 make and execute his deed of mortgage of that date of a lot of land situated in said City of Providence to Daniel C. Carpenter of said City to secure the payment of two promissory notes as by reference to said deed of mortgage recorded in the land records of said City in Book 9 page 393 will more fully appear And whereas said deed of mortgage fully authorized and empowered the said Carpenter as the attorney of said Dawley to sell and convey said mortgaged property under the conditions and in the manner therein named and also authorized and empowered the said Carpenter to depute and substitute other

persons in his place and stead as attorneys to sell and convey said mortgaged property in accordance with the terms and conditions named in said mortgage deed And whereas the said Carpenter did on the first day of November A.D. 1856 by his assignment in writing of that date sell assign convey and transfer to Henry A. Hidden of said City of Providence all his right title and interest in said mortgage deed the premises therein described and the notes secured thereby as will appear from said assignment on record in Book 9 page 519 of the land records of said City of Providence And whereas the principal sum of said notes has become due and payable and remains due and unpaid and the conditions of said mortgage deed have been broken and the lot of land described in said mortgage deed has been advertised for sale at public auction for twenty days in the Rhode Island Country Journal one of the newspapers published in said City of Providence.

And whereas at said public auction of said mortgaged premises on the 12th day of April A.D. 1873 at the office of George H. Burnham No. 5 Washington Buildings in said City the said lot of land described in said mortgage deed was purchased by Wilkins U. Hidden of said City of Providence he being the highest bidder therefor for the sum of two hundred and twenty five dollars Now therefore I the said Henry A. Hidden by virtue of the power given me in said mortgage deed and said assignment thereof by said Carpenter and in consideration of the premises and the said sum of two hundred and twenty five dollars to me paid by the said Wilkins U. Hidden have given granted bargained and sold and do by these presents give grant bargain sell and convey to the said Wilkins U. Hidden his heirs and assigns forever

A lot of land situated on the South side of Pettis Street in said City of Providence and bounded as follows beginning at the Northwesterly corner of Lot Number Twenty Three (23) as delineated on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One (1) page one hundred twenty seven (127) of the land records of said City thence Easterly bounding Northerly on said Pettis Street sixty feet thence Southerly on a line parallel with the West line of said Lot Number Twenty three ninety feet thence Westerly parallel with said Pettis Street sixty feet thence Northerly on the West line of said Lot Number Twenty Three to the place of beginning.

To have and to hold the same with all the rights privileges and appurtenances thereunto belonging to him the said Wilkins U. Hidden his heirs and assigns forever

The sale herein set forth was made and this deed is executed to correct an error made in a conveyance of the same premises by this grantor recorded in Book 154 page 248 of the land records of said City of Providence.

In Witness Whereof I have hereunto set my hand and seal this fourteenth day of April A.D. 1873.

Signed Sealed and Delivered in presence of James C. Hidden. Henry A. Hidden. [L.S.]

State of Rhode Island Providence County ſc.
In the City of Providence this 21st day of April A.D. 1873 Henry A. Hidden personally appeared before me and acknowledged

the aforewritten instrument by him signed to be his free and voluntary act and deed.

James C. Hidden.

Justice of the Peace.

Recorded April 21, 1873 at 12 M. } Witness G. A. Williamson

Recorder of Deeds.

Whereas

Henry Gardner of the City of Providence in the State of Rhode Island did on the first day of November A. D. 1856 make and execute of that date his deed of mortgage of certain lands to Daniel C. Carpenter of said City of Providence to secure the payment of three promissory notes as by reference to said deed of mortgage on record in the land records of said City of Providence in Book 9 page 419 will more fully appear And whereas said deed of mortgage fully authorized and empowered the said Carpenter as the attorney of said Gardner to sell and convey said mortgaged property under the conditions and in the manner therein named and also authorized and empowered the said Carpenter to depute and substitute other persons in his place and stead as attorneys to sell and convey said mortgaged property in accordance with the terms and conditions named in said mortgage deed.

And whereas the said Carpenter did on the 12th day of November A. D. 1856 by his assignment in writing of that date sell assign convey and transfer to Henry A. Hidden of said City of Providence all his right title and interest in and to the said deed of mortgage and to the premises therein described and the notes secured thereby as will appear from said assignment on record in Book 9 page 520 of the land records of said City of Providence And whereas the principal sum of said notes has become due and payable and remains due and unpaid and the conditions of said deed of mortgage have been broken and the lots of land described in said mortgage deed have been advertised for sale at public auction for twenty days in the Rhode Island Country Journal one of the newspapers published in said City of Providence And whereas at said public auction of said mortgaged premises on the 12th day of April A. D. 1873 at the office of George H. Burnham No. 5 Washington Buildings in said City one of the lots of land described in said mortgage deed to wit Lot Number Ninety two (92) on a plat of land formerly belonging to Edmund A. Nichols recorded in Book of Plats Number One (1) page one hundred one (101) of the land records of said City was purchased by James Gilheeney of said City of Providence he being the highest bidder therefor for the sum of two hundred dollars

Now therefore I the said Henry A. Hidden by virtue of the power given me in said mortgage deed and said assignment thereof by said Carpenter and in consideration of the premises and the said sum of two hundred dollars to me paid by the said James Gilheeney have given granted bargained and sold and do by these presents give grant bargain sell and convey to the said James Gilheeney his heirs and assigns forever

A lot of land situated in said City of Providence and laid out and described as Lot Number Ninety two (92) on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One (1) page one hundred one of the land records of said City of Providence

To have and to hold the same with all the rights privileges and appurtenances thereunto belonging to him the said James Gilheeney his heirs and assigns forever

The sale herein set forth was made and this deed is executed to correct an error made in a conveyance of the same lot of land by this grantor and recorded in Book 154 page 252 of the land records of said City

In Witness Whereof I have hereunto set my hand and seal this fourteenth day of April A. D. 1873.

Signed Sealed and Delivered in presence of James C. Hidden

Henry A. Hidden [L.S.]

State of Rhode Island County of Providence ss. In the City of Providence this 21st day of April A. D. 1873 Henry A. Hidden personally appeared before me and acknowledged the aforewritten instrument by him signed to be his free and voluntary act and deed.

James C. Hidden Justice of the Peace.

Recorded April 21, 1873 at 12 M. } Witness G. A. Williamson

Recorder of Deeds.

Whereas

Henry Gardner of the City of Providence in the State of Rhode Island did on the first day of November A. D. 1856 make and execute of that date his deed of mortgage of certain lands to Daniel C. Carpenter of said City of Providence to secure the payment of three promissory notes as by reference to said deed of mortgage on record in the land records of said City in Book 9 page 419 will more fully appear And whereas said deed of mortgage fully authorized and empowered the said Carpenter as the attorney of said Gardner to sell and convey said mortgaged property under the conditions and in the manner therein named and also authorized and empowered the said Carpenter to depute and substitute other persons in his place and stead as attorneys to sell and convey said mortgaged property in accordance with the terms and conditions named in said mortgage deed.

And whereas the said Carpenter did on the 12th day of November A. D. 1856 by his assignment in writing of that date sell assign convey and transfer to Henry A. Hidden of said City of Providence all his right title and interest in and to said deed of mortgage the premises therein described and the notes thereby secured as will appear from said assignment on record in Book 9 page 520 of the land records of said City

And whereas the principal sum of said notes has become due and payable and remains due and unpaid and the conditions of said deed of mortgage have been broken and the lots of land described in said mortgage deed have been advertised for sale at public auction for twenty days in the Rhode Island Country Journal one of the newspapers published in said City And whereas at said public auction of said mortgaged premises on the 12th day of April A. D. 1873 at the office of George H.

Burnham No. 5 Washington Buildings in said City one of the lots of land described in said deed of mortgage to wit Lot Number Ninety three (93) on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One page one hundred one of the land records of said City was purchased by Charles O'Reily of said City of Providence. he being the highest bidder therefor for the sum of two hundred dollars

Now therefore I the said Henry A. Hidden by virtue of the power given me in said mortgage deed and said assignment thereof by said Carpenter and consideration of the premises and the said sum of two hundred dollars to me paid by the said Charles O'Reily have given granted bargained and sold and do by these presents give grant bargain sell and convey to him the said Charles O'Reily his heirs and assigns forever

A lot of land situated in said City of Providence and laid out and described as Lot Number Ninety three (93) on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One page one hundred one of the land records of said City of Providence

To have and to hold the same with all the rights privileges and appurtenances thereunto appertaining to him the said Charles O'Reily his heirs and assigns forever

The sale herein set forth was made and this deed is executed to correct an error made in a conveyance of the same lot of land by this grantor and recorded in Book 154 page 252 of the land records of said City.

In Witness Whereof I have hereunto set my hand and seal this fourteenth day of April A.D. 1873.

Signed Sealed and Delivered in presence of James C. Hidden. — Henry A. Hidden. [L.S.]

State of Rhode Island County of Providence ſc. In the City of Providence this 21st day of April A.D. 1873 Henry A. Hidden personally appeared before me and acknowledged the aforewritten instrument by him signed to be his free and voluntary act and deed.

James C. Hidden.
Justice of the Peace.

Recorded April 21, 1873 at 12 M. — Witness G. A. Williamson
Recorder of Deeds

Whereas

Henry Gardner of the City of Providence in the State of Rhode Island did on the first day of November A.D. 1856 make and execute of that date his deed of mortgage of certain lands to Daniel E. Carpenter of said City to secure the payment of three promissory notes as by reference to said deed of mortgage on record in the land records of said City in Book 9 page 419 will more fully appear

And whereas said deed of mortgage fully authorized and empowered the said Carpenter as the attorney of said Gardner to sell and convey said mortgaged property under the conditions and in the manner therein named and also authorized and empowered the said Carpenter to depute and substitute other persons in his place and stead as attorneys to sell and convey said mortgaged property in accordance with the terms and conditions named in said mortgage deed.

And whereas said Carpenter did on the 12th day of November A.D. 1856 by his assignment in writing of that date sell assign convey and transfer to Henry A. Hidden of said City all his right title and interest in and to the said deed of mortgage the premises therein described and the notes thereby secured as will appear from said assignment on record in Book 9 page 520 of the land records of said City And whereas the principal sum of said notes has become due and payable and remains due and unpaid and the conditions of said deed of mortgage have been broken and the lots of land described in said deed of mortgage have been advertised for sale at public auction for twenty days in the Rhode Island Printing Journal one of the newspapers published in said City And whereas at said public auction of said mortgaged premises on the 12th day April A.D. 1873 at the office of George H. Burnham No. 5 Washington Buildings in said City one of the lots of land described in said deed of mortgage to wit Lot Number Ninety four (94) on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One page one hundred one of the land records of said City was purchased by Edward J. Cooney of said City he being the highest bidder therefor for the sum of two hundred dollars Now therefore I the said Henry A. Hidden by virtue of the power given me in said deed of mortgage and said assignment thereof by said Carpenter and in consideration of the premises and the said sum of two hundred dollars to me paid by the said Edward J. Cooney have given granted bargained and sold and do by these presents give grant bargain sell and convey to him the said Edward J. Cooney his heirs and assigns forever

A lot of land situated in said City of Providence and laid out and described as Lot Number Ninety four (94) on a plat of land formerly owned by Edmund A. Nichols recorded in Book of Plats Number One (1) page one hundred one (101) of the land records of said City.

To have and to hold the same with all the rights privileges and appurtenances thereunto belonging to him the said Edward J. Cooney his heirs and assigns forever

The sale herein set forth was made and this deed is executed to correct an error made in a conveyance of the same lot of land by this grantor and recorded in Book 154 page 252 of the land records of said City.

In Witness Whereof I have hereunto set my hand and seal this fourteenth day of April A.D. 1873.

Signed Sealed and Delivered in presence of James C. Hidden. — Henry A. Hidden [L.S.]

State of Rhode Island Providence County ſc. In the City of Providence this 21st day of April A.D. 1873 Henry A. Hidden personally appeared before me and acknowledged the aforewritten instrument by him signed to be his free and voluntary act and deed.

James C. Hidden.
Justice of the Peace.

Recorded April 21, 1873 at 12 M. — Witness G. A. Williamson
Recorder of Deeds

This Indenture of Lease

Made this twenty eighth day of October A.D. 1872 by and between The West Providence Land Company of Providence a Corporation created by the General Assembly of the State of Rhode Island &c. of the first part and George H. Page and John H. Rowley doing business in the City of Providence under the name of Page and Rowley of the second part witnesseth

That in consideration of the rents and lessees covenants hereinafter reserved and contained the said party of the first part doth hereby demise and lease unto the said parties of the second part so much of a certain lot of land situate on the Northerly side of Power Street between Wells Street and South Main Streets in the City of Providence as is now occupied by a building heretofore known as The Power Street Methodist Episcopal Church together with such building and other improvements herein agreed to be placed thereon

To have and to hold the same with the appurtenances thereunto belonging unto the said parties of the second part their heirs and assigns for and during the term of nine (9) years from the first day of January A.D. 1873 and to be complete and ended on the thirty first day of December A.D. 1881

Yielding and paying therefor the annual rent of two thousand dollars per annum during the first four (4) years of said term of nine (9) years and during the last five (5) years of said term an annual rent to be determined as hereinafter provided and during the whole of said term of nine (9) years to pay all gas bills and water taxes. Said rental to be paid in equal monthly payments on the first day of each and every month during all of said term of nine (9) years

And it is further agreed by and between the parties to this lease that if said parties do not agree upon the rent for said final term of five (5) years at least ninety (90) days before the termination of the first term of four (4) years aforesaid they shall then at least sixty days before the termination of said first term of four (4) years each select a judicious and disinterested person to determine said rent and if the two so selected cannot agree they two shall then select a third judicious and disinterested person and the decision of either two then agreeing shall determine the rent for said last term of five (5) years. But if the two first referees so chosen shall not agree upon the rent or select a third referee within ten (10) days after their own appointment then said party of the first part may designate and appoint said third referee. And if within ten (10) days after the termination of said first term of four years either of the said parties to this lease has failed to select a referee as herein agreed then the other of said parties may select both referees who shall determine the rent in the same manner as if selected by both parties as herein before provided.

Provided always that if default shall be made in the payment of said rent or any part thereof or in the performance of any of the lessees' covenants hereinafter contained for ten (10) days after the same should be paid or performed or if the said premises should be destroyed or damaged by fire so as to become untenantable it shall be lawful for said party of the first part to terminate this lease first giving to said party of the second part their heirs or assigns twenty days notice in writing of their intention so to do.

And said party of the first part further agrees to pay the sum of Sixteen hundred and fifty dollars ($1650.00) in full consideration for certain alterations and improvements to be made by or for said parties of the second part to said building hereby demised and leased. Said improvements and alterations to be made in accordance with the specifications annexed to this instrument and constituting a part thereof And said party of the first part further agrees that if at any time during said term of nine years they shall erect any building or make any other improvements upon said lot of land between said building hereby demised and leased and South Main Street they shall first offer said building so erected or such other improvements to the said parties of the second part at the same terms upon which they are willing to lease the same to other parties and if such offer is not accepted by said parties of the second part within ten (10) days after the same has been offered to them in writing then said party of the first part shall have full liberty to rent to other parties or otherwise dispose of the same free of all liability to any claim from said parties of the second part. And if said party of the first part desires at any time to build upon or improve said lot between the present building and South Main Street they shall have full liberty to do so and also to remove and take possession of all projections beyond the line of the main wall of the Westerly end of said present building and to close all entrances or openings in said wall doing so however with as little disturbance as possible of said parties of the second part.

And said parties of the second part do hereby covenant with the said party of the first part their successors and assigns that the said parties of the second part their heirs or assigns will pay the said rent as aforesaid with interest at seven per cent per annum from the time the same becomes due if not paid when due will at their own expense make all interior repairs to said building and keep the premises in as good order as the same now are or may be put in at any time during the continuance of this lease that the said premises shall be occupied in a legal and reputable manner and that they will not underlet the same without the written consent of the parties of the first part their successors or assigns that they will not suffer any ashes or offal to accumulate on the premises that they will at all times suffer the party of the first part their servants agents or workmen in their discretion to enter upon inspect and repair the said premises and that they will upon the termination of this lease leave the premises in as good condition as the same now are or at any time may be put in casualties by the elements alone excepted Surrendering also therewith any additions or improvements that may be made as hereinbefore specified.

Provided also however that in case said premises herein described shall be damaged by fire so as to become untenantable and the same shall not be reinstated by said party of the first part their successors or assigns within ninety (90) days thereafter it shall be lawful for said parties of the second part their heirs or assigns to terminate this lease and provided also that in case said premises shall be so reinstated within said ninety (90) days a just abatement shall be made in the rent for the time during which said premises shall be untenantable by reason of such damage or destruction by fire. And also that any holding over the term of this lease shall be on the same terms as are herein specified except that the same shall continue only during the will and pleasure of said party of the first part.

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

In presence of
W. M. Bailey Jr.
Witness to three signatures

The West Providence Land Company [L.S.]
by William M. Bailey Treasurer
George H. Page [L.S.]
J. H. Rowley [L.S.]

Providence Octo 28th 1872

It is agreed and understood by and between the parties to the within lease that in case the Westerly projection of the present building shall be removed by the parties of the first part and a new building erected in its place that the parties of the second part shall have accommodation in said new building equal in area and accommodation to that which they now have in said projection and without additional charge for rent for such substituted accommodation

In presence of
W M Bailey Jr
Witness to three signatures

The West Providence Land Company (LS)
by William M Bailey Treasurer
George H. Page. (LS)
John H. Rowley. (LS)

State of Rhode Island &c. Providence Jc.

In the City of Providence this twenty ninth day of November A.D. 1872 personally appeared before me William M. Bailey Treasurer George H. Page and John H. Rowley and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed

W. M. Bailey Jr.
Public Notary.

Specifications.

Providence Oct 28th 1872

We do agree to cut and hang double door on Wells Street 9 ft. by 10 ft. to lay floor of hemlock 1 in. thick in body of house to take out one flight of stairs in South West corner lay floor and put up partition with door three cupboards with locks one water closet with wash bowl cased up with pine cut all holes for gas pipes put in new window for office take upper panels out of front door and put glass in their place. Make washstand in the basement lay 2 in. plank floor 45 ft. by 64 ft. put up 30 stalls with turned posts and matched plank planed both sides mangers in each stall with iron on front edge and iron on top edge of each stall. Make water tubs put door in front hall take down partitions take out furnace. Cut double door 9 X 10 on Power St. Build shed between church and stable 17 feet front 40 feet deep with tar and gravel roof double doors in front. Connect water pipes from wash stand to City sewer also water closet and set bowl with same. Bring City water in and connect same with water closet bowl and wash stand. Paint the new work in ladies' dressing room two coats to match old paint. The contractors to furnish all materials and labor to complete the job as specified in a good substantial manner for the sum of

A manure pit to be dug between the church and barn on Wells St. and stoned up in good order. All materials taken out of the building and not used to be left for the owners of the building.

The West Providence Land Company
by William M. Bailey Treasurer
George H. Page. (LS)
John H. Rowley. (LS)

Recorded April 21, 1873
at 2,50 P.M. Witness G A Williamson
Recorder of Deeds.

This Indenture

Made and executed this first day of April A.D. 1873 by and between William M. Bailey and William G. R. Mowry Trustees to the estate of Benjamin D. Earle late of the City of Providence deceased and George B. Earle of the first part and Franklin Lodge No. 23 of the Independent Order of Odd Fellows a Corporation duly incorporated of the second part and all of the City and County of Providence State of Rhode Island

Witnesseth That the said parties of the first part do hereby demise lease and let unto said party of the second part the entire two upper stories in the building on the North West corner of South Main and James Streets in said City of Providence being No. 261 South Main St. consisting of Earle's Hall and ante-rooms and entrances and the Hall below the same with ante-rooms and entrances

To have and to hold the same with the appurtenances unto said party of the second part their successors and assigns for the term of five years from and after the first day of August A.D. 1872 yielding and paying therefor during said term the annual rent of Seven hundred dollars in equal monthly payments on the last business day in each and every month

Provided that if the said rent or any part thereof shall be behind and unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten days thereafter then said parties of the first part their heirs and assigns and successors may demand interest at 7 per cent until paid and at their option determine this lease and re-enter upon said demised premises The said parties of the first part their heirs assigns and successors covenant with the said party of the second part their assigns and successors that at the expiration of this lease it shall be renewed for another term of five years if so desired by said party of the second part their assigns and successors and if so desired and the parties hereto their heirs assigns and successors cannot agree upon the rent for the second term then each party shall select one disinterested person and if these two cannot agree they shall select a third and any two of the three so chosen shall determine and fix the rent for said second term. Provided that it shall not be fixed at a sum less than that fixed herein for the first term.

And the said party of the second part do covenant and agree to and with said parties of the first part their heirs and assigns that the said party of the second part their successors and assigns shall during said term pay unto the parties of the first part the rent aforesaid at the times and in the manner hereinbefore appointed for the payment thereof and with interest at 7 per cent per annum for any delay in payment after the rent becomes due

And it is further covenanted understood and agreed by and between said parties that the said parties of the first part shall keep said premises in good order and repair so far as relates to the outside of said building and damage (if any) occasioned by leakage or settling of the building during said term that the said party of the second part may sublease or let the whole or any part of said premises only upon the written consent of the parties of the first part which they the parties of the first part shall give for any reputable and legal occupation that in case said premises become untenantable from fire or other casualty a just abatement of the rent shall be made until the same are repaired by said parties of the first part that said parties of the second part will at the expiration of said term or oth

er sooner termination hereof surrender said premises to the said parties of the first part their heirs assigns and successors in as good condition as the same now are ordinary wear and tear and damage by fire and other casualty by the elements excepted and that said party of the second part their successors and assigns well and truly keeping and performing thier covenants aforesaid shall quietly occupy and enjoy the said demised premises during said term without lawful let or hindrance from any person or persons.

In Testimony Whereof the parties aforesaid have hereunto set their respective hands and seals this first day of April A. D. 1873.

Signed Sealed & Delivered
in presence of
W. M. Bailey Jr. to W. M. B.
E. F. Burlingame to W. G. R. M.
R. Walker.
I. P. Godding.
Wm. H. Wood.

Geo. B. Earle. [L.S.]
Wm. G. R. Mowry Trustee. [L.S.]
Wm. M. Bailey Trustee. [L.S.]
John W. Lee. [L.S.]
S. A. Goodspeed. [L.S.]
F. W. L. Kruschke. [L.S.]

Recorded April 23, 1873
at 1, 40 P. M.
Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That we Josiah D. Hunt and Mary J. Hunt his wife both of Brooklyn in the State of New York Maria J. Hunt widow of the late Joshua Hunt deceased also of said Brooklyn and Allen B. Warner and Frances E. Warner his wife both of the City and County of Providence and State of Rhode Island for and in consideration of the sum of one dollar to us paid by Ebenezer Allen of said Providence the receipt whereof we do hereby acknowledge have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said Ebenezer Allen his heirs and assigns forever all the right title interest property claim and demand which we now have or of right ought to have or claim in and to

A certain tract of land with the buildings and improvements thereon situate in the Westerly part of said City of Providence on the Northerly side of Cranston Street on which it measures fifty feet more or less and holding said width of fifty feet extends back North Westerly from said street one hundred feet more or less being the same lots described in two deeds of the same to Solomon Gage one from Mary French dated April Second A. D. 1849 and recorded in the Records of Deeds of the City of Providence in Book 113 page 354 and one from Elisha A. Durfee dated March 20th 1849 and recorded in Book 118 page 132 of said Records.

To have and to hold the same with all the rights prurileges and appurtenances thereof or thereunto appertaining to the said Ebenezer Allen his heirs and assigns forever.

And we the aforenamed grantors for ourselves and for our heirs executors and administrators do covenant with the said Ebenezer Allen his heirs and assigns that we will warrant and

defend the aforedescribed premises to the said Ebenezer Allen his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us.

And we the aforenamed grantors do hereby forever remise and release unto the said Ebenezer Allen all our right title and interest in and to all the rents and profits arising from said estate up to the day of the date of this deed.

In testimony whereof we have hereunto set our hands and seals this sixth day of March in the year of our Lord one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
Edwin C. Pierce.

Josiah D. Hunt. [L.S.]
Mary J. Hunt. [L.S.]
Maria J. Hunt. [L.S.]
Allen B. Warner. [L.S.]
Frances E. Warner. [L.S.]

State of Rhode Island Providence Sc.

In Providence in said County on this sixth day of March A. D. 1873 then personally appeared Josiah D. Hunt Maria J. Hunt and Allen B. Warner subscribers to the foregoing instrument and acknowledged the same to be their free and voluntary act and deed. At the same time and place Mary J. Hunt wife of said Josiah D. Hunt and Frances E. Warner wife of the said Allen B. Warner also subscribers to the foregoing instrument being examined by me privily and apart from their said husbands after having said instrument shown and explained to them by me they being so apart declared the same to be their voluntary act and that they did not wish to retract the same.

Before me Edwin C. Pierce.
Justice of the Peace.

Recorded April 23 1873
at 2 P. M.
Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Gardner T. Swarts of the City and County of Providence in the State of Rhode Island in consideration of sixty six 75/100 dollars unto me paid hereby give grant bargain sell convey and confirm unto Alfred F. Pepall of said Providence his heirs and assigns forever

A lot of land in Swan Point Cemetery being the Easterly end of Group Number 29 (twenty nine) and is on the Southerly side of Forest Avenue and measuring twenty six feet on said Avenue the Westerly line of said lot being at right angles with said Avenue and is bounded South Easterly on a six feet passway 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 and bounds of the groups of lots to a plat of the same in the possession of the said Company drawn by Messrs. Atwater & Schubarth dated July 29th 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 rights and privileges which said charter by laws rules and regulations secure to the said Alfred F. Pepall his heirs and assigns forever

Witness my hand and seal this tenth day of October in the year of our Lord 1854.

In presence of
Henry Martin

G. T. Swarts. [Ls]

Providence County ss. In Providence this tenth day of October A. D. 1854 Then Gardner T. Swarts personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin. Justice of the Peace.

Recorded April 23, 1873
at 2.45 P. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men

That I William Mc Donald of the City and County of Providence for and in consideration of the sum of one dollar to me paid by John L. Sprague of the City and County aforesaid 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 the said John L. Sprague all the right title interest and claim and demand which I now have or of right ought to have or claim in and to the following personal property now in Shop Nos. 124 & 126 Eddy Street in said City of Providence

One planing machine one turning machine two saw tables fifteen saws thereto belonging the shafting and belting connected with said machinery and the fixtures in said Shop.

To have and to hold the same with all the rights privileges and appurtenances thereof or there to belonging to the said John L. Sprague his heirs and assigns forever. And I the aforenamed William Mc Donald for myself and for my heirs executors and administrators do covenant with the said John L. Sprague his heirs and assigns that I will warrant and defend the same to the said John L. Sprague his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me.

In Witness Whereof I have hereunto set my hand and seal this 14 day of April A. D. 1873.

Signed Sealed and Delivered
in presence of
S. B. Atwood.

Wm. Mc Donald. [Ls]

Recorded April 23, 1873
at 4, 10 P. M. } Witness G. A. Williamson
Recorder of Deeds

Whereas

William H. Young on the fourth day of March A. D. 1872 executed to Andrew J. Smith a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of five thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Andrew J. Smith or order in one year after date with interest semi-annually in advance at the rate of twelve per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said note reference being made to said mortgage which is recorded in Book No. Fifty four (54) page three hundred forty five (345) of the records of mortgages of real estate in said Providence and Whereas default was made in the payment of said note and said default continued for more than ten days and

Whereas said Andrew J. Smith advertised said mortgaged premises for sale at public auction in the Manufacturers and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A. D. 1873 Daniel P. Dyer 2nd of Cranston in said State being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of twenty eight hundred dollars

Now therefore I the said Andrew J. Smith in consideration of said sum of twenty eight hundred dollars to me paid by said Daniel P. Dyer 2nd the receipt of which is hereby acknowledged do hereby by virtue of the powers conferred upon me by said mortgage grant bargain sell and convey to said Daniel P. Dyer 2nd his heirs and assigns

That lot of land with the buildings &c. thereon situated on the Southerly side of Potter's Avenue in said Providence and measures forty feet on said Avenue and extends back therefrom one hundred feet and is the Easterly forty feet in width of Lot No. Forty five (45) on a Plat of House Lots on the Hoyle Farm a copy of which plat is on record in said Providence in Plat Book No. Nine (9) page Eight (8) Being the same lot of land that Pierce & Matheuson conveyed to said Young by deed dated Oct. 25th 1871 and recorded in said Providence.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Daniel P. Dyer 2nd his heirs & assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty third day of April A. D. Eighteen hundred and seventy two.

Signed Sealed & Delivered
in presence of George H. Burnham. } Andrew J. Smith [Ls]

State of Rhode Island &c Providence ss. In Providence the twenty fourth day of April A. D. 1873 then & there Andrew J. Smith acknowledged the aforegoing to be his free act & deed.

Before me George H. Burnham.
Justice of the Peace.

Recorded April 24, 1873
at 11, 50 A. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men

That I John Bogle lessee of the within lease from Patrick F. Finnegan recorded in the land records of the City of Providence in Book of Deeds No. 196 page 456 and on page 551 of the same book for and in consideration of one dollar to me paid by Alfred Mc Nally of Fall River in the State of Massachusetts do hereby grant assign and transfer to said Alfred Mc Nally his executors administrators and assigns the within described premises for and during the remainder of the term mentioned in said lease. To have and to hold the same in as ample a manner as the same was conveyed to me or as I might hold and enjoy the same by virtue of said lease he the said Alfred Mc Nally his executors administrators and assigns paying the rents and performing the covenants in said lease contained.

In Witness Whereof I hereto set my hand and seal this twenty fourth day of April A.D. 1873.

Signed Sealed and Delivered
in presence of
Samuel W. Brown.

John Bogle. [23]

State of Rhode Island &c. In the City of Providence April 1873. Then John Bogle acknowledged the aforegoing instrument by him signed to be his free and voluntary act and deed.

Before me Samuel W. Brown Notary Public.

Recorded April 24, 1873 at 3, 50 P.M. } Witness G.A. Williamson Recorder of Deeds.

In consideration of the sum of one thousand dollars paid to the Rhode Island Institution for Savings by Owen Boylan of Providence the rec't. of which is hereby acknowledged the said R.I. Inst for Savings hereby release unto said Boylan that portion of his estate mortgaged to said Institution said mortgage bearing date August 14, 1871 and is recorded in said Providence Records Book 48 page 407 and is described as follows "One of said lots being the Westerly part of a lot laid out and described as Lot No. 458 on a plot of land surveyed and platted by Benoni Lockwood 1831 1832 for Benjamin Allen and recorded in the Land Records of Cranston in the County of Providence Book 13 page 556 and bounding Northerly a street now or formerly known as Union Street on which it measures forty (40) feet and holding that width extending back Southerly therefrom eighty four (84) feet." Witness our hand & seal this twenty sixth day of April 1873.

Signed Sealed and Delivered
in presence of
Charles E. Gorman.

R.I. Institution for Savings [43]
G. H. Tabor Treas.

State of Rhode Island &c. Providence ſc. At Providence this 26th day of April A.D. 1873 G. H. Tabor Treasurer of the R.I. Institution for Savings personally appeared before me and in his said capacity acknowledged the within instrument by him signed to be his free and voluntary act and the free and voluntary act of the said R.I. Institution for Savings.

Charles E. Gorman. Public Notary.

Recorded April 26, 1873 at 11, 45 a.m. } Witness G.A. Williamson Recorder of Deeds

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Know All Men by these Presents

That I Enoch M. Steere of Montgomery County Missouri have this day and do by these presents make constitute & appoint my brother George W. Steere of the Town of Glocester County of Providence & State of Rhode Island my true & lawful Agent and Attorney for me and in my name place & stead to act as my Agent generally in all of my business of every description whatever in said County & State of Rhode Island aforesaid & specially to have full ample & complete power to sell any of my real estate & to make execute and deliver to the purchaser or purchasers thereof a good & sufficient warrantee deed to the same he also has full & complete power to receive & receipt for all moneys due me and to enter satisfaction of any mortgage or deed of trust which I may have upon any real estate in said County of Providence & State of Rhode Island & especially to enter satisfaction of a certain mortgage deed given to me by one William Brierley and Jane Brierley his wife recorded in the proper office of the City & County of Providence hereby ratifying any & all acts done by my said Agent and Attorney as though I had done the same in my own proper person.

In testimony whereof I hereunto set my hand and seal this the 17th day of April A.D. 1873.

Enoch M. Steere. [Seal]

State of Missouri County of Montgomery ſs.

Be it remembered that Enoch M. Steere who is personally made known to the undersigned a Notary Public within and for said County to be the person whose name is subscribed to the above Power of Attorney as a party thereto this day appeared before me and acknowledged that he executed and delivered the same as his voluntary act and deed for the uses and purposes therein contained.

Given under my hand and official seal this 17th day of April 1873.

David Bruner. [23]
Notary Public.

Recorded April 26, 1873 at 2 P.M. } Witness G.A. Williamson Recorder of Ded.

Lease



The undersigned lessor hath let and demised unto the undersigned lessee this fifteenth 15th day of May A.D. 1872

A certain store situated on Broad Street in the City of Providence and numbered 209 to be used for the sale of lager beer and such other beverages as are usually sold in lager beer saloons but it is expressly understood and agreed between the undersigned lessor and lessee that

no rum gin whiskey brandy or other strong or intoxicating liquor shall be sold upon the premises and it is further understood and agreed that the fixtures and furniture in said store shall be liable and holden for the rent of the same.

To have and to hold the same with the rights and privileges thereof for the term of three years on condition of the payment to said lessor of a monthly rent therefor of sixty two & 50/100 dollars in equal and successive monthly instalments the first whereof on the fifteenth day of May next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. And the undersigned further covenant and agree that unless the rent as aforesaid be paid within ten days after the same become due the lessor may enter and take possession as for condition broken. The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed Sealed and delivered on the day and year aforesaid.

In presence of
G. W. Walker.

Benj. F. Gilmore Lessor. [L.S.]
George Finck. Lessee [L.S.]

Recorded April 28, 1873. at 11 A. M.

Witness G. A. Williamson
Recorder of Deeds.

Know All Men

That we Asba B. Dike and John R. Balch both of Providence in the State of Rhode Island surviving Executors and Trustees under the Will of Ebenezer Kelly late of said Providence deceased in consideration that the mortgages hereinafter referred to have been fully paid and satisfied and also of the sum of one dollar to us paid by Joseph W. Thompson of said Providence sole surviving heir at law of Joseph Thompson deceased the receipt of which sum is hereby acknowledged do hereby release and forever quitclaim unto said Joseph W. Thompson his heirs and assigns forever.

All our right title interest claim or demand in and to that parcel of land situate on the Southerly side of Pavilion Avenue in that part of said Providence formerly in the Town of Cranston comprising lots laid out delineated and numbered 83, 84, 85 and 86 on that plat called "Plat of the Pavilion Estate in Cranston surveyed & platted May 24th 1845 by Atwater & Schubarth" recorded in the Town Clerks' Office in said Cranston in Deed Book 17 page 146 being the same land of which said Joseph Thompson by virtue of sundry mesne conveyances died seized and a portion of the same land described in two mortgage deeds the one from John Bannon to Aaron

Kenyon Jr. dated Jany 2, 1846 and the other from Francis Hazwill to said Kenyon dated March 28 1846 both of which were duly transferred to said Ebenezer Kelly and with the Transfers thereof are on record in the Office of the Recorder of Deeds in said Providence in Deed Book 205 at pages 117 and 229 respectively. Meaning hereby to cancel and discharge said mortgage deeds.

To have and to hold said released premises with all the appurtenances thereof unto and to the use of him the said Joseph W. Thompson his heirs and assigns forever.

Witness our hands and seals this 26th day of April A. D. 1873.

Signed and Sealed
in presence of
J. W. Lewis.

A. B. Dike [L.S.]
John R. Balch [L.S.]
Surviving Executors &
Trustees Estate Ebn. Kelly.

State of Rhode Island Providence Sc.

In Providence this 26th day of April A. D. 1873 Asba B. Dike and John R. Balch personally appeared before me and in their capacities of Executors and Trustees under the Will of Ebenr Kelly deceased acknowledged the foregoing instrument to be their free act and deed.

Jos. W. Lewis. Notary Public.

Recorded April 28, 1873 at 3, 30 P. M.

Witness G. A. Williamson
Recorder of Deeds.

This Indenture

Made and executed this eighteenth day of April in the year of our Lord one thousand eight hundred and seventy three by and between Amasa S. Westcott of the City and County of Providence in the State of Rhode Island &c. of the first part and Jacob Gluck of said Providence of the other part witnesseth

That the said Westcott doth hereby lease and demise unto the said Gluck the store or shop (No. 28) Number Twenty eight South Main Street in said City of Providence with all the privileges and appurtenances thereof for the term of four years commencing on the first day of September A. D. 1873 and ending the 31st day of August A. D. 1879 the said Gluck yielding and paying therefor the sum of fifty dollars per month on the last day of every month during said term.

And the said Gluck his executors and administrators do hereby covenant to and with the said Westcott his heirs and assigns that he will pay the rent in manner and form as above stated that he will not assign this lease nor underlet said premises without the written consent of said Westcott.

And it is understood and agreed by and between the parties that in case the rent shall be in arrear and unpaid for the space of ten days or any breach of the above covenants then the said Westcott his heirs or assigns shall have the right to end and determine this lease and to re-enter and take possession of said premises either with or without process of law without being deemed guilty of any manner of trespass.

In attestation whereof the parties have hereunto set their hands and seals the day and year above written.

Signed Sealed and Delivered in presence of
The words "shall have the right" interlined in the third line of this page before signing.
Geo. B. Nichols.

Amasa S. Westcott. (LS)

Jacob Gluck. (LS)

Providence ſc. In the City of Providence this eighteenth day of April A.D. 1873 then personally appeared the above named Amasa S. Westcott and Jacob Gluck and acknowledged the above written instrument by them signed to be their free act and deed.

Before me, Geo. B. Nichols.
Notary Public.

Recorded April 29, 1873 at 10,15 A.M.
Witness
80

G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Noah D. Payne of the City of Providence County of Providence State of Rhode Island in consideration of the sum of One thousand eight hundred and eighty seven dollars paid by William A. Warner of Providence County and State aforesaid the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said William A. Warner the following goods and chattels namely

One safe Valentine and Butler make one standing desk one seat desk one counter and drawers located in Office No. 13 Market Square in said City and (350) three hundred and fifty reams white paper size 26½ x 38½ located in Building No. 70 Peck Street corner of Dyer Street in said City.

To have and to hold all and singular the said goods and chattels to the said William A. Warner and his executors administrators and assigns to their own use and behoof forever.

And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons. In witness whereof I the said Noah D. Payne have hereunto set my hand and seal this twenty sixth day of April in the year one thousand eight hundred and seventy three

Signed Sealed and Delivered in presence of
Philip C. Scott

Noah D. Payne (LS)

State of Rhode Island & Providence Plantations Providence ſc. In the City of Providence on this 29th day of April A.D. 1873 personally came Noah D. Payne the

signer of the aforegoing instrument & acknowledged the same by him signed to be his free act & deed.

Before me Philip C. Scott
Justice of the Peace.

Recorded April 29, 1873 at 11,40 A.M.
Witness
80

G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Allen Green of the City and County of Providence Rhode Island in consideration of One thousand dollars to me in hand already paid by James R. Hodges of said Providence R.I. have given granted and sold and do hereby give grant sell convey and confirm unto him the said James R. Hodges his heirs and assigns

Five shares in the Capital Stock of the City Hotel Company in Providence with all the dividends rights and priviliges to the same belonging.

To have and to hold to him the said James R. Hodges his heirs and assigns forever And for myself my heirs executors and administrators I do hereby covenant with the said James R. Hodges his heirs executors administrators and assigns that at and before the ensealing hereof I am lawfully seized and possessed of said five 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 and form aforesaid.

In testimony whereof I have hereunto set my hand and seal this twenty sixth day of April in the year A.D. 1873.

Signed Sealed and Delivered in presence of
Stephen A. Cooke jr.

Allen Greene. (LS)

Providence ſc. In Providence the twenty sixth day of April A.D. 1873 personally came the aforesaid Allen Greene and acknowledged the foregoing to be his voluntary deed.

Before me Stephen A. Cooke jr.
Notary Public.

Recorded April 30, 1873 at 12 M
Witness
80

G. A. Williamson
Recorder of Deeds

Lease

The undersigned lessor hath let and demised unto the undersigned lessee this thirtieth day of October A.D. 1872

The lower tenement together with the shop in my house on Otis Street in Providence

To have and to hold the same with the rights and priviliges thereof for

the term of five years on condition of the payment to said lessor of a monthly rent therefor of thirty two dollars per month to be paid on the thirtieth day of each month next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. Without recourse to law. The said lessor does likewise agree to keep the exterior of said tenement in good repair. The said lessee also hereby agrees to make all necessary repairs upon the same on the interior.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed sealed and delivered on the day and year aforesaid.

In presence of
Thomas Fidler.

Ann S. Butts. Lessor. [L.S.]
Mary Ann Robertson Lessee. [L.S.]

Recorded April 30, 1873
at 2.07 P.M.

Witness H. A. Williamson
Recorder of Deeds.

To All People to whom these Presents shall come.

We Charles H. Penno Nathaniel Penno George W. Penno Joseph H. Penno Susan A. Penno and Maria Penno all of the City and County of Providence and State of Rhode Island and Albert Hayward and Fannie A. Hayward wife of said Albert Hayward in the right of said Fannie A. of said Providence William A. Penno of Cranston Henry C. Whitaker of Johnston John Penno of Ashford in the State of Connecticut and Benjamin F. Pendleton and Ruth A. Pendleton wife of said Benjamin F. Pendleton in the right of said Ruth A. Pendleton of Preston in said State of Connecticut. Send Greeting.

Know Ye That we the said Charles H. Penno Nathaniel Penno George W. Penno Joseph H. Penno Susan A. Penno Maria Penno Albert Hayward Fannie A. Hayward Wm. A. Penno Henry C. Whitaker John Penno Benj. F. Pendleton and Ruth A. Pendleton the said Maria Penno as Guardian of the Estate of Laura M. Penno of said City of Providence duly authorized & empowered by the Municipal Court of said City of Providence to sell the interest of said Laura M. Penno in the premises hereby conveyed for and in consideration of the sum of ten dollars to us in hand before the ensealing hereof well and truly paid by Arlon Mowry of the Town of North Smithfield in the County of Providence and State of Rhode Island the receipt whereof we do hereby acknowledge and am therewith fully satisfied contented and paid and thereof and of every part and parcel thereof do exonerate acquit and discharge him the said Arlon Mowry his heirs executors and administrators forever by these presents have given granted bargained sold aliened enfeoffed

conveyed and confirmed and by these presents do freely fully & absolutely give grant bargain sell alien enfeoff convey and confirm unto him said Arlon Mowry his heirs and assigns forever.

A certain lot of land with a dwelling house and other improvements thereon situated on the South Easterly corner of Federal and Dean Streets in said City of Providence and thus bounded and described. Beginning at said corner thence running Southerly with said Dean Street ninety and one half feet more or less thence Easterly twenty six and one half feet more or less thence Northerly sixty seven and one half feet more or less to said Federal Street and thence Westerly with said Federal Street forty feet to the place of beginning with the same rights to the well upon the land of Mrs. Mc Ginley that we the grantors have enjoyed meaning hereby to convey all the land we own as tenants in common within the boundaries aforesaid.

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to him the said Arlon Mowry his heirs and assigns forever to him and their only proper use benefit and behoof forever. And we the said Charles H. Penno John Penno Joseph H. Penno Susan A. Penno Wm. A. Penno Nathaniel Penno George W. Penno Henry C. Whitaker Ruth A. Pendleton and Fannie A. Hayward together with the said Maria Penno Guardian as aforesaid have good right full power and lawful authority to sell and convey the same in manner aforesaid that the said Arlon Mowry his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the same with the appurtenances free and clear of all incumbrances of what name or nature soever that might in any manner or degree obstruct or make void this present deed and that to him the said Arlon Mowry his heirs and assigns we will forever warrant secure and defend the same against the lawful claims or demands of any person or persons whatsoever.

And I Maria Penno for myself my heirs executors and administrators do covenant promise and grant to and with the said Arlon Mowry his heirs and assigns that as Guardian of the Estate of the said Laura M. Penno I have been fully authorized and empowered by the Municipal Court of said City of Providence to sell and convey the interest of the said Laura M. Penno in the above demised and bargained premises in manner aforesaid.

And we Sophia A. Penno wife of John Penno Emma Penno wife of Joseph H. Penno Sarah Penno wife of William A. Penno Lydia R. Penno wife of Nathaniel Penno Emily P. Penno wife of George W. Penno & Susan Whitaker wife of Henry C. Whitaker in consideration of the sum paid as aforesaid do hereby remise release and forever quitclaim unto him the said Arlon Mowry his heirs and assigns all our right of dower and power of thirds in and to the aforegranted premises.

In testimony whereof we have hereunto set our hands and seals this sixteenth day of April in the year of our Lord One thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
H. A. Harrington to 1st signature
Henry Martin as to the first two
& the last ten signatures.

Charles H. Penno. [L.S.]
Nathaniel Penno. [L.S.]
Lydia R. Penno. [L.S.]
John Penno. [L.S.]

Jared D. Richmond Justice of the Peace as to the signatures of John Penno & Sophia A. Penno. Henry Martin as to the fifth & sixth signatures & to the last signature.

✓ Sophia A. Penno. [29]
✓ Joseph H. Penno. [29]
✓ Emma P. Penno [29]
✓ Henry C. Whitaker. [29]
✓ Albert H. Hayward. [29]
✓ Maria Penno. Guardian. [29]
✓ Fannie A. Hayward. [29]
✓ Susan A. Penno. [29]
✓ George W. Penno. [29]
✓ Emily P. Penno. [29]
✓ Benj F. Pendleton [29]
✓ Ruth A. Pendleton [29]
✓ William A. Penno [29]
✓ Sarah her mark X Penno [29]
✓ Susan her mark X Whitaker [29]

The State of Rhode Island &c.
Providence County ss. City of Providence } On the sixteenth day of April A.D. 1873 Then Nathaniel Penno George W. Penno Albert H. Hayward Benjamin F. Pendleton Henry C. Whitaker Joseph H. Penno and Susan A. Penno personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed. And there afterwards on same day Fanny Hayward wife of the said Albert H. Hayward and Ruth A. Pendleton wife of the said Benjamin F. Pendleton being examined by me privily and apart from their respective husbands declared the same instrument shown and explained to them by me to be their voluntary act and that they did not wish to retract the same. And at the same place and time personally appeared Maria Penno and in her capacity as Guardian acknowledged the foregoing instrument by her signed as Guardian to be her free act and deed. And at said Providence on this twenty first day of said April personally appeared William A. Penno and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin. Justice of the Peace.

State of Connecticut
County of Windham ss. } In the Town of Ashford on this 24th day of April A.D. 1873 personally came before me John Penno and acknowledged the aforegoing deed by him signed to be his free act and deed. And there afterwards on same day Sophia A. Penno wife of the said John Penno being examined by me privily and apart from her husband declared the same instrument shown and explained to her by me to be her free voluntary act and that she did not wish to retract the same.

Jared D. Richmond Justice of the Peace.

Providence County State of Rhode Island
In Providence this thirtieth day of April 1873 Then Charles H. Penno personally appeared before me and acknowledged the within instrument by him signed to be his free act and deed.

H. A. Harrington. Notary Public.

Recorded April 30, 1873 at 3, 40 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know All Men

That the Providence Land Co. a corporation created by the General Assembly of the State of Rhode Island doing business at Providence R.I. in consideration of the sum of Seventy three hundred fifty seven $^{00}/_{100}$ dollars to it paid by William H. Young of said Providence the receipt whereof is hereby acknowledged do hereby release quitclaim & convey unto said William H. Young all its right title and interest in and to

Lots Number 15 (fifteen) 26 (twenty six) 32 (thirty two) the Westerly half of Lots 47 (forty seven) and 48 (forty eight) & the lot of land on the South West corner of Congress and Hamilton Sts. described as follows bounding Northerly on Congress Street 50 (fifty) feet and holding that width extends back Southerly therefrom 100 (one hundred) feet all said lots on Plat of Melrose Street Estate Meaning hereby to quitclaim and release all its interest under the two mortgages now held by said Corporation on the said premises one dated April 5, 1872 recorded in the Records of Deeds in said Providence in Mortgage Book No. 49 page 558 the other dated April 24 1872 and recorded in said Records in Mortgage Book No. 48 page 511.

To have and to hold the same to him the said William H. Young his heirs and assigns forever. In witness whereof said Corporation hath caused these presents to be signed by Winthrop De Wolf its Treasurer and its corporate seal to be hereto affixed this twenty eighth day of February A.D. 1873.

In presence of
A. Passmore.

Providence Land Co. [29]
Winthrop De Wolf Treas.

City of Providence ss. In said Providence February 28, 1873 Then the said Winthrop De Wolf acknowledged the foregoing to be his free act and deed in his capacity of Treasurer and the free & voluntary act and deed of the said Providence Land Co.

Alonzo Passmore.
Justice of the Peace.

Recorded May 1, 1873 at 11, 35 A.M. } Witness G. A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I John W. Richards of the City and County of Providence and State of Rhode Island in consideration of five hundred seventy five dollars paid by Amos W. C. Arnold of said City County and State the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Arnold the following goods and chattels namely

One chestnut colored horse about seven years old one Open box buggy and the harness and equipments thereto. And the goods and chattels hereby sold and delivered are to remain in the possession and custody of said Richards till such time as said Arnold deems it proper to take possession thereof to his own use.

To have and to hold all and singular the said goods and chattels to the said Arnold and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said John W. Richards hereunto set my hand and seal this first day of May in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
Geo. L. Sayles.

John W. Richards [L.S.]

Recorded May 1, 1873
at 4,05 P.M.

Witness F.A. Williamson
Recorder of Deeds.

Whereas

Joseph J. Cooke did by deed bearing date May 2nd 1865 convey to Mary Caroline Sampson wife of Charles F. Sampson a certain lot of land situate in the south westerly corner of Greenwich and Earl Streets then in the Town of Cranston but now in the Ninth Ward in the City of Providence said deed however containing a provision that unless a house of the value of at least two thousand dollars should be erected thereon within five years from the date thereof the grantor should have the privilege of purchasing the said lot at cost and interest and

Whereas by an agreement between the parties dated February 23d 1870 the time for building on said lot was extended for three years that is to say until the second day of May 1873 before which time the grantees named in said deed agreed to erect on said lot a house of the value of at least five thousand dollars and Whereas up to this time no house has been erected on said lot: It is agreed by and between Joseph J. Cooke party of the first part and Charles F. Sampson and Mary Caroline Sampson his wife parties of the second part as follows: The said party of the first part in consideration of one dollar agrees to extend the time during which a dwelling house of the value of at least five thousand dollars may be placed upon the said lot two years that is to say until the second day of May in the year eighteen hundred and seventy five. The said parties of the second part agree to erect on said lot before the second day of May 1875 a dwelling house of the value of at least five thousand dollars. And the said parties of the second part further agree that in case of default to fulfil the covenant on their part the said party of the first part shall have the same right to purchase the said lot on the second day of May 1875 that in the absence of any agreement to the contrary he would have had on the second day of May 1870 the day on which the period of five years named in the aforesaid deed expired. Witness our hands and seals in the City of Providence the first day of May eighteen hundred and seventy three.

Signed and Sealed in presence of
Philip S. Chase as to signature of Joseph J. Cooke
Henry F. Manchester.
Miss M. A. Barlow.

Joseph J. Cooke. [L.S.]
Chas F. Sampson. [L.S.]
Mary C. Sampson. [L.S.]

Recorded May 1, 1873
at 4,10 P.M.

Witness. F.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Jonathan Salisbury of the City of Providence in the State of Rhode Island in consideration of Six hundred dollars paid by Charles S. Pine of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Charles S. Pine the following goods and chattels namely

The entire stock furniture and fixtures now in the store known as No. Two hundred and ninety three Westminster St. consisting in part of cigars tobacco pipes confectionary three show cases two counters shelving one awning one beer pump and fixtures seven chairs &c.

To have and to hold all and singular the said goods and chattels to the said Charles S. Pine and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Jonathan Salisbury have hereunto set my hand and seal this first day of May in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
Henry B. Whitman.

Jonathan Salisbury [L.S.]

Recorded May 2, 1873
at 9,40 A.M.

Witness G.A. Williamson
Recorder of Deeds

Whereas

William H. Young on the fourteenth day of June A.D. 1872 executed to Charles A. Boyd a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of five thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Charles A. Boyd or order in one year after date with interest payable semi-annually in advance at twelve per cent per annum until paid and in which said mortgage were certain powers of sale in case of default in the payment of the semi-annual interest due on said note reference being had to the record of said mortgage in Book No. Fifty six (56) page two hundred seventy one (271) of the records of mortgages of real estate in Providence and

Whereas default was made in the payment of the semi-annual interest due on said note and said default continued for more than ten days and

Whereas said Charles A. Boyd advertised said mortgaged premises for sale at public auction in the Manufacturers' and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A.D. 1873 Jonathan Boyd of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for fifty six hundred dollars Now therefore I the said Charles A. Boyd in consideration of said sum of fifty six hundred dollars to me paid by said Jonathan Boyd the receipt of which said sum is hereby acknowledged do hereby by virtue of the powers conferred upon me by said deed of mortgage grant bargain sell and convey to said Jonathan Boyd his heirs & assigns

That lot of land situated at the Northwest corner of Laura & Hamilton Streets in said Providence and measures fifty feet on said Laura Street and holding that width extends back therefrom eighty five feet bounding easterly on Hamilton Street it being the easterly half part of Lots No. Thirteen (13) & Fourteen (14) on a plat entitled "Melrose Street in Elmwood by John Howe 1872 which plat is on record in said Providence in Plat Book No. 11 page 1. Together with all buildings &c. on said lot.

To have and to hold the aforegranted premises with the privileges & appurtenances thereof to said Jonathan Boyd his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty fourth day of April A.D. Eighteen hundred & seventy three.

Signed Sealed & Delivered in presence of George H. Burnham. Chas. A. Boyd (21)

State of Rhode Island &c. Providence fc. In Providence the first day of May A.D. 1873 then & there Charles A. Boyd acknowledged the aforegoing to be his free act and deed.

Before me George H. Burnham. Justice of the Peace.

Recorded May 2, 1873 at 11 A.M. Witness G.H. Williamson Recorder of Deeds.

Whereas

William H. Young on the seventeenth day of August A.D. 1872 executed to Charles A. Boyd a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a certain negotiable promissory note for the sum of four thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Charles A. Boyd or order in one year after date with interest semi-annually in advance at twelve per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said note or in the payment of the semi-annual interest due thereon reference being hereby made to said mortgage the record whereof is in Book No. Fifty seven (57) page two hundred forty three of the records of mortgages of real estate in Providence and

Whereas default was made in the payment of the semi-annual interest due on said

note and said default continued for more than ten days and Whereas said Charles A. Boyd advertised said mortgaged premises for sale at public auction in the Manufacturers' and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A.D. 1873 Jonathan Boyd of said Providence R.I. being the highest bidder for said mortgaged premises became the purchaser thereof Now therefore I the said Charles A. Boyd in consideration of the sum of forty four hundred and fifty dollars to me paid by paid Jonathan Boyd (said sum being the highest amount bid for said mortgaged premises) the receipt whereof is hereby acknowledged do hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Jonathan Boyd his heirs and assigns

That lot of land of land with the buildings &c. thereon situated on the Northerly side of Laura Street in said Providence and is Lot No. Fifteen (15) on a plat called "Melrose Street Estate in Elmwood platted by John Howe 1872" which said plat is on record in the Office of the Recorder of Deeds in said Providence in Plat Book No. 11 page 1. Being one of the lots of land conveyed to said Young by deed on record in said Office in Deed Book No. 199 page 341.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Jonathan Boyd his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty sixth day of April A.D. Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of the word "estate" first interlined George H. Burnham. Chas. A. Boyd (24)

State of Rhode Island &c. Providence fc. In Providence the first day of May A.D. 1873 Charles A. Boyd acknowledged the aforegoing to be his free act & deed.

Before me George H. Burnham. Justice of the Peace.

Recorded May 2, 1873 at 11 A.M. Witness G.H. Williamson Recorder of Deeds.

Whereas

William H. Young on the tenth day of August A.D. 1872 executed to Charles A. Boyd a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of three thousand dollars bearing even date with said note and made by said William H. Young payable to said Charles A. Boyd or order in one year after date with interest semi-annually in advance at twelve per cent per annum till paid and in which said mortgage were certain powers

of sale in case of default in the payment of said note or the semi-annual interest due thereon reference being had to the record of said mortgage in Book No. Fifty seven (57) page two hundred forty seven (247) of the records of mortgages of real estate in Providence and Whereas default was made in the semi-annual interest due on said note and said default continued for more than ten days and

Whereas said Charles A. Boyd advertised said mortgaged premises for sale in the Manufacturers' and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A.D. 1873 Jonathan Boyd of said Providence R.I. being the highest bidder for the said mortgaged premises became the purchaser thereof for the sum of Thirty five hundred dollars

Now Therefore I the said Charles A. Boyd in consideration of said sum of thirty five hundred dollars to me paid by said Jonathan Boyd the receipt of which said sum is hereby acknowledged hereby by virtue of the powers of sale in said deed of mortgage grant bargain sell and convey to said Jonathan Boyd his heirs and assigns

That lot of land with the buildings &c. thereon situated on the Southerly side of Laura Street in said Providence and measures fifty feet on said street and extends back therefrom one hundred feet and is Lot No. Thirty two (32) on a plat called "Melrose Street Estate in Elmwood platted by John Howe 1872" which plat is on record in the Office of the Recorder of Deeds in said Providence in Plat Book No. 11 page 1.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to the said Jonathan Boyd his heirs & assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty sixth day of April A.D. Eighteen hundred & seventy three.

Signed Sealed & Delivered in presence of Geo. H. Burnham. Chas. A. Boyd (LS)

State of Rhode Island &c. Providence sc.

In Providence the first day of May A.D. 1873 then & there Charles A. Boyd acknowledged the aforegoing to be his free act & deed.

Before me Geo. H. Burnham.
Justice of the Peace.

Recorded May 2, 1873 at 11 A.M. Witness G. A. Williamson
Recorder of Deeds.

Whereas

William H. Young on the seventh day of December A.D. 1872 executed to Charles A. Boyd a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of four thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Charles A. Boyd or order in one year after date with interest semi-annually in advance at twelve per cent per an-

num until paid and in which said mortgage were certain powers of sale in case of default in the payment of said note or of the interest due thereon reference being had to said mortgage which is recorded in Book No. Fifty nine (59) page ninety nine (99) of the records of mortgages of real estate in Providence and Whereas default was made in the payment of the semi-annual interest due on said note and said default continued for more than ten days and

Whereas said Charles A. Boyd advertised said mortgaged premises for sale at public auction in the Manufacturers' and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A.D. 1873 Jonathan Boyd of said Providence R.I. being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of forty three hundred dollars Now therefore I the said Charles A. Boyd in consideration of said sum of forty three hundred dollars to me paid by said Jonathan Boyd the receipt whereof is hereby acknowledged hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Jonathan Boyd his heirs and assigns

That lot of land with the buildings &c. thereon situated on the Southerly side of Laura Street in said Providence and measures fifty feet on said street & extends back therefrom one hundred feet and is Lot No. Twenty six (26) on a plat entitled "Melrose Street Estate in Elmwood platted by John Howe 1872" & which plat is on record in the Recorders Office in said Providence in Plat Book No. 11 page 1.

To have and to hold the aforegranted premises with the privileges & appurtenances thereof to said Jonathan Boyd his heirs & assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty fourth day of April A.D. Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of Geo. H. Burnham. Chas. A. Boyd (LS)

State of Rhode Island &c. Providence sc. In Providence the first day of May A.D. 1873 then & there Charles A. Boyd acknowledged the aforegoing to be his free act & deed.

Before me Geo. H. Burnham.
Justice of the Peace.

Recorded May 2, 1873 at 11 A.M. Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Benjamin G. Babodie of the City of Providence in the State of Rhode Island Send Greeting Whereas Richmond L. Brown on the twenty

fourth day of October A. D. 1857 executed a deed of mortgage of certain real estate hereinafter described for the purpose of securing the indebtedness of said Richmond L. Brown to said Benjamin G. Pabodie and recorded in Book No. 12 (twelve) at page 179 (one hundred seventy nine) of the records of mortgages of real estate in said City of Providence and in which said mortgage were certain powers of sale in case of default in the payment of said indebtedness And whereas default was made in the payment of said indebtedness and said default continued for more than ten (10) days

And whereas said Benjamin G. Pabodie advertised said premises for sale in the Providence Daily Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days in all respects according to the terms of said mortgage And whereas at the public auction held in pursuance of said advertisement on the first (1) day of May A. D. 1873 Sarah L. Brown (single woman) of Providence State of Rhode Island being the highest bidder for said mortgaged premises became the purchaser thereof. Now therefore I the said Benjamin G. Pabodie in consideration of the sum of twenty four hundred & thirty five ($2435) dollars to me paid by said Sarah L. Brown (said sum being the highest amount bid over a mortgage of three hundred dollars ($300) now on said premises for said mortgaged premises) the receipt of which said sum is hereby acknowledged do hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Sarah L. Brown her heirs administrators and assigns forever

A certain lot of land with all the buildings and improvements thereon situated on the Easterly side of North Main Street corner of Earle Street in said City of Providence and particularly mentioned and described in two certain conveyances thereof to said Richmond L. Brown one being from Benjamin Allan Holbrook dated October 14th 1853 and recorded in the Office of the Recorder of Deeds in said Providence in Book 134 at page 281 and the other from Rachel Tuells dated July 27th 1857 and recorded in said Office in said Providence in Book No. 149 at page 137. Reference thereto being had

To have and to hold the aforegranted premises with all the appurtenances thereof to said Sarah L. Brown her heirs administrators and assigns forever.

In Testimony whereof I have hereunto set my hand and seal this first day of May A. D. 1873.

Signed Sealed and Delivered in presence of S. S. Sapham. — Benjamin G. Pabodie [L.S.]

State of Rhode Island &c. County of Providence &c.

In Providence this second day of May A. D. 1873 Benjamin G. Pabodie personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Simon S. Sapham
Notary Public.

Recorded May 2, 1873 at 12.50 P. M. } Witness E. A. Williamson
Recorder of Deeds

To Mr. John R. Balch

Sir

In conformity with the terms of the deed made by me to you bearing date the eighteenth day of July A. D. 1854 I hereby in writing request you to transfer and reconvey to me all the real and personal estate conveyed to you by said deed and which has accrued and is now held by you under the same said Reconveyance to me to be in fee simple and absolutely and not in any other manner. I wish this reconveyance to be made and executed at once

Providence R. I. A. D. June 8th 1857 — Edward his mark X Barnes.

Witnesses George Head, John N. Smith } (A copy of this is reserved.)

Recorded May 2, 1873 at 3.30 P. M. } Witness E. A. Williamson
Recorder of Deeds

Note. See Conveyance in accordance with above Request in Bk. 150 p. 399.

Know All Men by these Presents

That we Patrick Jackson and Anthony Jackson all of the City and County of Providence and State of Rhode Island doing business as copartners at No. 29 Martin Street in said City of Providence under the firm name and style of P. & R. Jackson in consideration of the trusts hereinafter created and of the sum of one dollar to us paid by Daniel N. Davis of said City of Providence (the receipt of which sum is hereby acknowledged) do hereby give grant bargain sell assign convey and deliver unto the said Daniel N. Davis his heirs and assigns

All and singular the property and estate goods and chattels merchandise debts and sums of money due owing and belonging unto said firm of P. & R. Jackson and all securities taken and obtained for the same and all books of account and evidences of debt held and owned by said firm of P. & R. Jackson excepting what is exempt from attachment by law.

To have and to hold the same with the appurtenances to the said Daniel N. Davis his heirs executors administrators and assigns upon the special trusts nevertheless that he the said Daniel N. Davis shall forthwith take possession of the assigned premises and within such convenient time as to him shall seem meet by public or private sale for the best price that can be obtained shall convert the same 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 making and executing this deed and of executing the trusts hereby created and retaining a suitable compensation for his services as trustee shall pay and apply the moneys arising therefrom in manner following that is to say

First - The said Daniel N. Davis shall pay in full (if such moneys be sufficient and if not then ratably and in proportion to their respective demands the claims of all

such creditors of the said firm of P. & R. Jackson as shall execute and deliver to the said Daniel N. Davis within three months from the date hereof a full and complete discharge of their said claims against said firm of P. & R. Jackson Second. The said Trustee shall pay over to each of us said Patrick Jackson and Anthony Jackson respectively or to our respective executors administrators or assigns one half part of the surplus if any remaining after paying the claims aforesaid

And we the said firm of P. & R. Jackson do hereby constitute and appoint the said Daniel N. Davis our true and lawful attorney irrevocable for the trusts aforesaid to ask demand recover and receive of and from any and all persons all and singular the goods and chattels merchandise sums of money and demands due owing or belonging to said firm of P. & R. Jackson and due acquittances and discharges to make execute and acknowledge to sue prosecute and implead for the same and to compound and agree for all or any part thereof and upon such composition or agreement to make due acquittances and releases and also for all or any of the purposes aforesaid to constitute one or more attorneys under him and the same to remove at pleasure. Hereby giving unto our said attorney and his substitutes full power and authority in the premises to do all and singular the the things proper and necessary for the full and complete execution of of the trusts aforesaid

In Witness Whereof we hereunto set our hands and seals this first day of May in the year of our Lord one thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
The erasures and interlinations
on third page made before signing
George N. Bliss

Patrick Jackson. [L.S.]

Anthony Jackson. [L.S.]

State of Rhode Island &c. Providence sc. In the City of Providence in said County on this first day of May A. D. 1873 personally appeared Patrick Jackson subscriber to to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me George N. Bliss. Public Notary.

State of Rhode Island &c. Providence sc.

In the City of Providence in said County on this third day of May A.D. 1873 personally appeared Anthony Jackson one of the subscribers to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me George N. Bliss. Notary Public

Recorded May 3, 1873 at 11 A. M. } Witness G. A. Williamson

Recorder of Deeds

Know All Men by these Presents

That I Josiah A. Blake of the City and County of Providence State of Rhode Island have made constituted and appointed and by these presents do make constitute and appoint Thomas R. Browne of said City County & State my true and lawful attorney for me and in my name place and

stead at any time or from time to time to sell or mortgage any real estate belonging to me in the City of Providence for such sums and upon such terms as he may see fit and for me and in my name to execute such deed or deeds thereof with or without covenants of title or warranty and to give such mortgage notes as he may deem proper therefore and for me and in my name to transact any other business whatsoever giving and granting unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that my said attorney or any substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof I have hereunto set my hand and seal the first day of April in the year one thousand eight hundred and seventy three (1873)

Sealed and Delivered
in presence of
H. A. Harrington.

Josiah A. Blake. [L.S.]

State of Rhode Island County of Providence ss. Be it known that on the first day of April one thousand eight hundred and seventy three (1873) before me H. A. Harrington a Notary Public in and for the County of Providence duly commissioned and sworn dwelling in the City of Providence Josiah A. Blake personally came and appeared and being to me personally known and known to me to be the same person described in and who executed the above Power of Attorney and he acknowledged the above Power of Attorney to be his act and deed. In Testimony Whereof I have hereunto subscribed my name and affixed my seal of office the day and year last above written

[L.S.] H. A. Harrington.
Notary Public.

Recorded May 5, 1873 at 12 M. } Witness G. A. Williamson

Recorder of Deeds

This Indenture of Lease.

Made and executed on this first day of April 1870 A.D. 1870 by and between Nathaniel Stearns and Frank N. Stearns both of the City and County of Providence in the State of Rhode Island co partners as N. Stearns & Co. of the one part and Joseph Nichols Jr. of said Providence of the other part Witnesseth That the said lessors for the consideration hereinafter named do hereby demise lease and let unto the said lessee his executors administrators and assigns

A certain lot of land on Washington Street in said Providence East of the Exchange Hotel and measuring on said Washington Street thirty five feet more or less and extending back therefrom ninety feet feet more or less

To have and to hold the same for and during the term of five years from and after the date hereof. And the said lessee for himself and for his executors administrators and

assigns does covenant and agree to pay or cause to be paid to said lessors their heirs executors administrators and assigns the sum of nine hundred dollars yearly and every year during said term for rent and hire of the above named premises in payments of two hundred and twenty five dollars each on the first days of each July October January and April. And in case of failure on the part of said lessee his executors administrators or assigns to pay any rent within ten days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessors shall be at liberty to declare this lease at an end and terminated and thereupon to take immediate possession of the premises in which case the lessee shall be considered a tenant holding over his term. And the said lessee also covenants and agrees not to lease or underlet nor permit any other person to occupy or improve or make or suffer to be made any alterations in the premises hereby leased without the written consent of the lessors first had and obtained. And the said lessors on the conditions and terms above mentioned do hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of five years as aforesaid. And the above conditions having been complied with said lessors further agree that at the end of said term the said lessee shall have the right to a renewal of this lease for a further term of five years at such rent as shall be agreed upon by the then parties to this lease and in case of their not agreeing at such rent as shall be determined by three judicious disinterested men one chosen by each of the then parties to this lease and the third by those two provided said lessee his executors administrators or assigns shall claim such renewal of said lessors their executors administrators heirs or assigns three months at least before the termination of the term hereby granted in writing.

It is further mutually agreed between the parties that the said lessee shall pay for all the water used by him on the premises and other water bills connected therewith.

In testimony whereof the parties hereto have hereunto interchangeably set their hands and seals the day and year first above written

Executed in the presence of
the words "and the above conditions having
been complied with and the word "five"
being first interlined the latter over an
erasure. Also the words "more or less."

Orville Peckham.

Nathl. Stearns. [L.S.]
Frank N. Stearns. [L.S.]
Joseph Nichols jr. [L.S.]

Providence ss. In Providence this 26th day of May A.D. 1870
Then personally appeared before me the above named Nathaniel Stearns Frank N. Stearns and Joseph Nichols jr. and severally acknowledged the foregoing instrument by them signed to be their free & voluntary act and deed.

Orville Peckham.
Justice of the Peace.

Office of N. Stearns & Co. Dealers in Foreign and
Domestic Liquors Wines &c. Exchange Hotel.
Providence May 3d. 1873.

We hereby consent to have the said Nichols transfer that portion of the within bound premises situate upon Union Street to Henry A. Billings upon the condition of said Billings paying to us for the term the annual rent of three hundred dollars payable quarterly according to the conditions of the lease which amount shall be deducted from said Nichols' rent.

N. Stearns & Co.

Recorded May 6, 1873
at 10 A. M.

Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I John P. Knowles Executor of the last will and testament of John B. Howell late of Providence (to which reference is here made as recorded in the Municipal Court of Providence Book of Wills No. 23 page 83) in conformity with and in pursuance of the provisions of said will and in consideration of the sum of three thousand and fifty dollars to me in my said capacity paid by Frederic Fuller of said Providence (who was the highest bidder for the premises below described at an auction sale thereof by me made on the 1st day of May 1873) do hereby in my said capacity give bargain sell convey and confirm to him the said Frederic Fuller his heirs and assigns forever

All the estate right title interest property and claim which the said John B. Howell at the time of his decease had in and to

Those two certain lots of land with dwelling houses and other improvements thereon situate on the Northerly side of Charles Field Street in said Providence (between Brook and Hope Streets) one of them situate fifty feet from Brook Street measuring fifty feet on Charles Field Street and extending back Northerly one hundred feet the other situate fifty feet Easterly from the lot aforesaid and measuring about forty two feet on Charles Field Street and extending back Northerly about one hundred and ninety feet being respectively numbered 141 and 143 on Assessors' Plat No. 12 and being in great part or wholly portions of the lands named and described in a deed from Eben K. Glezen to John B. Howell Trustee recorded in the Land records of Providence Book No. 181 page 100 to which and all prior conveyances of the same lands in said records to be found reference is here made.

To have and to hold the aforegranted premises with all the privileges and appurtenances thereto belonging to him the said Frederic Fuller his heirs and assigns forever to his and their only use benefit and behoof.

In witness whereof I hereto in my said capacity set my hand and seal at Providence this sixth day of May A.D. Eighteen hundred and seventy three (1873)

Signed Sealed and Delivered
in presence of
G. A. Williamson.

John P. Knowles [L.S.]
Executor of Will of J. B. Howell.

State of Rhode Island City of Providence ss. In Providence May 6 1873 Then John P. Knowles in his capacity as Executor of Will of J. B. Howell acknowledged the foregoing to be his free act and deed.

Before me G. A. Williamson.
Justice of Peace.

Recorded May 6, 1873 }
at 2 P.M. } Witness G.A. Williamson Recorder of Deed.

Know All Men by these Presents

That we Samuel W. Duncan of Cleveland Ohio and Sarah M. F. Duncan wife of the said Samuel seized in my own right as one of the heirs of Ardelia E. G. Beverly late of Providence R.I. deceased for and in consideration of the sum of One thousand dollars and other good and valuable considerations to us in hand before the delivery hereof well and truly paid by Mrs. Mary L. Eastman of Concord N. Hs. have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said Mary L. Eastman and her heirs and assigns forever

All my right title and interest being an undivided one sixth part in all the real estate owned by the late Ardelia E. G. Beverly late of Providence R.I. deceased situate in the said City of Providence consisting of a lot of land situate on the North East corner of Brook & John Streets a lot of land with the buildings thereon situate on the South East corner of said streets and also a lot with the buildings thereon situate on the South West corner of said streets and a lot of land with the buildings thereon situate on the Easterly side of Barclay St.

To have and to hold the said premises with all the privileges and appurtenances thereunto belonging to the said Mary L. Eastman & her heirs and assigns forever and we do hereby covenant with the said Mary L. Eastman that we will warrant and defend the said premises to her the said Mary L. Eastman & her heirs and assigns against the lawful claims and demands of any person or persons claiming by from or under us.

And I Sarah M. F. Duncan wife of said Samuel W. Duncan for the consideration aforesaid do hereby release my right of dower in said premises.

In Witness Whereof we have hereunto set our hands and seals this 30th day of April in the year of our Lord 1873.

Signed Sealed and Delivered in presence of us
Jas D. Cleveland
Lucy Peters.

Sarah M. F. Duncan. (L.S.)

Samuel W. Duncan. (L.S.)

State of Ohio Cuyahoga County Before me a Notary Public in and for said County personally appeared the within named Sarah M. F. Duncan and Samuel W. Duncan who acknowledged that they did sign and seal the foregoing instrument and that the same is their free act and deed. I further certify that I did examine the said Sarah M. F. Duncan separate and apart from her said husband and did then and there make known to her the contents of the foregoing instrument and upon that examination she declared that she did voluntarily sign seal & acknowledge the same and that she was still satisfied therewith. In testimony whereof I have hereunto set my hand and official seal this 30th day of April A.D. 1873.

(L.S.) Jas. D. Cleveland Notary Public.

Recorded May 7, 1873 }
at 10, 50 a.m. } Witness G.A. Williamson
Recorder of Deed.

Know All Men by these Presents.

That we Henry Palmer and Patrick F. Madigan copartners doing business under the name and style of Palmer and Madigan at Providence Rhode Island in consideration of the sum of Nine hundred dollars paid by Patrick London of Milford Massachusetts the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Patrick London the following goods and chattels namely viz.

The one story and a half framed building standing on leased land and known as Number Twenty six and Twenty six and one half Custom House Street in the City of Providence. Together with two stoves and pipe, two bars and bar fixtures, one desk one table one looking glass, beer rack, one screen door and lot of shelving behind and in front of the bar, four pictures, one office carpet, two chairs and one stool, four kerosene lamps with shelving &c. in front window. Also any and all property of any name or nature now in said store belonging to us and not enumerated as above.

To have and to hold all and singular the said goods and chattels to the said Patrick London and his executors administrators and assigns to their own use and behoof forever. And we hereby covenant with the grantee that we are the lawful owners of the said goods and chattels that they are free from all encumbrances whatsoever that we have good right to sell the same as aforesaid and that we will warrant and defend the same against the lawful claims and demands of all persons whatsoever.

In Witness Whereof we the said Palmer and Madigan have hereunto set our hands and seals this sixth day of May A.D. in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of
John Reilly Jr.
Volney Austin

Henry Palmer. (L.S.)

Patrick F. Madigan. (L.S.)

Recorded May 7, 1873 }
at 11, 35 a.m. } Witness G.A. Williamson
Recorder of Deed.

Know All Men by these Presents

That I Frank P. Bushnell of Providence Rhode Island in consideration of the sum of one hundred dollars to me paid by Mary Ann Wilson of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Mary Ann Wilson

The dwelling house and other buildings and improvements on the lot of land situated on the corner of Oliver Place and the lane leading to Oliver Place from Fountain Street being part of Lot C on an amended plat of Mehitable Arnold lands recorded Dec. 7, 1864 in the Recorder's Office in Providence in Book of Plats No. 6 page 22½.

To have and to hold all and singular the said goods and chattels real to the said

Mary Ann Nixon and her executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Frank P. Bushnell hereunto set my hand and seal this first day of May in the year one thousand eight hundred and seventy three

Signed Sealed and Delivered in presence of Henry Martin. Frank P. Bushnell [L.S.]

City and County of Providence ss. On the sixth day of May A.D. 1873 Then Frank P. Bushnell personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin Justice of the Peace.

Recorded May 7, 1873 at 3,15 P.M. Witness G.A. Williamson Recorder of Deeds.

Know All Men by these Presents

That I Patrick Mc Evay of the City and County of Providence in the State of Rhode Island in consideration of Thirty four hundred dollars ($3400) paid by Matthew H. Mc Evay and James O'Brien both of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Matthew H. Mc Evay and James O'Brien the following goods and chattels namely

All the goods stock groceries merchandize fixtures and personal property of every kind and description now in around or about store situate Numbers Three hundred and forty six (346) and Three hundred and forty eight (348) Atwells' Avenue Providence one sorrel horse one black mare two express wagons one sleigh two sets of harness.

To have and to hold all and singular the said goods and chattels to the said Matthew H. Mc Evay and James O'Brien and their executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantees that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons

In Witness Whereof I the said Patrick Mc Evay hereunto set my hand and seal this sixth day of March in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Charles E. Gorman. Patrick Mc Evay [L.S.]

Recorded May 8, 1873 at 1,12 P.M. Witness G.A. Williamson Recorder of Deeds.

R. H. Reeves & L.A. Matthes bot of Henry A. Hull horse wagon & harness stock of goods and fixtures now in store No. 110 on Thurbers' Avenue including tools scales & every article now in store for four hundred & sixty eight dollars $468.00

Providence May 8, 1873 Recd. payment Henry A. Hull.

Recorded May 9, 1873 at 9 A.M. Witness G.A. Williamson Recorder of Deeds.

Whereas

William H. Young on the seventeenth day of August A.D. 1872 executed to Charles A. Boyd a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of four thousand dollars bearing even date with said deed of mortgage and made by said William H. Young payable to said Charles A. Boyd or order in one year after date with interest semi-annually in advance at twelve per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment said note or in the payment of the semi-annual interest due thereon reference to said mortgage (the record of which is in Book No. Fifty seven (57) page two hundred forty five (245) of the records of mortgages of real estate in said Providence) being had and

Whereas default was made in the payment of the semi-annual interest due on said note and said default continued for more than ten days and Whereas said Charles A. Boyd advertised said mortgaged premises for sale at public auction in the Manufacturers' and Farmers' Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the eighteenth day of April A.D. 1873 Jonathan Boyd of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for the sum of forty four hundred & fifty dollars Now Therefore I the said Charles A. Boyd in consideration of said sum of forty four hundred and fifty dollars to me paid by said Jonathan Boyd the receipt of which said sum is hereby acknowledged do hereby by virtue of the power conferred upon me by said deed of mortgage grant bargain sell and convey to said Jonathan Boyd his heirs and assigns forever

That lot of land with the buildings and improvements thereon situated on the South East corner of Melrose and Mitchell Streets in said Providence and bounds Northerly on said Mitchell Street fifty feet and extends back therefrom one hundred feet and comprises the Westerly half part of Lots No. Forty seven (47) and Forty eight (48) on a plat called "Melrose Street Estate in Elmwood platted by John Howe 1872" and which plat is on record in the Office of the Recorder of Deeds in said Providence in Plat Book No. 11 page 1 being a portion of the land conveyed to said Young by deed recorded in said Office in Deed Book No. 236 page 351.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said Jonathan Boyd his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal the twenty sixth day of April A. D. Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of George H. Burnham

Chas. A. Boyd [L.S.]

State of Rhode Island &c. Providence sc.

In Providence the ninth day of May A. D. 1873 then & there Charles A. Boyd acknowledged the aforegoing to be his free act and deed

Before me George H. Burnham
Justice of the Peace.

Recorded May 9, 1873 at 10, 60 A.m.

Witness J. A. Williamson
Recorder of Deeds

U.S. REVENUE $20.00 CANCELLED

Know All Men by these Presents

That "The Trustees of Power Street Methodist Episcopal Church" and "The Trustees of Chestnut Street Methodist Episcopal Church" corporations created by the General Assembly of the State of Rhode Island &c. in consideration of twenty thousand dollars to them paid by "The West Providence Land Company" a corporation created by said General Assembly the receipt whereof is hereby acknowledged do grant bargain sell and convey unto said "The West Providence Land Company" and its assigns forever

That lot of land with the brick building and other improvements thereon situate in Providence and bounded as follows Beginning at the corner of Power Street and South Main Street and running thence Northerly with said South Main Street thirty four and one half feet to land formerly of Seth Adams thence Easterly with said Adams land eighty two and one half feet thence Northerly with said Adams land nine feet to land of Richard J. Arnold thence Easterly with said Arnold land fifty feet to Well Street thence Southerly with Well Street eighty and one half feet to Power Street and thence Westerly with Power Street one hundred thirty eight feet to South Main Street and the place of beginning

Being the same estate which was conveyed on certain condition by said "The Trustees of Chestnut Street Methodist Episcopal Church" by its former name "The Trustees of the Methodist Society in the Town of Providence" to said "The Trustees of Power Street Methodist Episcopal Church" by deed recorded in the Office of the Recorder of Deeds for said Providence in Deed Book Number 110 page 458 to which deed reference is hereby made.

To have and to hold said demised premises and estate with the appurtenances unto and to the use of said "The West Providence Land Company" and its assigns forever

In Witness whereof said corporations have caused these presents to be signed and their respective corporate seals to be hereto affixed this fifteenth day of June A.D. 1872 said "The Trustees of Power Street Methodist Episcopal Church by Ellery Millard Treasurer thereof and said "The Trustees of Chestnut Street Methodist Episcopal Church" by William A. Greene Treasurer thereof respectively for this purpose duly authorized.

Signed and Sealed in presence of G. M. Carpenter jr.

The Trustees of Power Street Methodist Episcopal Church by Ellery Millard Treasurer [L.S.]

The Trustees of Chestnut Street Methodist Episcopal Church by Wm. A. Greene Treasurer [L.S.]

Providence sc.

In Providence June 15 1872 Ellery Millard Treasurer and William A. Greene Treasurer severally acknowledged the foregoing instrument by them signed to be their free act and deed respectively and the free act and deed of the Trustees of Power Street Methodist Episcopal Church and The Trustees of Chestnut Street Methodist Episcopal Church respectively.

Before me G. M. Carpenter jr.
Public Notary.

At the first Quarterly Conference for Power Street station in Providence held the 20th day of April A. D. 1872 the following order is passed and recorded a majority of all the members of the said Conference concurring Whereas it is necessary with a view to reinvestment to make sale of the Church Estate on the north easterly corner of Power and South Main Streets in Providence it is therefore (a majority of all the members of the Quarterly Conference concurring) Ordered: That "The Trustees of Power Street Methodist Episcopal Church" are hereby authorized and ordered to sell said Estate to "The West Providence Land Company" for the sum of Twenty Thousand dollars (20.000)

A true copy from the records
George A. Taylor Secretary.

At a meeting of "The Trustees of Power Street Methodist Episcopal Church" held the 13th day of March A. D. 1872 the following vote is passed and recorded:

Voted That the Treasurer Ellery Millard be and he hereby is instructed to execute and deliver to the West Providence Land Company a conveyance of the Church Estate on the north easterly corner of South Main and Power Streets in Providence in the name and under the seal of this corporation for the sum of twenty thousand dollars

A true copy from the records.
Joseph Frankland Secretary.

At the first Quarterly Conference for Chestnut Street Station in Providence held the 22d day of April A. D. 1872 the following order is passed and recorded a majority of all the members of the said Conference concurring: Whereas it has become necessary with a view to reinvestment to make sale of the Power Street Church Estate situate on the north easterly corner of Power Street and South Main Street in Providence therefore it is Ordered (a majority of all the members of the Quarterly Conference concurring) that The Trustees of

Chestnut Street Methodist Episcopal Church" are hereby advised to join with "The Trustees of Power Street Methodist Episcopal Church" in conveying said estate to "The West Providence Land Company" for the sum of twenty thousand dollars and for the purpose of releasing the condition in the deed by which the said estate was conveyed to "The Trustees of Power Street Methodist Episcopal Church"

A true copy from the records

G. M. Carpenter jr.

Secretary

At a meeting of "The Trustees of Chestnut Street Methodist Episcopal Church" held the 21th day of May 1872 the following resolution is passed and recorded.

Resolved: That the Treasurer William A. Greene is hereby directed in the name and under the seal of this corporation to join "The Trustees of Power Street Methodist Episcopal Church" in conveyance of the church estate on the north easterly corner of Power and South Main Streets in Providence to "The West Providence Land Company" for the sum of twenty thousand dollars

A true copy from the records.

William Barton Secretary

We severally consent to and approve the foregoing conveyance.

M. J. Talbot

Presiding Elder of Providence District

J. W. Willett

Preacher in charge of Power Street.

Station in Providence.

J. E. C. Sawyer

Preacher in charge of Chestnut Street

Station in Providence.

Recorded May 10, 1873 } Witness G. A. Williamson

at 12,10 P. M.

Recorder of Deeds

Know All Men

That I Frank G. Allen of the City and County of Providence in the State of Rhode Island do hereby constitute and appoint Sarah A. Allen of said City of Providence my Attorney for me and in my name to mortgage the real estate or any portion thereof situate in said City of Providence of which I am now seized in fee to such person or persons to secure such sums of money for such period of time and at such rates as to said Attorney shall seem proper and for me and in my name to seal execute acknowledge and deliver such deed of mortgage thereof with such clauses conditions and covenants therein to be contained as said Attorney shall deem fit

And I Rebecca M. Allen wife of said Frank G. Allen do hereby constitute and appoint said Sarah A. Allen my Attorney for me and in my name to convey in manner as aforesaid all my right of dower in and to the real estate so mortgaged

We hereby ratifying confirming and allowing all such deed or deeds which shall hereafter be sealed executed acknowledged and delivered by our said attorneys concerning the premises.

In witness whereof we have hereunto set our hands and seals this eleventh day of April A. D. Eighteen hundred and seventy three.

In presence of

John Meredith Read jr.

J. Alcott.

Frank G. Allen [SEAL]

Rebecca M. Allen [SEAL]

Consulate General of the United States of America for France.

Be it known that on the eleventh 11th day of April One thousand eight hundred and seventy three before me the undersigned John Meredith Read jr. Consul General of the United States of America for the Empire of France resident at Paris personally appeared Frank G. Allen and Rebecca M Allen his wife known to me to be the person named in and who executed the within instrument and acknowledged the execution thereof for the uses and purposes therein mentioned. And the said Rebecca M. Allen on a private examination by me made apart from her husband acknowledged that she executed such Instrument freely and without any fear or compulsion on the part of her said husband. In testimony whereof I have hereunto set my hand and seal of office the day and year last above mentioned

[SEAL] John Meredith Read jr.

U. S. Consul General.

Recorded May 10, 1873 } Witness G. A. Williamson

at 12,20 P. M.

Recorder of Deeds

This is to certify that we Jonathan Pike and Albert B. H. Pike for and in consideration of one dollar paid us by Julia A. Miner Alice S. Knowles and Sashti W. Angell heirs at law of the late Mary Randall deceased deliver up to the said heirs possession of the property described in a certain mortgage deed given by Jonathan Pike to the said Mary Randall dated July First 1858 and recorded in Book No. 14 page 359 of the records for recording of mortgages of real estate in the City of Providence R.I. they the said heirs paying all taxes legally assessed thereon. Signed sealed and delivered this 22 day July (22nd) 1862

In presence of

Saml. A. Nightingale.

B. J. Bliven.

Jonathan Pike. [SEAL]

Albert B. H. Pike. [SEAL]

State of Rhode Island Providence sc. In Providence this 22nd day of July A. D. 1862 the above named Jonathan Pike and Albert B. H. Pike then personally appeared before me & acknowledged the above instrument by them signed & sealed to be their free & voluntary act & deed

Saml. A. Nightingale. Public Notary.

Recorded May 10, 1873. } Witness G. A. Williamson

at 2,20 P. M.

Recorder of Deeds

Know All Men

That I William H. Young the Lessee named in a Lease made by Jeroth-mul B. Barnaby October 18 1872 and on record in the Office of the Recorder of Deeds in the City of Providence R.I. in consideration of one dollar to me paid by the Westminster Lodge No. Twenty seven I.O. of O.F. in said Providence and in accordance with the provision in said Lease contained in reference to a transfer thereof to said Lodge do hereby sell assign and transfer to the said Lodge all my right title and interest in and to the said Lease and the premises therein described & granted

To have and to hold the same to the said Lodge for and during the remainder of the term in said Lease mentioned they paying all the rents and keeping & performing all the covenants on my part in said Lease to be kept & performed and holding me & my heirs harmless of & from the payment of said rents or the performance of any of the covenants in said Lease.

In Witness Whereof I have hereunto set my hand and seal this tenth day of May 1873.

Executed in presence of

G. A. Williamson. William H. Young (L.S.)

City of Providence ss. In Providence May 10 1873 Then William H. Young acknowledged the foregoing to be his free act and deed.

Before me G. A. Williamson Justice of Peace.

Recorded May 10, 1873 J
at 3,30 P.M. Witness G.A. Williamson
R. Recorder of Deeds.

Note. For Lease transferred above see page 137 of this book.

This Indenture of Two Parts

Made and executed on this 22d day of April A.D. 1873 by and between Thomas Cosgrove of the City and County of Providence State of Rhode Island of the first part and Alonzo Williams of said City and County of the second part Witnesseth That the said Thomas Cosgrove the party of the first part for and in consideration of the rents and covenants herein reserved and contained on part of said Alonzo Williams the party of the second part to be paid and performed doth hereby demise lease and to farm let to said Alonzo Williams the party of the second part his executors administrators and assigns

A certain lot of land situate on Page St. in said City of Providence bounded and described as follows Beginning at a point on Page Street at the Westerly corner of a lot of land belonging to the heirs of Bradford Allen and thence running north easterly bounding on said Page Street forty five (45) feet thence north easterly bounding on other land of said Cosgrove and holding the width of forty five 45.) feet seventy one (71) feet thence south easterly to land of the heirs of Bradford Allen thence bounding on the land of the heirs of Bradford Allen seventy one (71) feet to the place of beginning with room to erect a smoke stack in the rear of said lot south of the stone building now standing in the rear of said lot hereby demised. Said smoke stack to occupy a space of not more than forty nine (49) square feet.

To have and to hold said demised premises with all the priviliges and appurtenances to the same belonging unto him the said Alonzo Williams the party of the second part his executors administrators and assigns for and during the term of thirteen years from the date hereof to be computed and ended yielding and paying therefor yearly and every year during said term unto said Thomas Cosgrove party of the first part his heirs and assigns the yearly rent of One Thousand dollars in equal monthly instalments of eighty three dollars and thirty three cents $83.33 on the 22d day of each and every month during each and every year of said term the first payment whereof to be made on the 22nd day of May ensuing the date of this Indenture.

And the said Alonzo Williams the party of the second part for himself his heirs executors and administrators doth covenant and agree to and with said Thomas Cosgrove his heirs executors administrators and assigns as follows that he the said Alonzo Williams his executors administrators and assigns will yearly and every year during said term pay unto the said Thomas Cosgrove his heirs or assigns the yearly rent of One thousand dollars in equal monthly instalments as herein before appointed for the payment thereof. That he the said Alonzo Williams his executors or administrators shall or will on or before the twenty second 22d day of September at his or their own proper expense erect and complete upon said premises a building of the value of not less than six thousand dollars and the same at all times during said term keep and maintain in sufficient and suitable repair. And the said Alonzo Williams hereby pledges and binds all the buildings and improvements hereafter to be erected and made on said premises for the payment of the rent as aforesaid and for the due performance of all his convenients in this Indenture contained.

That it shall be lawful for the said Thomas Cosgrove his heirs or assigns in case said rent or any part thereof shall be unpaid by said Alonzo Williams his executors administrators or assigns for forty days after the time herein appointed for the payment thereof upon demand for the same to enter upon said premises and eject therefrom said Alonzo Williams his executors administrators or assigns and the same to have again and enjoy discharged of this lease and every part thereof. And the said Thomas Cosgrove for himself his heirs executors & administrators doth covenant and agree to and with said Alonzo Williams his executors administrators and assigns as follows that he the said Alonzo Williams paying the rents and performing the covenants herein contained on his and their part to be paid and performed shall and may lawfully quietly and peaceably have hold and enjoy the aforedemised premises and the appurtenances thereof for and during the said term of thirteen years without lawful let or hindrance whatever of any person

Further it is mutually agreed and covenanted by and between the parties hereto for themselves and their respective heirs executors administrators and assigns

That he the said Thomas Cosgrove his heirs and assigns shall at the end of said term of thirteen years have the liberty if he or they choose to purchase the building that said Alonzo Williams during said term shall erect on said premises at such price as shall be settled by three judicious disinterested men one chosen by each of the then parties to this lease and the third by these two but in case said Thomas Cosgrove his heirs or assigns shall not choose to purchase the same then in that case it is further covenanted and agreed by and between said parties that said Thomas Cosgrove his heirs or assigns shall further

lease the premises aforesaid unto said Alonzo Williams his executors administrators or assigns for and during a further term of five years at such rent as shall be agreed upon by three judicious disinterested men one chosen by each of the then parties to this lease and the third by these two provided that in no case shall said rent be less than One thousand dollars per annum.

And it is further covenanted and agreed by and between said parties their respective heirs executors administrators and assigns that at the end of the aforesaid term of five years the said Thomas Cosgrove his heirs or assigns shall have the liberty if he or they choose to purchase said building at a price to be determined as aforesaid but if said Thomas Cosgrove his heirs or assigns shall not then choose to purchase said building then it is further agreed by and between said parties their respective heirs executors administrators and assigns that said Thomas Cosgrove his heirs or assigns shall further lease the premises aforesaid to said Alonzo Williams his executors administrators or assigns for a further term of five years and so on from five years to five years until such time as said Thomas Cosgrove his heirs or assigns shall choose to purchase said building at a price to be determined as aforesaid.

And the said Alonzo Williams for himself his executors administrators and assigns doth covenant with said Thomas Cosgrove his heirs and assigns provided said Cosgrove his heirs or assigns shall choose to purchase said building at the price determined as aforesaid at the expiration of any of said terms of thirteen or five years to execute conveyances proper and sufficient to vest the title of said building in said Thomas Cosgrove his heirs and assigns and it is further covenanted between the parties hereto that the said Alonzo Williams his executors administrators or assigns shall pay all taxes that may be assessed upon said building during the continuance of this lease.

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

In presence of
Peter F. Hughes
J. M. Cosgrove.

Thos. Cosgrove. [24]
Alonzo Williams [24]

State of Rhode Island Providence sc. In Providence this 12th day of May A.D. 1873 then personally appeared before me Thomas Cosgrove and Alonzo Williams and severally acknowledged the foregoing instrument by them signed to be their free voluntary act & deed.

Peter F. Hughes.
Justice of the Peace.

Recorded May 12, 1873
at 11, 40 A.M.

Witness G. A. Williamson
Recorder of Deeds.

U.S. REVENUE 50¢ STAMP

This Indenture

Made the Third day of September in the year of our Lord one thousand eight hundred and seventy two between James Flinn of the City and County of Providence in the State of Rhode Island party of the first part and Casper Hill party of the second part Witnesseth That the said party of the first part doth hereby lease demise and let unto the said party of the second part his executors administrators and assigns

A certain lot with building standing thereon situated on the Northerly side of Greenwich Street and on the corner of Warren Street numbering 33 on Greenwich St. in said City of Providence together with a privilege in and to the yard adjoining said building.

To have and to hold the premises with the rights easements and appurtenances to the same belonging for the term of two years beginning two weeks from the date hereof yielding and paying rent therefor after the rate of two hundred and sixteen dollars per annum.

And the lessee covenant with the lessor and his assigns to pay the said rent in equal payments of eighteen dollars each in advance of each and every month beginning two weeks from the date hereof to make no unlawful improper or offensive use of the premises to quit and deliver up the premises and all future erections and additions to or upon the same to the lessor or his assigns peaceably and quietly at the end of the term in as good order and condition (reasonable use and wearing thereof and damage by fire or other casualties excepted as the same now are or may be put into by the lessor or those having legal right to the estate in the premises and all charges for cleansing which may be payable for or in respect of the premises or any part thereof during the said term together with the rent as above stated for such further time as the lessee or those claiming under him may hold the premises not to make or suffer any waste thereof nor make nor suffer to be made any alterations therein nor lease nor underlet nor permit any other person or persons to occupy the same except such as the lessor or those having right to the estate in the premises shall in writing approve and that the lessor or those having right to the estate in the premises with their servants at reasonable times may enter to view the premises and may make repairs and improvements. And in case the said rent or taxes shall be in arrears for the space of one week and the same shall have been duly demanded on or after the day when the same shall have become payable if the lessee in case of such insolvency shall fail to give reasonable security for the payment of all sums then due and thereafter to grow due under this lease or if any of the covenants aforesaid to be observed on the part of the lessee or those holding under him shall be broken the lessor or those having right to the estate in the premises whilst such neglect or default continues may without further notice or demand enter upon the premises and expel the lessee and those holding under him or any otherwise legally evict them without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant and thereupon the lessor may at his discretion re-let the premises at the risk of the lessee who shall remain (for the residue of said term) responsible for the rent herein reserved and shall be credited with such amounts only as shall be by the lessor actually realised.

Note See Renewal in Deed Book No 244 page 347

Provided however that in case the premises or any part thereof shall during the said term be destroyed or damaged by fire or other unavoidable casualty so that the same shall be thereby rendered unfit for use and habitation then and in such case the rent hereinbefore reserved or a just and proportionate part thereof according to the nature and extent of the injury sustained shall be suspended or abated until the premises shall have been put by the lessor or those having legal right to the estate in the premises in proper condition for use and habitation.

In Witness Whereof the parties have hereunto set their hands and seals the day and year first above written.

Signed Sealed and Delivered in presence of Elias M. Jenckes after certain erasures made on three certain printed lines. James Flynn. [L.S.] Casper Hill. [L.S.]

Recorded May 13, 1873 at 9 A. M. Witness G. A. Williamson Recorder of Deed.

Whereas James W. Brown on the fifteenth day of May A. D. 1872 executed to Daniel Gassell a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of two negotiable promissory notes for the sum of twenty one hundred dollars bearing even date with said deed of mortgage and made by said James W. Brown payable to said Daniel Gassell or order with interest payable semi-annually at the rate of seven per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said note or of the interest due thereon reference being had to said mortgage the record of which is in Book No. Fifty five (55) of the records of mortgages of real estate in Providence page three hundred sixty five (365) and

Whereas default was made in the payment of the semi annual interest due on one of said notes and said default continued for more than ten days and Whereas said Daniel Gassell advertised said mortgaged premises for sale at public auction in the Rhode Island Country Journal one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the twenty first day of April A. D. 1873 William H. Herrick of said Providence being the highest bidder for said mortgaged premises became the purchaser thereof for sixteen hundred & sixty dollars

Now Therefore I the said Daniel Gassell in consideration of said sum of sixteen hundred and sixty dollars to me paid by said William H. Herrick the receipt whereof is hereby acknowledged hereby by virtue of the powers conferred upon me by said deed of mortgage grant bargain sell and convey to said William H. Herrick his heirs and assigns

A lot of land with the buildings & improvements thereon situated in said Providence and is described as Lot No Thirteen (13) on Pleasant Street on which said street said lot of land measures fifty feet extending therefrom Southerly holding the width of fifty feet to land formerly belonging to the City of Providence and the Heirs of the late E. K. Dexter being the same premises that said Daniel Gassell conveyed to said James W. Brown by deed dated May 14th 1872.

To have and to hold the aforegranted premises with the privileges and appurtenances thereof to said William H. Herrick his heirs and assigns forever. And I the said Daniel Gassell hereby covenant with said William H. Herrick his heirs and assigns that at the date of said sale I was the owner of said mortgage and that I had good right to sell said premises as aforesaid and that in making said sale I have complied with the requirements of said mortgage in

relation thereto. In Testimony Whereof I have hereunto set my hand and seal the twenty first day of April A. D. Eighteen hundred and seventy three.

Signed Sealed & Delivered in presence of George H. Burnham. Daniel Gassell [L.S.]

State of Rhode Island &c. Providence sc. In Providence the thirteenth (13th) day of May A. D. 1873 Daniel Gassell acknowledged the aforegoing to be his free act & deed. Before me George H. Burnham Justice of the Peace.

Recorded May 13, 1873 at 9,35 A. M. Witness G. A. Williamson Recorder of Deed.

Know All Men by these Presents

That we Henry B. Brastow of Central City Colorado and Helen P. Brastow wife of said Henry B. have made constituted and appointed and by these presents do make constitute and appoint Frederick M. Sackett of the City of Providence in the State of Rhode Island our true and lawful attorney for us and in our names place and stead to take the charge and management of all the estate real or personal belonging to us or either of us situate or being in the State of Rhode Island to demand receive sue for collect and recover any and all moneys whatsoever due or to become due or payable to us or either of us and to give proper receipts and acquittances therefor to sell and transfer by deed under seal or otherwise any mortgage or mortgages now held or that may be hereafter held by or made to us or either of us or in which we or either of us have or has or may hereafter have any interest or to release or discharge the same of record or to release from the operation thereof the whole or any portion of the premises therein and thereby conveyed in his discretion to endorse any notes or negotiable paper now or hereafter to be held or payable to us or either of us with or without recourse to us as endorsers and generally to attend to and transact all business appertaining to our affairs as occasion may require giving and granting unto our said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present with full power of substitution and revocation hereby ratifying and confirming all that our said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof we have hereunto set our hands and seals the twenty ninth day of March in the year One thousand eight hundred and seventy three. A. D. 1873

Sealed and Delivered in presence of James Burrell. Henry B. Brastow [L.S.] Helen P. Brastow. [L.S.]

Territory of Colorado County of Gilpin ss. In Central City on said County on this

22th day of March A. D. 1873 the within named Henry B. Brastow personally appeared before me and acknowledged foregoing Power of Attorney by him signed to be his free act and deed and then and there Helen P. Brastow wife of said Henry B. Brastow also personally appeared before me and she being by me examined privily and apart from her said husband acknowledged the same instrument by her signed and by me then shown and explained to her to be her voluntary act and deed and declared to me that she did not wish to retract the same.

Witness my hand and Notarial Seal on the day and year last above written.

[L.S.] James Burrell.
Notary Public.

Recorded May 13, 1873 } Witness T. A. Williamson
at 10, 27 A. M. } Recorder of Deeds.

Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this 9th day of May A. D. 1873

House Number One hundred and twelve (112) on Charles Street in the City of Providence in the State of Rhode Island together with the lot whereon said house stands said lot fronting on said Charles Street measures about thirty six (36) feet by thirty eight feet and is the same estate recently purchased by the lessor of John Laughlin reference to the Land Records in said City hereby being had.

To have and to hold the same with the rights and privileges thereof for the term of two years from the 1st day of July next after the date aforesaid on condition of the payment to said lessor of a yearly rent therefor of $ 504 for the first year & $ 600 for the second year in equal and successive monthly instalments the first whereof on the first day of August next and so on next thereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder.

The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

And the said lessee shall pay said monthly instalments on the first day of each month during said term. And in case of failure on the part of the lessee to pay said instalments or any one of the same within five days after the same is due and payable the said lessor may at once terminate this lease and thereupon take immediate possession of the premises aforesaid the said lessor not being required to make any demand of the lessee for any rent. And it is hereby agreed that the said lessor shall keep the outside of said house in good repair and the said lessee

shall keep the inside of the same in good repair.

Signed sealed and delivered on the day and year aforesaid.

In presence of
W. H. Greene

Michael Mc Hale Lessor [L.S.]
Robert F. Walsh Lessee. [L.S.]

State of Rhode Island &c. Providence sc. In Providence in said County on this 9th day of May 1873 then personally appeared the within named Michael Mc Hale and Robert F. Walsh and severally acknowledged the within deed to be their free act and deed.

Before me Wm. H. Greene
Justice of the Peace.

Recorded May 13, 1873 } Witness T. A. Williamson
at 1, 40 P. M. } Recorder of Deeds.

Know All Men by these Presents

That whereas since the sale by deed dated August 8th 1863 by James C. Bucklin of the City and County of Providence in the State of Rhode Island to me of a certain lot of land situated on Clifford Street in said Providence whereon my dwelling house now stands I Sidney S. Rider of said Providence my family and servants have been permitted by said James C. Bucklin the owner of the lot next west of the lot so sold as an accommodation and convenience in passing from said street and the back part of said house and lot to enter upon said Bucklins lot and to use and pass over the walk laid out on the same.

Now therefore I Sidney S. Rider for myself my heirs executors administrators and assigns do hereby admit and acknowledge that I have not by reason of said use and permission acquired or obtained any right of way or other right in over or upon the lot next west as aforesaid belonging to said Bucklin. And I do further admit and acknowledge that the said Bucklin his heirs executors administrators or assigns whenever he or they see fit may withdraw said permission and forbid the further use of said passage way and that I will conform thereto.

It is however understood that nothing herein contained shall affect the right to use the well and the privileges appertaining thereto as granted in the deed above mentioned

Dated at Providence this 13th day of May 1873.

Witnesses
Albert H. Rider.

Sidney S. Rider.

Recorded May 13, 1873 } Witness T. A. Williamson
at 2, 30 P. M. } Recorder of Deeds.

Bill of Sale of Stock Fixtures and Lease of Store No. 87 Weybosset St.

Know All Men by these Presents

That I Edwin A. Briggs of Providence County of Providence and State of Rhode Island for and in consideration of the sum of one hundred dollars to me in hand paid by Edwin B. Burnham of the same place at and before the sealing of 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 Edwin B. Burnham

The stock and fixtures complete now in the store numbered 87 (eighty seven) Weybosset St. Providence together with the lease and policy of insurance now held by me on said goods & fixtures

To have and to hold the said goods & fixtures unto the said Edwin B. Burnham his executors administrators and assigns to his and their sole use and behoof forever. And I the said Edwin A. Briggs for myself my executors and administrators will warrant and defend the said bargained premises unto the said Edwin B. Burnham his executors administrators and assigns from and against all persons whatsoever

In Witness Whereof I have hereunto set my hand and seal this thirteenth day of May A.D. 1873.

Signed Sealed and Delivered in presence of Henry Martin. — Edwin A. Briggs [L.S.]

Providence County ss. In Providence this thirteenth day of May A.D. 1873 then Edwin A. Briggs personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Charles Selden.
Justice of the Peace.

Recorded May 14, 1873 at 10, 45 A.M. Witness T. A. Williamson
Recorder of Deeds.

To All Persons to whom these Presents shall come.

We Andrew Winsor of the City of Providence in the State of Rhode Island and Joseph F. Brown of North Providence in said State co partners under the name of Winsor & Brown Send Greeting

Whereas John Hanscom and Charlotte C. Hanscom his wife on the first (1) day of April A.D. 1872 executed a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of a negotiable promissory note for the sum of Three thousand dollars ($3000) bearing even date with said deed of mortgage and made by said John Hanscom payable to said Winsor & Brown or order in one year from date with interest at eight per cent per annum payable semi-annually and in which said mortgage were certain powers of sale in case of default in the payment of said note or interest as will appear by reference to the record of said mortgage in Book No. 56 at page 191 of the records of mortgages of real estate in the City of Providence State aforesaid.

And Whereas default was made in the payment of said semi annual interest due on said note and said default continued for more than ten (10) days And Whereas said Winsor & Brown advertised said premises for sale in the Providence Daily Journal one of the Public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days in all respects according to the terms of said mortgage

And Whereas at the public auction held in pursuance of said advertisement on the twenty fourth day of April A.D. 1873 Leonard F. Joslin and George M. Joslin being the highest bidders for said mortgaged premises became the purchasers thereof Now therefore we the said Winsor & Brown in consideration of the sum of Forty two hundred & fifty (4250) dollars to us paid by said Leonard F. Joslin and George M. Joslin (said sum being the amount bid over a mortgage of Six thousand (6000) dollars now on said premises by them the said Leonard F. & George M. Joslin for said mortgaged premises) the receipt of which said sum is hereby acknowledged do hereby by virtue of the power conferred upon us by said deed of mortgage grant bargain sell and convey to said Leonard F. & George M. Joslin their heirs administrators and assigns forever

A certain lot or tract of land lying in said City of Providence bounded and described as follows viz. Commencing at a point ninety nine & 49/100 feet from Branston Street on Paine Street thence extending Northwesterly sixty (60) feet bounding on said Paine Street then turning and extending ninety two & 27/100 (92 27/100) feet Easterly to land of the Heirs of Asa Messer then turning and bounding on said Messer land sixty (60) feet to land of Moses M. Bixby then turning and extending Westerly about ninety one & 83/100 (91 83/100) feet to the first mentioned bound. Being Lot No. 4 (four) and one half of Lot No. 3 (three) on a plat of land surveyed and platted by Charles C. Paine dated August 6th 1868 and on record in the Office of the Recorder of Deeds in said Providence.

Being the same premises conveyed to the said John Hanscom by deed from Moses M. Bixby and recorded in Deed Book No. 197 at page 149 of the records of deeds in said Providence.

Said premises are conveyed subject to a mortgage of Six thousand (6000) dollars the payment of which mortgage is hereby assumed by the said Leonard F. & George M. Joslin.

And we the said Winsor & Brown for ourselves our several heirs and personal representatives do covenant with the said Leonard F. & George M. Joslin and their heirs & assigns that we have done and performed all things on our part to be done and performed in order to vest a good and perfect title in and by virtue of said mortgage deed.

To have and to hold the aforegranted premises with all the appurtenances thereof to said Leonard F. & George M. Joslin their heirs administrators and assigns forever

In Testimony Whereof we have hereunto set our hands and seals this twenty fourth day of April A.D. 1873.

Signed Sealed & Delivered in presence of William M. Hall. — Andrew Winsor [L.S.] Joseph F. Brown [L.S.]

State of Rhode Island &c. County of Providence ss. In Providence this 13th day of May A.D. 1873 Andrew Winsor and Joseph F. Brown personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free and voluntary act and deed.

William M. Hall.
Justice of the Peace.

Recorded May 14, 1873 at 3 P.M. Witness G.A. Williamson Recorder of Deeds

This Indenture of Lease

Made and executed this tenth day of May A.D. one thousand eight hundred and seventy three by and between Christopher Hughes of Providence of the one part and Thomas Smith of North Providence of the other part

Witnesseth that the said lessor for the consideration hereinafter mentioned have demised granted and to farm let and do hereby demise grant and to farm let unto the said lessee his executors administrators and assigns

The Westerly half part of one certain lot of land with all the improvements thereon situated on the Southerly side of Orm Street in said Providence measuring on said street sixty six (66) feet and holding that width extends back Southerly one hundred and thirty six (136) feet. Being lot numbered two hundred and eighty (280) on Assessors Plat numbered Three (3) Said one half part of said lot hereby leased measures thirty three (33) feet on said Orm Street and extends back one hundred and thirty six feet

To have and to hold said premises for and during the term of three years from the tenth day of May A.D. 1873 to terminate and end on the tenth day of May A.D. 1873

And the said lessee for himself and for his executors administrators and assigns does covenant and agree to pay or cause to be paid to said lessor his successors or assigns the sum of two hundred & fifty dollars yearly and every year during said term for rent and hire of the above named premises in payments of sixty two & one half dollars each on the tenth days of August November February and May successively to the end of the term of three years and in case of failure on his part to pay any rent within fifteen days subsequent to the time as above specified or in case of failure to conform to all the conditions of this lease the said lessor shall be at liberty to declare this lease at an end and terminated and thereupon to take immediate possession of the premises in which case the said lessee shall be considered as a tenant holding over his term. And the said lessee does further covenant and agree that he will use and improve said premises in a becoming and proper manner not committing any waste or injury on the same. And the said lessee does further agree to keep the interior of the premises in good repair including the setting of glass in the windows and doors during the continuance of this lease and at the expiration of this lease to quietly and peaceably surrender up the possession of the premises to the said lessor or his assigns in as good order as they now are common and ordinary wear inevitable casualties and damages by the elements excepted. And the parties hereto further covenant and agree that in case said premises shall be damaged by fire so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired by the lessor. And the said lessee also covenants and agrees not to lease or underlet nor permit any other person or persons to occupy or improve or make or suffer to be made any alterations in the premises hereby leased without the written consent of said lessor having been first obtained and that the said lessor may enter to view and make improvements in said premises as may be necessary or expedient. And the said lessor agrees to keep the exterior of the premises in good repair. And the said lessor on the conditions and terms above mentioned

does hereby agree that the said lessee may use possess occupy and enjoy said premises for the full term of three years commencing and terminating at the dates aforesaid

And it is further mutually agreed and covenanted by and between the said Hughes lessor and the said Smith lessee that at the end of said term of three years the said Smith shall have a right to a renewal of this lease for a further term of two years at such rent as shall be determined by three judicious disinterested men one chosen by each of the then parties to this lease and the third by those two but in no case shall such rent be less than two hundred and fifty dollars a year.

In Testimony Whereof the parties have hereunto interchangeably set their hands and seals this tenth day of May A.D. 1873.

Signed Sealed and Delivered in presence of the word "conveyed" being erased and the word "leased" substituted Peter F. Hughes

Christopher Hughes. [SEAL]

Thomas Smith. [SEAL]

State of Rhode Island &c. Providence sc. In Providence this fifteenth day of May A.D. 1873 Christopher Hughes & Thomas Smith personally appeared before me and severally acknowledged the within instrument by them signed to be their free and voluntary act and deed.

Peter F. Hughes Justice of the Peace

Recorded May 16, 1873 at 11,25 A.M. Witness, G.A. Williamson Recorder of Deeds

Know All Men by these Presents

That I J. Hourwitz of Providence in the County of Providence in the State of Rhode Island for and in consideration of the sum of two hundred and seventy five dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Peter Trumpler of said Providence the receipt whereof I the said J. Hourwitz do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Peter Trumpler all my right title and interest in and to

The printing presses types cases stones cabinets and all the personal property of every description now belonging to the firm of Hourwitz and Trumpler. Also all my right title and interest in and to a certain newspaper entitled "Yours" and belonging to said firm.

And I hereby covenant with the said Peter Trumpler that I will not conduct directly or indirectly in my own name or in the name of another any newspaper of any kind within the State of Rhode Island nor be interested in any newspaper within said State in any form or manner as whole or part owner agent or otherwise.

To have and to hold the said granted and bargained personal property unto the said Peter Trumpler his heirs executors administrators and assigns to his only proper use

benefit and behoof forever and I the said J Horwitz do vouch myself to be the true and lawful owner of the said premises hereby conveyed and have in me full power good right and lawful authority to dispose of the said premises in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said personal property unto the said Peter Trumpler his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said J Horwitz have hereunto set my hand and seal this thirteenth day of May in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered
in presence of
John H. Lonsdale.
Lucretia B. West.

J. Horwitz. [L.S.]

Recorded May 21, 1873 at 10,15 A. M. } Witness G. A. Williamson
80 Recorder of Deeds.

Know All Men by these Presents

That I Horace F. Carpenter of Providence in the State of Rhode Island in consideration of the sum of one dollar to me paid by John Austin of said Providence and of other valuable consideration do hereby give grant bargain sell convey and assign unto the said John Austin all my right title interest property claim and demand which I have in and to the building and premises mentioned and described in the transfer of lease hereto attached from Samuel T. Thurber and John Thurber to said John Austin and said Horace F. Carpenter which I the said Horace F. Carpenter may or might have by reason of said transfer to said Austin & Carpenter and also all the right title and interest which I the said Carpenter may or might have in and to the Indenture of Lease referred to in the transfer hereto attached.

To have and to hold the same unto him the said John Austin his executors administrators and assigns forever. Witness my hand and seal this 21st day of May A. D. 1873.

Signed Sealed and Delivered
in presence of
Francis Colwell

Horace F. Carpenter [L.S.]

Recorded May 21, 1873 at 12,40 P. M. } Witness G. A. Williamson
8. Recorder of Deeds.

Note. For Instrument to which the above was annexed see Book 170 page 438

Know All Men by these Presents

That I Peter Trumpler of Providence in the County of Providence in the State of Rhode Island for and in consideration of the sum of Eight hundred dollars to me in hand well and truly paid at or before signing sealing and delivery of these presents by Charles E. Burchfield of said Providence the receipt whereof I the said Peter Trumpler do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Charles E. Burchfield

One half undivided of the personal property now in Room Number 5 (five) in Building Number 98 (ninety eight) Westminster Street in said City of Providence and used by me in my business as a printer and publisher. Said property includes type cases stands stones cabinets press stove and all other personal property whatever in said room belonging to me said Peter Trumpler. Also one undivided half interest in all the bills and credits due me said Peter Trumpler and acquired by myself and by the firm of Horwitz and Trumpler in said business of printing and publishing. Also one undivided half part of a certain newspaper called "Yours" published by me. The said Charles E. Burchfield assuming as an express condition and as a part of the consideration of this conveyance the payment of one half of the liabilities contracted by said Trumpler and said firm of Horwitz and Trumpler in said business.

To have and to hold the said granted and bargained personal property unto the said Charles E. Burchfield his heirs executors administrators and assigns to his and their only proper use benefit and behoof forever and I the said Peter Trumpler do vouch myself to be the true and lawful owner of the premises and have in me full power good right and lawful authority to dispose of the said premises in manner as aforesaid and I do for myself my heirs executors and administrators hereby covenant and agree to warrant and defend the said premises unto the said Charles E. Burchfield his heirs executors administrators and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said Peter Trumpler have hereunto set my hand and seal this twentieth day of May in the year of our Lord one thousand eight hundred and seventy three

Executed and Delivered
in presence of
John F. Lonsdale.

Peter Trumpler [L.S.]

Recorded May 21, 1873 at 2,10 P. M. } Witness G. A. Williamson
8. Recorder of Deeds.

This Indenture

Made this first day of May Eighteen hundred and seventy three between the Rawson Fountain Society a corporation created by the General Assembly of the State of Rhode Island of the one part and Spencer P. Read of Providence in said State of the other part Witnesseth that in consideration of the rent and lessees' covenants hereinafter reserved and contained the said corporation doth hereby demise unto the said Spencer P. Read

his executors administrators and assigns A certain lot of land situated on the Northerly side of Fountain Street in said Providence and Westerly from Dean Street bounded Southerly on Fountain Street Easterly on land now or formerly of Dr. Mead Northerly on land of Alfred Stone and Westerly by the next described lot or however otherwise bounded and described it is the same lot now occupied by said Read.

Also another lot of land bounded Southerly on said Fountain Street whereon it measures sixteen (16) feet and holding that width extends back Northerly to land leased by said corporation to said Alfred Stone bounding Easterly on said first described lot and Westerly partly on the next described lot and partly on the Fountain lot.

Also another lot of land of about ten (10) feet in width from North to South bounded Southerly on said Fountain lot Northerly on said land leased to said Stone Westerly on land leased to Wm. H. Prior and Easterly on the lot secondly herein before described Also another lot of land on the Southerly line of said Fountain Street and extending to Washington Street bounded Easterly on land leased to Waterman & Stone and Westerly on land occupied by James Murphy it being the Fountain Lot so called.

To have and to hold the same with the appurtenances unto the said Spencer P. Read his executors administrators and assigns for and during the term of seven (7) years from the first day of May Eighteen hundred and seventy three and fully to be complete and ended on the last day of April Eighteen hundred and eighty

Yielding and paying therefor during the said term the yearly rent or sum of Two hundred and fifty (250) dollars in equal half yearly payments on the first days of the months of January and July in every year except as to the fraction of a half year from the first day of May Eighteen hundred and seventy three to the first day of July and except also as to the fraction of a half year at the end of said term payments for which shall become due and be made on the last day of June Eighteen hundred and seventy three for the first named and the last day of April Eighteen hundred and eighty for the last named payment.

And the said Spencer P. Read for himself his executors administrators and assigns doth hereby covenant with the said corporation its successors and assigns that he the said Spencer P. Read his executors administrators and assigns will during the said term pay unto the said corporation its successors and assigns the rent hereby received in the manner herein before mentioned that the said Read his executors administrators and assigns shall not nor will at any time during the said term use or occupy the said premises otherwise than for the purpose of carrying on the carpenters business without the written consent of the said corporation or its assigns and shall not nor will at any time during said term place or use or permit or suffer to be placed or used on said premises or any part thereof any privy or cesspool or any matter or thing which can or may in any wise injuriously affect the water of the Fountain belonging to said corporation except a cemented privy to be built on said first described lot and to be constructed to the satisfaction of said lessor or its assigns and that the said Read his executors administrators and assigns shall and will at the end or other determination of said term surrender and yield up to the said corporation its successors or assigns the peaceable and quiet possession of said premises and that in as good order and condition as they now are

And the said lessor for itself and its assigns doth covenant with the said lessee his executors administrators and assigns that he and they paying the said rent in manner aforesaid and keeping observing and performing all and singular the covenants on his and their part to be performed as aforesaid shall and may peaceably and quietly hold and enjoy the said premises with the appurtenances for and during the term hereby created without any interruption or disturbances of or by the said corporation or its assigns or any person or persons whomsoever claiming or to claim by from or under him them or any or either of them. Provided always and it is hereby declared and agreed that all the buildings placed on said land by the said lessee his executors administrators or assigns shall stand and

be pledged to the said lessor and its assigns as security for payment of and performance of said lessee covenants and may be sold by said lessor or its assigns at public auction for the satisfaction of any rent in arrear or any damage arising from the breach of said covenants And further that it shall be lawful for said lessor or its assigns and their servants agents and workmen from time to time and at all reasonable times during said term to enter into and upon said demised premises for the purpose of access to the Fountain west of said premises and repairing managing and improving the same And further that the portion of the Fountain lot herein named beginning at the south side of the fountain and extending to Fountain Street shall be used only for storage of lumber and framing and that no buildings shall be erected on said portion of the Fountain lot except sheds for the storage of lumber and that at all times there sall be a passage way kept open from Fountain Street to and around the entrance to the Fountain and the said lessor shall have the right of access to the same at all times

In Witness Whereof the Corporation hath caused these presents to be executed and its corporate seal to be hereunto affixed by Frederick Burgess its Treasurer and the said Spencer P. Read hath hereunto set his hand and seals the day and year first above written.

Signed Sealed and Delivered in presence of G. S. Goodspeed

Spencer P. Read (L.S.)
Rawson Fountain Society (L.S.)
Frederick Burgess Treas.

State of Rhode Island City of Providence May 21st 1873 Then and there the above named Frederick Burgess acknowledged the above instrument by him signed to be his free and voluntary act & deed and the free and voluntary act and deed of the above named Corporation.

Before me G. A. Williamson
Justice of Peace.

Recorded May 21, 1873 at 3,30 P.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That we Charles L. Van Zandt of Newport R.I. and Arazelia G. Van Zandt wife of the said Charles & seized in her own right as one of the heirs of Ardelia E. G. Beverly late of Providence R.I. deceased for and in consideration of the sum of One thousand dollars and other good and valuable considerations to us in hand before the delivery hereof well and truly paid by Mary L. Eastman of Concord N. H. have remised released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said Mary L. Eastman and her heirs and assigns forever

All my right title and interest being an undivided one sixth part to all the real estate inherited by me as one of the heirs of the late Ardelia E. G. Beverly formerly of Providence now deceased situated in said Providence & consisting of a lot on the north east corner of John and Brook Streets a lot on the south east corner of said streets with the buildings thereon a lot on the south west corner of said streets with the buildings thereon and a lot on the easterly side of Barclay Street with the buildings thereon.

To have and to hold the said premises with all the priviledges and appurtenances thereunto belonging to the said Mary C. Eastman and her heirs and assigns forever and we do hereby covenant with the said Eastman that we will warrant and defend the said premises to her the said Eastman and her heirs and assigns against the lawful claims and demands of any person or persons claiming by from or under us.

And I Arazelia G. Van Zandt wife of said Charles for the consideration aforesaid do hereby release my right of dower in said premises.

In Witness Whereof we have hereunto set our hands and seals this twentieth day of May in the year of our Lord 1873.

Signed Sealed and Delivered — Charles C. Van Zandt. [L.S.]
in presence of us — Arazelia G. Van Zandt. [L.S.]
Geo. Manchester.

Newport ss. In the City of Newport in said County on this 20th day May A.D. 1873 Then personally appeared Charles C. Van Zandt one of the subscribers to the foregoing instrument and acknowledged the same to be his free act and deed. At the same time and place Arazelia G. Van Zandt wife of said Charles C. Van Zandt also one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Geo. Manchester. Notary Public. [L.S.]

Recorded May 23, 1873 at 9,45 A.M. } Witness G. A. Williamson
Recorder of Deeds.

Whereas

Gustavus A. Williamson of Providence Rhode Island on the fifth day of April A.D. 1872 executed to the Providence Land Company (a corporation legally established in the City of Providence by the General Assembly of the State of Rhode Island) a deed of mortgage of certain real estate hereinafter described for the purpose of securing the payment of two negotiable promissory notes each for the sum two thousand dollars and (bearing even date with said deed of mortgage) made by said Gustavus A. Williamson payable to said Providence Land Company or order in one and two years after date respectively with interest semi annually in advance at seven per cent per annum and in which said mortgage were certain powers of sale in case of default in the payment of said notes or of the semi-annual interest due thereon reference being had to the said mortgage the record of which is is in Book No. 55 page 63 of the records of mortgages of real estate in said Providence and Whereas said Providence Land Company on the twenty fifth day of September A.D. 1872 sold assigned and transferred to Arba B. Dike of said Providence the said deed of mortgage the notes and debt thereby secured and all its right title & interest in & to the premises therein described and also conferred upon said Arba B. Dike all the rights and powers possessed by it by virtue of said deed of mortgage reference to said assignment being had the same being on record in Book No. 55 page 522 of the records of mortgages of real estate in Providence and Whereas default was made in the payment of one of said notes and said default continued for more than ten days and

Whereas said Arba B. Dike advertised said mortgaged premises for sale in the Republican Herald and Rhode Island Gazetteer one of the public newspapers printed in said Providence for more than twenty days prior to the day of sale and after the expiration of said term of ten days and

Whereas at the public auction held in pursuance of said advertisement on the seventeenth day of May A.D. 1873 William A. Warner of said Providence being the highest bidder for the said mortgaged premises became the purchaser thereof for five thousand dollars

Now therefore I the said Arba B. Dike in consideration of said sum of five thousand dollars to me paid by said William A. Warner the receipt of which said sum is hereby acknowledged do hereby by virtue of the powers conferred upon me by said deed of mortgage and the said assignment thereof grant bargain sell and convey to said William A. Warner his heirs and assigns

Those five lots of land on the Westerly side of Hamilton Street in said Providence designated as Lots No. Fifty six (56) Fifty seven (57) Fifty eight (58) Fifty nine (59) and Sixty (60) on plat entitled "Melrose Street Estate in Elmwood. platted by John Howe 1872 and which plat is on record in the Office of the Recorder of Deeds in said Providence being the same lots of land that the Providence Land Company conveyed to the grantor of said mortgage by deed bearing even date therewith.

To have and to hold the aforegranted premises with the appurtenances thereof to said William A. Warner his heirs and assigns forever. And I said Arba B. Dike do hereby covenant with said William A. Warner his heirs and assigns that at the date of said sale I was the holder of said mortgage and had good right to sell said premises as aforesaid and that in making said sale I have fully complied with the requirements of said mortgage in relation thereto.

In Testimony Whereof I have hereunto set my hand and seal the twenty third day of May A.D. Eighteen hundred and seventy three.

Signed Sealed & Delivered — A. B. Dike. [L.S.]
in presence of
Geo. H. Burnham.

State of Rhode Island &c. Providence ss. In Providence the 23d day of May A.D. 1873 Arba B. Dike acknowledged the aforegoing to be his free act & deed.

Before me Geo. H. Burnham.
Justice of the Peace.

Recorded May 23, 1873 at 1, 30 P.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I James P. Burlingame of the City of Providence in the County of Providence for and in consideration of the sum of two hundred and thirty dollars ($230) to me in hand well and truly paid at or before signing sealing and delivery of these presents by the Roll Stone Machine Works of Fitchburg in the State of Massachusetts a corporation duly incorporated the re-

ceipt whereof I the said Burlingame do hereby acknowledge have granted bargained and sold and by these presents do grant bargain and sell unto the said Roll Stone Machine Works

One rotary bed planer 27 inch with all the appurtenances thereunto belonging now situated at No. 84 Orange Street in said City of Providence. And it is understood and agreed by and between said Burlingame & said Roll Stone Machine Works that said planer shall remain in the possession of said Burlingame for the period of ninety days from the date hereof and if by that time said Burlingame shall have paid said Roll Stone Machine Works the sum of two hundred & thirty dollars on account of said planer then the same shall be and remain the property of said James P. Burlingame.

To have and to hold the said granted and bargained premises subject however to the agreement aforesaid unto the said Roll Stone Machine Works their successors and assigns to their only proper use benefit and behoof forever and I the said Burlingame do vouch myself to be the true and lawful owner of the said premises and have in me full power good right and lawful authority to dispose of the same in manner as aforesaid and I do for myself heirs executors and administrators hereby covenant and agree to warrant and defend the same unto the said Roll Stone Machine Works their successors and assigns against the lawful claims and demands of all persons whomsoever.

In Witness Whereof I the said James P. Burlingame have hereunto set my hand and seal this 5th day of February in the year of our Lord one thousand eight hundred and seventy three.

Executed and Delivered
in presence of
Henry W. Allen.

James P. Burlingame. [L.S.]

Recorded May 24, 1873 at 10, 15 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents.

That I Allen Dorr of the Town of Cumberland in the County of Providence and State of Rhode Island have constituted ordained and made and in my stead and place put William Ames of said Providence to be my true sufficient and lawful Attorney for me and in my name and stead or in his name to transact and perform generally all my business of every kind nature and description including the power to lease let mortgage or sell or in any manner convey all or any of the lands tenements or hereditaments of which I am now seized in fee for life or possessed of for a term of years and whether such interest in real estate be in possession reversion or remainder also all or any real estate which may come to me after the date of these presents and so to manage or dispose of the same as to his judgment shall seem best for the interest of my estate to collect rents to collect dividends on any of my stock in any incorporated company or elsewhere by me owned or to which I now am or may hereafter be entitled and interest and profits on any of my property and estate also the power to sell and transfer by suitable conveyances in my name or in his name all or any personal property to me belonging or which may hereafter come to me as he in his best judgment shall deem to be for the interest of my estate also including the power to manage all of my estate both real and personal whether in

possession action reversion or remainder according to his best discretion hereby intending to give my said Attorney just as full ample and complete power over the disposition and management of my estate both real and personal as I myself possess and intending to include all power necessary for that purpose although not specifically mentioned in this instrument Giving and granting unto my said Attorney full my power and authority in and about the premises and to use all due means causes and processes in the law for the full effectual and complete execution of the business before described and in my name or his name to make and execute due acquittance and discharge and for the premises to appear and the person of me the constituent to represent before any governor judges justices officers and ministers of the law whatsoever in any court or courts of judicature and there on my behalf to answer defend and reply unto all actions causes matters and 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 purpose aforesaid one or more attorneys under him my said Attorney and 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 I the said constituent if present ought or might personally although the matters should require more special authority than is herein comprised I the said constituent ratifying allowing and holding firm and valid all and whatever my said Attorney or his substitutes shall lawfully do or cause to be done in and about the premises by virtue of these presents.

In witness whereof I have hereunto set my hand and seal this 23d day of May A.D. 1873.

Signed Sealed and Delivered
in presence of
W. A. Weeden.
Simeon Randall.

Allen Dorr. [L.S.]

State of Rhode Island &c. In Cumberland in the County of Providence this twenty third day of May A.D. 1873 the above mentioned Allen Dorr personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Before me Simeon Randall.
Public Notary.

Recorded May 24, 1873 at 10, 25 A.M. } Witness G. A. Williamson
Recorder of Deeds

Whereas

By two certain mortgage deeds executed by Calvin J. W. Bullock late of the City of Providence in the State of Rhode Island deceased one of which mortgage deeds is dated June 23d A.D. 1871 and is recorded in the Records of Mortgages of Real Estate in said City of Providence in Book No. 47 Page 520 and the other is dated November 2d A.D. 1872 and is recorded in said Records in Book No. 58 Page 383 the premises hereinafter described were conveyed in fee

and in mortgage to Godfrey Work of said City of Providence to secure the payment of two certain promissory notes and interest thereon in said mortgages respectively described and Whereas in and by said two mortgages the said Calvin J. W. Bullock did constitute and appoint the said Godfrey Work his attorney irrevocable for him the said Calvin J. W. Bullock and in his name or in the name of the said Godfrey Work at any time in case default should be made in the payment of said notes or of the semi-annual interest due thereon or breach should be made of the covenants of insurance in said mortgages contained and such default or breach should continue for the term of ten days having first given after the expiration of said term of ten days twenty days notice of such sale in some one of the public newspapers printed in said City of Providence and in the City of Taunton in the State of Massachusetts to sell said premises at public auction and in the name of the said Calvin J. W. Bullock or of his said attorney to make execute seal acknowledge and deliver to the purchaser or purchasers thereof any deed or deeds that might be necessary to vest in such purchaser or purchasers a full and absolute estate in fee simple therein and on sale thereof to receive the amount the same may be sold for and after the payment of all the expenses incident to such sale to apply and appropriate the residue thereof to the payment of the amount of principal and interest of said notes by said mortgages secured as by said two mortgage deeds reference thereto being here made will more fully appear and Whereas default having been made in the payment of the said note and the semi-annual interest thereon described in said first named mortgage and breach having been made of the covenants of insurance contained in said second named mortgage and such default and breach having respectively continued for the term of ten days and twenty days notice after the expiration of said terms of ten days having been given of the sale of said premises under said mortgage deeds by advertising the same in the Rhode Island Country Journal one of the public newspapers printed in the said City of Providence and in the Bristol County Republican one of the public newspapers printed in the City of Taunton in the State of Massachusetts pursuant to and in exercise of the power and authority in that behalf in said two mortgage deeds contained and the premises hereinafter described having been on the thirteenth day of May A. D. 1873 at 12 o'clock noon on the premises in further pursuance of said power and authority sold at public auction to Daniel N. Davis of the said City of Providence he being the highest bidder therefor for the sum of thirty four hundred dollars and that being the highest and best bid for the same

Now Therefore Know all men by these presents That I the said Godfrey Work for and in consideration of the said sum of Thirty four hundred dollars to me paid by the said Daniel N. Davis the receipt whereof I do hereby acknowledge do hereby grant bargain sell and convey to him the said Daniel N. Davis his heirs and assigns all and singular the premises conveyed by said mortgage deeds which are situated in said City of Providence being the following described real estate viz.

A certain lot of land with all the buildings and improvements thereon situated on the North side of Transit Street in the said City of Providence measuring about fifty feet on said street and holding the same width extends back about seventy seven feet more or less and is the same lot and all the same lot conveyed to the grantor (the said Bullock) by deed from Amasa and Hannah Clark dated February 23d 1836 and recorded in Book 68 Page 194 of the Records of Deeds in said City of Providence. Also a strip of land adjoining the above on the Northerly side of said Transit Street on which it measures twelve feet and is the same and all the same strip of land conveyed to the grantor (the said Bullock) by deed from Alexander Keefe dated March 8th 1836 and recorded in said Book 68 Page 205 the said premises being subject to the right of dower of the widow of the said Calvin J. W. Bullock therein

To have and to hold the same subject to said right of dower to him the said Daniel N. Davis his heirs and assigns to his and their own use and behoof forever.

In witness whereof I have hereunto set my hand and seal this twenty second day of May A. D. 1873.

Signed Sealed and Delivered
in presence of
Saml W. Peckham

Godfrey Work (Seal)

Providence ss In the City of Providence on this 22d day of May A. D. 1873 personally appeared Godfrey Work and acknowledged the foregoing instrument by him signed to be his voluntary act and deed

Before me Saml. W. Peckham
Justice of the Peace.

Recorded May 24, 1873 at 10, 30 a. m. } Witness Jas. Williamson
80 Recorder of Deeds.

Know All Men by these Presents

That I Maria Harrington of the Town of Attleboro County of Bristol and State of Massachusetts of the first part for and in consideration of the sum of One hundred dollars lawful money of the United States to me paid by Charles A. Williams of Providence County of Providence and State of Rhode Island of the second part the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant and convey unto the said party of the second part his executors administrators and assigns.

All the goods wares merchandise chattels and effects mentioned and described in the schedule hereunto annexed and marked "A"

To have and to hold the same unto the said party of the second part his executors administrators and assigns forever. And I do for myself my heirs executors administrators covenant and agree to and with the said party of the second part his executors administrators and assigns to warrant and defend the sale of the said property goods and chattels hereby made unto the said party of the second part his executors administrators and assigns against all and every person and persons whatsoever.

In witness whereof I have hereunto set my hand and seal this 1st day of February One thousand eight hundred and seventy three.

Signed Sealed and Delivered
in presence of
Nathl Grant

her
Maria X Harrington (No Seal)
mark.

Schedule "A"

Horse and carryall all the farmers utensils, horse cart and express wagon 5 stoves with the utensils, beds and bedding 6 bedstead 1 wardrobe 7 tables 3 bureaus 4 looking glasses 1 sewing

machine, 1 sofa 1 tete a tete 1 what not 6 haircloth chairs 1 " " rocking chair 8 cane seat chairs 12 wooden chairs 1 clothes horse 4 carpets 3 rolls of oil cloth 2 clocks 1 wash stand 3 cane seat rocking chairs 2 doz. of China plates gilded 1 " " China cups and saucers gilded 1 China sugar bowl " 1 " creamer " 1 " butter dish " 1 " slop bowl " 6 " large plates " 3 dozen dining plates white 2 " tea " " 3 " cups and saucers " 3 sugar bowls " 3 milk pitchers white 1 dozen China sauce dishes 2 tureens and ladles white 1 dozen nappies " 9 round " " 6 white pitchers 5 tea pots 2 casters 2 glass fruit dishes standard 6 " plates 2 wash bowls and pitchers 7 white bowls 8 veg etables dishes with covers 2 dozen pie plates ½ " glass salt cellars 1 " pitcher 7 blue platters 2 white " 3 waiters 2 dozen dining plates blue ½ " tea " " ½ " cups and saucers. ½ " blue bowls 1½ " knives 2 " forks 12 hall lamps and shades 8 standard lamps " " stone ware and tin ware. 1 doz. tables cloths.

Recorded May 26, 1873 at 10, 30 A. M. } Witness, G. A. Williamson Recorder of Deeds.
8

Know All Men by these Presents

That we Robert H. Thurston and his wife Susan T. Thurston of Hoboken in the State of New Jersey do hereby appoint Frank T. Thurston of Providence State of Rhode Island our Attorney for us and in our name to sell a tract of land situated in said Providence bounded and described as follows on the South by Pitman Street on which it measures fifty feet (50 ft.) on the East by John B. Kelton one hundred (100) feet and on the North and West by land more particularly described in Book of Plats No. 2 page 19 of the Records of the City of Providence being Lot Number Seventy seven (77) on a Plat of the What Cheer Estate surveyed and platted July 14 1847 by Ulwater & Schubarth of which land we are now seized in fee to such person or persons and at such price as he shall see fit And also for us and in our name to seal execute and deliver such deed or other conveyance for the sale of the said premises with such clauses and covenants therein contained as he our said attorney shall think fit hereby ratifying all such deed deeds or other conveyances which shall be hereafter sealed executed and delivered by our said attorney concerning the premises. In witness whereof we have hereunto affixed our hands and seals this 22nd day of May in the year of our Lord one thousand and seventy three (1873)

Signed Sealed and Delivered in presence of John T. Hawkins.

Robert H. Thurston. [L.S.]
Susan T. Thurston. [L.S.]

State of New Jersey County of Hudson ss. Hoboken May 22d 1873 then Robert H. Thurston acknowledged the foregoing Power of Attorney to be his free act and deed and there afterwards on the same day at said Hoboken Susan T. Thurston his wife being examined by me privily and apart from her said husband acknowledged and declared the same instrument shown and explained to her by me to be her free act and that she did not wish to retract the same.

Before me, Saml. T. Grissy. [L.S.]
Notary Public.

Recorded May 26, 1873 at 1 P. M. } Witness, G. A. Williamson Recorder of Deeds.
8

Know All Men by these Presents

That we John H. Richards and Mary E. Richards (formerly Kenyon) wife of said John H. Richards in her right both of the City of Providence in the State of Rhode Island for and in consideration of the sum of Two hundred dollars to me paid by Amy Ann Davis wife of Charles M. Davis of the City and State aforesaid the receipt whereof we do hereby acknowledge do hereby bargain sell set over and deliver unto the said Amy Ann Davis

One certain one and a half story dwelling house built of wood size 14 x 20 feet situated on the Northerly side of Oliver Street in said Providence on a lot of land leased by Mahitable Arnold by her Attorney George C. Arnold to Thomas D. Davis August 30th A. D. 1860 which said lease was transferred by said Thomas D. Davis to Charles M. Davis December 27th A. D. 1860 which said lease was transferred by said Charles M. Davis to me the said Mary E. Richards (formerly Kenyon) September 24th A. D. 1862 and recorded in Book 162 at pages 152 & 153 of the Records of deeds for said Providence. Reference to said lease and to said transfers being had.

To have and to hold the same to her the said Amy Ann Davis her executors administrators and assigns to her and their use forever.

In witness whereof we have hereunto set our hands and seals this eighth day of March A. D. 1871.

Signed Sealed and Delivered in presence of William H. Hall.

John H. Richards. [L.S.]
Mary E. Richards. [L.S.]

State of Rhode Island &c. County of Providence ss. In the City of Providence this ninth day of March A. D. 1871 then John H. Richards personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed. And then and there also personally appeared before me Mary E. Richards wife of the said John H. Richards and being by me examined privily and apart from her said husband she acknowledged the same instrument then and there shown and explained to her by me to be her free and voluntary act and deed and declared to me that she did not wish to retract the same.

William H. Hall. Justice of the Peace.

Recorded May 27, 1873 at 10, 40 A. M. } Witness, G. A. Williamson Recorder of Deeds.
8

Know All Men by these Presents

That we John H. Richards and Mary E. Richards (formerly Kenyon) wife of said John H. Richards in her right both of the City of Providence in the State of Rhode Island for and in

consideration of the sum of five dollars to me paid by Amy Ann Davis wife of Charles M. Davis of the City and State aforesaid the receipt whereof is hereby acknowledged do hereby grant assign transfer and set over to said Amy Ann Davis her heirs and assigns all our right title and interest in and to

A certain lease made and executed by Mahitabel Arnold by her attorney George C. Arnold and given to Thomas D. Davis August 30th A. D. 1860 and also transferred from said Thomas D. Davis to Charles M. Davis December 27th A. D. 1860 of a certain lot of land situated on the Northerly side of Oliver Street in said City of Providence for and during the remainder of the term therein mentioned. Reference to said lease being had and reference also being had to a certain transfer of said lease by said Charles M. Davis to the said Mary E. Richards (formerly Kenyon) dated September 24th A. D. 1862 and recorded in Deed Book No. 162 at pages 152 & 153 of the records of deeds for said Providence.

To have and to hold the same with the privileges and appurtenances thereof to the said Amy Ann Davis her executors administrators and assigns in as ample manner as the same was conveyed to me the said Mary E. Richards (formerly Kenyon) or as I might hold and enjoy the same by the aforenamed transfer. She the said Amy Ann Davis her executors administrators and assigns paying and performing the rents and covenants therein required of me

In testimony whereof we have hereunto set our hands and seals this eighth day of March A. D. 1871.

Signed Sealed and Delivered in the presence of William H. Hall. — John H. Richards [L.S.] — Mary E. Richards [L.S.]

State of Rhode Island &c. Providence County ſc. In the City of Providence this 9th day of March A. D. 1871 Then John H. Richards personally appeared before me and acknowledged the within instrument by him signed to be his free act and deed. And then and there also personally appeared before me Mary E. Richards wife of the said John H. Richards and being by me examined privily and apart from her said husband she acknowledged the same instrument then and there shown and explained to her by me to be her free and voluntary act and deed and declared to me that she did not wish to retract the same.

William H. Hall. Justice of the Peace.

Recorded May 27, 1873 at 10,40 A.M. } Witness G. A. Williamson

Recorder of Deeds.

Providence Sept. 23rd 72.

Rec'd. of Michael Caufield five hundred dollars for fixtures in Store No. 27 South Main Street belonging to me and also liquors in bar room cigars tobacco counter pump desk stove &c including good will of shop.

$500 00

John Bligh

Recorded May 27, 1873 at 11,25 A.M. } Witness G. A. Williamson

Recorder of Deeds.

Providence May 27th 1873

Messrs. Albert Dailey & Co.

Bo't of Thomas H. O'Brien

All fixtures contained in Store No. 232 High Street in the City of Providence comprising counters shelves &c. Not to be removed without the written consent of Messrs. Albert Dailey & Co. $33.05

Witness John H. Cokely. — Thos. H. O'Brien.

Recorded May 27, 1873 at 2,50 P.M. } Witness G. A. Williamson

Recorder of Deeds

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 W. D. Budlong and W. W. Porter do hereby grant bargain sell and convey to the said Budlong & Porter their heirs and assigns

One lot of land in the Cemetery of said Corporation situated on Avenue and numbered Four hundred & eighty eight (No. 488) on the plat of said Cemetery made by Cushing & Willing 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 W. D. Budlong & W. W. Porter 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 sixteenth day of August in the year of our Lord 1871 by Jas. Lewis Peirce our Treasurer for that purpose duly authorized.

In presence of E. W. Foster. — Jas. Lewis Peirce Treasurer of Grace Church Providence

Providence ſc. In the City of Providence this 10th day of May 1873 personally came James Lewis Peirce Treasurer of the porporation of Grace Church Providence and acknowledged the preceding to be his voluntary deed in said capacity with the common seal of said porporation thereto affixed.

Before me Samuel W. Brown
Public Notary

Recorded May 28, 1873
at 10, 30 A.M. Witness G. A. Williamson
Recorder of Deds.

Received of Shubael H. Cady Ezek Tallman and Elijah B. Newell Trustees under the deed of Jonathan Pike dated October 1st 1860 the sums of money oppotite to our names respectively in the statement below which sums so received are in full of all claims and demands which we have or ought to have upon said Trustees for the portion of the consideration money to which we are severally entitled arising from the sale of the estate described in the deed of said Jonathan Pike to said Trustees before referred to - to the Providence Steam Engine Company.

Producers' Bank Woonsocket	$ 12178
Woonsocket Falls Bank	7103.83
Globe Bank Prov.	6089
S. H. Cady	7103.83
Robert Aldrich	2029.67
Joseph Tearie	4059.33
Continental Bank	3044.50
C. Robinson	3044.50
Grocers & Producers' Bank	2537.08
Phenix Bank	2029.67
Atlantic Bank	2029.67
Spencer Mowry	2029.67
Timothy P. Ide	1217.80
Blackstone Canal Bank	1014.83
Asa Pierce	1014.83
Joseph Manton	1014.83
Sanford Durfee	1014.83
Chris T. Keith	811.87
Spime Rock Bank	608.90
Isaac A. Hodges	507.42
	$ 60484.06

April 1874.

Twelve thousand one hundred seventy eight dollars	E. B. Newell Cashier
Seventy one hundred & three 83/100	E. B. Newell for Woonsocket Falls Bank
Sixty hundred & eighty nine	T. Salisbury Cashier Globe Bank Providence
Seventy one hundred & three 83/100	S. H. Cady
Twenty hundred twenty nine 67/100	Robt. Aldrich
Forty hundred fifty nine 33/100	Asa French for heirs at law & next of kin of Joseph Tearie decd.
Thirty hundred forty four 60/100	A. G. Durfee Cashr.
Thirty hundred forty four 50/100	C. Robinson by E. B. Newell
Twenty five hundred thirty seven 08/100	D. K. Horsie Cashier
Twenty hundred twenty nine 67/100	B. White Cashier
Twenty hundred twenty nine 67/100	C. M. Stone Cashier
Twenty hundred twenty nine 67/100	S. Mowrey by E. B. Newell
Twelve hundred seventeen 80/100	William T. Ide Esq.
Ten hundred fourteen 83/100	J. Luther Cashi. of Blackstone C. Bank
Ten hundred fourteen 83/100	Asa Pierce
Ten hundred fourteen 83/100	Joseph Manton
Ten hundred fourteen 83/100	Sanford Durfee
Eight hundred & eleven 87/100	Chris T. Keith
Six hundred eight 30/100	J. W. Angell Cashi. for Spime Rock Bank
Five hundred seven 42/100	Isaac A. Hodges for self and C. A. Whitman

Recorded May 28, 1873
at 1, 10 P.M. Witness G. A. Williamson
Recorder of Deds.

Providence ſc. In the City of Providence this 10th day of May 1873 personally came James Spurr Peirce Treasurer of the corporation of Grace Church Providence and acknowledged the preceding to be h voluntary deed in said capacity with the common seal of said corporation thereto affixed.

Before me Samuel W. Brown
Public Notary

Recorded May 28, 1873 at 10, 30 A.M. } Witness G.A. Williamson
Accorder of Deeds

Received of Shubael H. Cady Ezek Tallman and Elijah B. Newell Trustees under th Jonathan Pike dated October 1st 1860 the sums of money opposite to our names respectively in th below which sums so received are in full of all claims and demands which we have or ought t said Trustees for the portion of the consideration money to which we are severally entitled aris sale of the estate described in the deed of said Jonathan Pike to said Trustees before referred Providence Steam Engine Company.

Producers' Bank Woonsocket
Woonsocket Falls Bank
Globe Bank Prov.
S. H. Cady
Robert Aldrich
Joseph Keazie
Continental Bank
C. Robinson
Grocers & Producers' Bank
Phenix Bank
Atlantic Bank
Spencer Mowry
Timothy P. Ide
Blackstone Canal Bank
Asa Pierce
Joseph Manton
Sanford Durfee
Chris. T. Keith
Lime Rock Bank
Isaac A. Hodges

Messrs Shubael H. Cady Elijah B. Newell & Ezek Tallman
You are hereby requested to
provided you can do so for the sum of sixty thousand dollars
the estate

Recorded May 28, 1873 at 1,15 P.M. } Witness G.A. Williamson
Accorder of Deeds

Know All Men by these Presents

That I Charles H. Sawyer of the City and County of Providence and
in consideration of the sum of Four thousand and eight hundred dol
of said City of Providence the receipt whereof is hereby acknowledged
and deliver unto the said Jarcil E. Goward the following goods and
(One half of the stock of groceries meat &c. together with all
situated at Number (61) One hundred and sixty seven Charles Street
Also all my interest in and to all bills or accounts due the late firm
all my interest in and to the following property contained in the bar

ars. One horse one express wagon two sleighs and all Barn
ging to the same and which were in use and owned by
the date of their copartnership dissolution viz May 26

ingular the said goods and chattels to the said Israel
rs and assigns to their own use and behoof forever. And
at I am the lawful owner of the said goods and chattels
es that I have good right to sell the same as aforesaid
the same against the lawful claims and demands of

d Charles H. Sawyer hereunto set my hand and seal
year one thousand eight hundred and seventy three.

Chas. H. Sawyer (SS)

G.A. Williamson
Accorder of Deeds

Ken by these Presents

Th
Cit Providence in the State of Rhode Island in consideration of Fif
f. y The American Screw Company a corporation created by the
Alw and transacting business in said Providence the receipt of
aut ged do hereby give grant bargain sell and convey unto the
and its assigns forever
Of that lot of land with the improvements thereon situated in
y of Providence and bounded Easterly on Howes Street Southerly
and Westerly on lands of said American Screw Company
Gin that deed to me from Peter Kassiday and wife dated Decem
the Office of the Recorder of Deeds in said Providence in Deed
Reference thereto and to the deed therein referred to being

the said granted premises with all the appurtenances thereof
d American Screw Company and its assigns forever. And I
myself and for my heirs executors and administrators do hereby
merican Screw Company and its assigns that I am lawfully
half of said above described and bounded lot of land in my own
olute estate of inheritance in fee simple that I have good right
ority to grant sell and convey the same in manner as aforesaid

Providence December 9th 1863.

Messrs Shubael H. Cady Elijah B. Newell & Seek Tallman Trustees

You are hereby requested to sell the property held by you as Trustees for us provided you can do so for the sum of sixty thousand dollars cash or its equivalent secured by mortgage on the estate

Phenix Bank
Edward Pearce Pres.t } 2000 $
Joseph Manton
Chris. T. Keith
Continental Bank
R. B. Chapman Pres.t
Asa Pierce
Globe Bank Providence
T. Salisbury Cashr
Blackstone Canal Bk
T. D. Bowen Treas.
Atlantic Bank
By C. M. Stone Cash.
Grocers' & Producers' Bank
E. Tallman
S. H. Cady
Robt. Aldrich
Wm. T. Ide Esqr.
Lime Rock Bank
J. W. Angell Cash
All the interest owned in Woonsocket by authority of E. B. Newell Cash.

Recorded May 28, 1873 at 1, 15 P.M. } Witness G. A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Charles H. Sawyer of the City and County of Providence and in the State of Rhode Island in consideration of the sum of Four thousand and eight hundred dollars paid by Israel E. Goward of said City of Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Israel E. Goward the following goods and chattels namely

One half of the stock of groceries meat &c. together with all the fixtures contained in the store situated at Number (167) One hundred and sixty seven Charles Street in said City of Providence Also all my interest in and to all bills or accounts due the late firm of Goward and Sawyer also all my interest in and to the following property contained in the barn in the rear of Number (167)

One hundred and sixty seven Charles Street aforesaid. One horse one express wagon two sleighs and all barn fixtures harnesses and tools now in or belonging to the same and which were in use and owned by the late firm of Goward and Sawyer at the date of their copartnership dissolution viz May (26) Twenty sixth A. D. 1873.

To have and to hold all and singular the said goods and chattels to the said Israel E. Goward and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Charles H. Sawyer hereunto set my hand and seal this twenty sixth day of May in the year one thousand eight hundred and seventy three.
Signed Sealed and Delivered
in presence of
Emory Cook
Chas. H. Sawyer (SS)

Recorded May 28, 1873 at 2, 15 P.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Henry A. Webb of the City of Providence in the State of Rhode Island in consideration of fifteen hundred dollars to me paid by The American Screw Company a corporation created by the General Assembly of said State and transacting business in said Providence the receipt of which sum is hereby acknowledged do hereby give grant bargain sell and convey unto the said American Screw Company and its assigns forever

The Northerly half part of that lot of land with the improvements thereon situated in the Northerly part of said City of Providence and bounded Easterly on Hewes Street Southerly on Stevens Street and Northerly and Westerly on lands of said American Screw Company

Being the same described in that deed to me from Peter Cassiday and wife dated December 7th 1854 and recorded in the Office of the Recorder of Deeds in said Providence in Deed Book numbered 139 at page 49. Reference thereto and to the deed therein referred to being hereby made

To have and to hold the said granted premises with all the appurtenances thereof unto and to the use of the said American Screw Company and its assigns forever. And I the said Henry A. Webb for myself and for my heirs executors and administrators do hereby covenant with the said American Screw Company and its assigns that I am lawfully seised and possessed of one half of said above described and bounded lot of land in my own right as good perfect and absolute estate of inheritance in fee simple that I have good right full power and lawful authority to grant sell and convey the same in manner as aforesaid

that the same is free from all incumbrances and that I will and my heirs executors and administrators shall warrant and defend the same to said American Screw Company and its assigns against the lawful claims and demands of all persons whomsoever forever by these presents.

In testimony whereof I have hereunto set my hand and seal this twenty second day of March A.D. Eighteen hundred and seventy three

Signed Sealed & Delivered in presence of J. W. Lewis.

Henry A. Webb. [L.S.]

Providence ss. In the City of Providence on this twenty second day of March A.D. 1873 the above named Henry A. Webb personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me Joseph C. Ely. Notary Public.

Recorded May 29, 1873 at 12.50 P.M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I Henry B. Mathewson jr. of the City of Providence and State of Rhode Island in consideration of Twenty five hundred dollars paid by William B. Almy of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said William B. Almy the following goods and chattels namely

The entire stock fixtures and furniture now in the Saloon known as Number Two hundred and fifty one (251) Broad Street consisting in part of counters bar and bar fixtures one ale pump glass ware pictures desk stove chairs &c. together with a general stock of liquors and cigars. And also the following articles of household furniture now in the tenement over said store or saloon one piano one parlor set one carpet one side board one piano stool thirteen pictures and parlor ornaments two easy chairs twelve pictures one sitting room stove table and carpet four chamber sets with bedding and chamber carpets one hat rack stair and entry carpets kitchen and table ware and furniture consisting in part of stove and fittings glass and crockery ware and cutlery.

To have and to hold all and singular the said goods and chattels to the said William B. Almy and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons whomsoever. In witness whereof I the said Henry B. Mathewson jr. have hereunto set my hand and seal this fifteenth day of May in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Henry B. Whitman.

Henry B. Mathewson jr. [L.S.]

Recorded May 29, 1873 at 1.55 P.M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That I James Tinker of Providence State of Rhode Island in consideration of six hundred dollars paid by Sarah E. Salisbury of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said

The following goods and chattels namely: All my stock in trade fixtures furniture pictures and all the appurtenances to the saloon occupied by me situated at number (30) Thirty Market Square in said Providence meaning to convey all and singular articles of every kind and description contained in said saloon. Also the Policy of Insurance on said stock.

To have and to hold all and singular the said goods and chattels to the said Sarah E. Salisbury and her executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons claiming by through or under me.

In Witness Whereof I the said James Tinker hereunto set my hand and seal this thirty first day of May in the year one thousand eight hundred and seventy three (1873)

Signed Sealed and Delivered in presence of Saml. H. Thomas B. J. Bliven

James Tinker. [L.S.]

Recorded May 31, 1873 at 1.10 P.M. Witness G. A. Williamson Recorder of Deeds

Know All Men by these Presents

That Whereas by deed recorded in the Office of the Recorder of Deeds in the City of Providence in the State of Rhode Island in Deed Book 111 at page 198 William K. Thurber of said Providence (now deceased) conveyed the land and premises hereinafter described in fee and in mortgage to one Job F. Angell to secure the payment to said Angell of a certain promissory note in said deed described

And Whereas by transfer recorded in said Office in Mortgage Book 15 at page 496 the mortgage deed and note aforesaid were assigned and transferred by said Angell to Chace Lewis of said Providence And Whereas by deed also recorded in said Office in Mortgage Book 59 at page 153 said Thurber conveyed the same land and premises in fee and in mortgage to said Chace Lewis to secure the payment to said Lewis of one other certain promissory note in said last named deed described with powers contained in both said mortgage deeds on default in the payment of the notes secured to be paid by said mortgage deeds respectively to sell and convey said land and premises for the payment thereof all which by reference hereby made to said deeds and transfer will more fully and at large appear

And Whereas default has been made in the payment of both of said notes and such default has continued for more than the space of ten days and notice of the sale of said land and premises as hereinafter described has been after the expiration of both said terms of ten days given for thirty days by advertisement in the Manufacturers' and Farmers' journal one of the public newspapers printed in said Providence and at the sale of said land and premises held on the 22nd day of May A.D. 1873 on the premises pursuant to said notice the same was sold to Marcus B. Young of said Providence who was the highest bidder therefor in the sum of Seven thousand five hundred and seventy five dollars

Now Therefore I the said Chace Lewis by virtue and in exercise of the power to me granted in and by the aforesaid deeds and transfer and for and in consideration of the sum of Seven thousand five hundred and seventy five dollars to me paid by said Marcus B. Young the receipt whereof is hereby acknowledged do hereby grant bargain sell and convey unto him the said Marcus B. Young his heirs and assigns forever

All that lot or parcel of land with the buildings and improvements thereon situate in said Providence bounded Westerly on Batley Street about (30) thirty feet Northerly on Carpenter Street about (104 1/2) one hundred four and one half feet Easterly on land of the Estate of Wm. E. Richmond deceased about (112 3/12) one hundred twelve and three twelfths feet and from thence running Westerly bounding Southerly on land of Hiram Hart & wife about (40) forty feet to land of Nathaniel Phillips thence Northerly bounding Westerly on said Phillips land about (40) forty feet to the corner thereof and thence Westerly bounding Southerly on said Phillips' land about (55) fifty five feet to said Batley Street. Being the same premises conveyed to said William K. Thurber deceased by two deeds recorded in said Office the one in Deed Book 109 page 247 and the other in Deed Book 110 page 124 reference to both which is made

To have and to hold said granted premises with all the appurtenances thereof unto and to the use of him the said Marcus B. Young his heirs and assigns forever.

Witness my hand and seal this second day of June One thousand eight hundred and seventy three A.D. 1873.

Signed & Sealed in presence of
J. W. Lewis.

Chace Lewis [SEAL]

State of Rhode Island Providence ſc. In Providence this 2nd day of June A.D. 1873 Chace Lewis personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Jos. W. Lewis Notary Public

Recorded June 2, 1873 at 11,40 A.M. Witness G. A. Williamson

Recorder of Deeds.

This Indenture

Made this first day of April A.D. 1873 by and between Thomas Tonks and Catherine D. Tonks wife of said Thomas Tonks both of the City and County of Providence and State of Rhode Island of the first part and James I Graham and Henry Bayley both of said City of Providence copartners doing business under the firm name and style of Graham and Bayley of the second part witnesseth that said party of the first part doth hereby demise lease and to farm let unto

said party of the second part

The store or basement of the house situate No. 15 Barre Street in said Providence together with the tenement over said store with all the privileges and appurtenances belonging thereto

To have and to hold the same with the appurtenances unto said party of the second part their executors administrators and assigns for the term of two years from the first day of April A.D. 1873 yielding and paying therefor during said term the annual rent of two hundred and forty dollars in equal monthly payments to wit on the first day of each and every month during said term

And said party of the second part for themselves their heirs executors and administrators doth covenant with said party of the first part their heirs and assigns in manner following to wit that said party of the second part their heirs executors administrators and assigns shall and will pay the rent in manner as aforesaid that said party of the second part will keep the inside of said premises in good husbandlike order and repair that if said rent or any part thereof shall be behind and unpaid on any day of payment as hereinbefore specified and shall remain unpaid for the space of ten (10) days thereafter or if default shall be made in any of the covenants on the part of the second part herein contained and such default shall continue for the space of five days then said party of the first part their heirs and assigns may at their option determine this lease and reenter upon said demised premises and the same repossess as of their former estate and will at the end of said term or other sooner determination of the lease peaceably surrender said premises to said party of the first part their heirs and assigns in as good order and condition as they are now in or may be put in ordinary wear and tear and damages by the elements excepted.

And it is further agreed that in case said premises shall be damaged by fire so as to be rendered untenantable a just abatement of said rent shall be made until the same shall be repaired

And said party of the first part doth covenant that said party of the second part truly performing all all their covenants aforesaid shall quietly occupy said premises during said term without lawful let or hindrance from any person.

And said party of the second part doth further covenant and agree that they will not underlet said premises or any part of the same without the written consent of said party of the first part first had and obtained except however the two attic rooms belonging with said tenement.

In Witness Whereof said parties have hereunto set their hands and seals the day and year first before written.

Herbert B. Wood Witness to mark of James I. Graham
The words "and assigns" also "the inside of" were interlined before signing.
Herbert B. Wood

Thomas Tonks
Catherine D. Tonks
Graham & Bayley
Harry Bayley
James I. Graham his mark

State of Rhode Island vs. Providence ſc. In Johnston in said County on this ____ day of April A.D. 1873 Then personally appeared Thomas Tonks one of the subscribers to the foregoing instrument and acknowledged the same to be his free act and deed: at same time and place Catherine D. Tonks wife of said Thomas Tonks also one of the subscribers to the foregoing instrument being examined by me privily

and apart from her said husband after being said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same also at same time and place personally appeared the aforenamed James I. Graham and Henry Bayley and acknowledged the within instrument by them signed to be the free act and deed of the copartnership of Graham Bayley and the free act and deed of them as individually

Before me Herbert B. Word
Justice of the Peace.

Recorded June 3, 1873 at 11, 40 A. M. } Witness G. A. Williamson
Recorder of Deeds

To All to Whom these Presents Shall Come

We John Parkinson of Preston in the County of Lancaster laborer and Elizabeth his wife formerly Elizabeth Dobson spinster Send Greeting. Whereas Mary the wife of William Chambers of Olneyville Providence Rhode Island in the United States of America died intestate on or about the thirtieth day of June one thousand eight hundred and seventy two leaving her husband the said William Chambers and her sister the said Elizabeth Parkinson who is her heir at law surviving.

And Whereas the said Mary Chambers died possessed of certain messuages land tenements hereditaments and real estate and also of certain personal estate in the said United States of America

And Whereas we the said John Parkinson and Elizabeth his wife are desirous to appoint an Attorney to act for us and each of us in the realization management and winding up of the said estate of the said Mary Chambers Now therefore Know ye that we the said John Parkinson and Elizabeth his wife have and each of us hath in our place and stead and in each of our places and stead by these presents do and each of us doth make constitute and appoint the said William Chambers to be our and each of our true and lawful Attorney for us and each of us and in our and each of our name or names and as our and each of our act and deed to sign seal execute and deliver all contracts conveyances assignments surrenders mortgages transfers and other assurances and to perform and do all acts deeds matters and things in respect of or concerning any property real or personal now vested or to become vested in us and each of us by reason of the death and intestacy of the said Mary Chambers or in any other manner howsoever and either solely or jointly with any other person or persons whomsoever and to give or join in giving valid receipts and discharges for any moneys payable or to become payable to us or either of us alone or jointly as aforesaid And also to demand collect and receive all rents and arrears of rent interest dividends debts and sums of money now due or which shall become due in respect of any real or personal estate of the said Mary Chambers And to distrain upon or take other proceedings against eject and determine the tenancy of any tenant or occupier of any part of the real estate of the said Mary Chambers And also to commence and prosecute or to defend any action suit claim demand or proceedings touching or concerning the real or personal estate of the said Mary Chambers or touching anything in or by which we or either of us may be interested or affected in the estate real or personal of the said Mary Chambers And also to pay allow compromise adjust and settle all debts charges claims accounts demands reckonings matters and things owing to or from or concerning the estate of the said Mary Chambers And generally for us and each of us and in our and each of our name or names and on our and each of our behalf

to make do sign and perfect any other act deed document matter or thing whatsoever which shall or may be deemed necessary proper or expedient for completing or more satisfactorily administering getting in realising and winding up the estate of the said Mary Chambers as fully and effectually to all intents and purposes as we and each of us might or could do if personally present And for all or any of the purposes aforesaid to appoint a substitute or substitutes and such substitution at pleasure to revoke and another or others to appoint we the said John Parkinson and Elizabeth his wife hereby ratifying and confirming and agreeing to allow ratify and confirm whatsoever our and each of our said Attorney or his substitute or substitutes shall do or cause to be done in or about the premises by virtue of these presents

In Witness Whereof we have hereunto set our hands and seals this third day of August one thousand eight hundred and seventy two

Signed Sealed and Delivered by the within named John Parkinson and Elizabeth his wife in the presence of Miles Myers Mayor of the Borough of Preston in the County of Lancaster England [LS]

John Parkinson [LS]

Elizabeth Parkinson her X mark and [LS] seal

County of Lancaster Town of Preston England Sepr. 17th 1872 Then personally appeared before me John Parkinson who acknowledged the within instrument by him signed to be his free act and deed hand and seal And at the same time and place also appeared Elizabeth Parkinson wife of said John Parkinson and being by me examined separate and apart from her said husband and the within instrument being shown and explained to her by me she then acknowledged to me that she signed and sealed the same of her own free and voluntary act and deed hand and seal from which she did not wish to retract.

Declared before me one of her Majesty's Justices of the Peace for the Borough of Preston in the County of Lancaster this seventeenth day of September one thousand eight hundred and seventy two.

Edward Pyke J. P.

I the undersigned Consul of the United States of America for the Port of Liverpool and its dependencies do certify and make known to whom these presents shall come that Edward Pyke Esq. whose true signature is subscribed to the annexed declaration of John Parkinson and Elizabeth his wife is a Justice of the Peace for the Borough of Preston in the County of Lancaster duly authorized to administer oaths to whose acts as such full faith and credit are due.

Given under my hand and seal of office at Liverpool this 20th day of Sept. and year of our Lord one thousand eight hundred and 72.

Thomas H. Dudley. [LS]

Recorded June 4, 1873 at 9, 25 A. M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I William Chambers of the City of Providence in the County of Providence and State of Rhode Island Guardian of the persons and estates of Isabella Dobson Elizabeth Dobson and Joseph Dobson minors by virtue of license and authority vested in me in and by a decree of the Hon. the Municipal Court of the City of Providence passed April 1873 empowering me to sell the estate hereinafter mentioned to wit the undivided half part of a certain small piece of land lying in the City of Providence on the Westerly side of River Street on which it measures fifteen feet and holding that width extends Westerly about thirty five feet it being the same lot of land conveyed by deed by Seth Padelford to Mary Crook dated Sepr. 18. 1854 recorded in Records of Deeds of the City of Providence Book 138 Page 323 and from whom said Dobson minors inherit the same.

And we John Parkinson and Elizabeth Parkinson his wife in her right the other heir at law of said Mary Crook together with said William Chambers as Guardian aforesaid for and in consideration of the sum of Two hundred dollars to us in hand well and truly paid by John Crook of the Town of North Providence and County of Providence in said County and State the receipt whereof we do hereby acknowledge do hereby bargain sell transfer assign and convey unto him said John Crook his heirs and assigns forever all the estate right title interest property claim and demand which the said Mary Crook had at the time of her decease in - to said lot of land and all the improvements thereon.

To have and to hold the same together with all and singular the rights privileges and appurtenances thereof and thereunto belonging to him said John Crook his heirs and assigns forever.

In testimony whereof we have hereunto set our hands and seals this twentieth day of May 1873.

Signed Sealed and Delivered
in presence of
The words "Recorded in Records of Deeds of the City of Providence Book 138 Page 323" and the words "Town of North Providence" first interlined before signing.
Robert Wilson.

William Chambers (24)
Guardian of Dobson children.
John Parkinson (24)
by William Chambers his Attorney
Elizabeth Parkinson (24)
by William Chambers her Attorney

State of Rhode Island and Providence Plantations Providence County ſc. In Johnston May 20th 1873 Then personally appeared William Chambers above named who acknowledged the above instrument by him signed in his capacity of Guardian of said minor children to be his free act and deed and also his free act and deed and the free and voluntary act and deed of John Parkinson and Elisabeth Parkinson his wife she being first examined separate and apart from her said husband and the power of attorney shown and explained to her by the officer taking the same and by authority of which their rights is hereby conveyed.

Robert Wilson.
Justice of the Peace.

Recorded June 4, 1873
at 9.30 A.M.
Witness G. A. Williamson
Recorder of Deed.

Know All Men by these Presents.

That we William M. Bailey of North Providence George B. Ruggles of Glocester and Amasa M. Eaton of North Providence all in the State of Rhode Island Trustees under the Will of Sarah B. Eaton late of said North Providence deceased by virtue and in exercise of the authority vested in us as such Trustees under and by said Will and in consideration of the sum of One thousand dollars to us paid by Francis Mc Bride of the City and County of Providence and State of Rhode Island &c. the receipt whereof is hereby acknowledged do hereby grant sell convey and confirm unto the said Francis Mc Bride his heirs and assigns forever.

A certain lot or parcel of land situated in the south easterly part of said City of Providence and bounded and described as follows Beginning at a point in the westerly line of Grosvenor Street one hundred and five (105) feet northerly from Front or Mason Street thence running westerly one hundred and twelve and 28/100 ths (112 28/100) feet to a point one hundred and six and 50/100 (106 50/100) feet from Mason Street thence northerly fifty and 13/100 (50 13/100) feet on a line parallel with Grosvenor Street thence easterly one hundred and twelve and 28/100 (112 28/100) feet to Grosvenor Street thence southerly fifty and 13/100 feet (50 13/100) to the point of beginning being portions of Lots Nos. 23 and 24 on a "Plat of land belonging to the heirs of the late James B. Mason Esq. surveyed and platted August 1839 by B. Lockwood" recorded in Book of Plats No. 2 of the Records page 3 of the City of Providence for recording plats March 14, 1840.

To have and to hold the said granted premises with all the privileges and appurtenances thereof to the said Francis Mc Bride his heirs and assigns to his and their own use forever. And we the said William M. Bailey George B. Ruggles and Amasa M. Eaton for ourselves and for our respective heirs executors and administrators do hereby covenant with the said Francis Mc Bride his heirs and assigns to warrant and defend the above granted premises to him the said Francis Mc Bride his heirs and assigns against the lawful claims and demands of all persons claiming by through or under us or by through or under the said Sarah B. Eaton.

In Testimony Whereof we have hereunto set our hands and seals as Trustees as aforesaid this twentieth day of May A. D. 1873.

Signed Sealed and Delivered
in presence of
W. M. Bailey jr. Witness
to W. M. B.
Oscar A. Tobey to G. B. R.
W. M. Bailey jr. Witness to A. M. E.

William M. Bailey. (24)
G. B Ruggles. (24)
Amasa M. Eaton (24)
Trustees

Providence ſc. In the City of Providence on this third day of June A. D. 1873 the above named William M. Bailey and Amasa M. Eaton personally appeared before me and severally acknowledged the foregoing instrument to be their free act and deed as Trustees as aforesaid.

W. M. Bailey jr. Public Notary.

Providence ſc.
In Smithfield this thirty first day of May A. D. 1873 then George B.

Ruggles personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed as Trustee as aforesaid.

Oscar A. Tobey Notary Public.

Recorded June 4, 1873 at 11,50 a m } Witness G A Williamson

80 Recorder of Deeds.

Whereas

In and by an Indenture or Marriage Settlement made and entered into by and between Elisa Brown Gano (now Elisa B. Rogers the widow of Joseph Rogers lately deceased) the said Joseph Rogers and Stephen Gano bearing date on the seventh day of November in the year of our Lord eighteen hundred and twenty one the said Stephen Gano was constituted and appointed a Trustee of certain property real and personal therein mentioned and described upon certain trusts therein set forth and whereas subsequently Henry A. Rogers was substituted as such Trustee in the place of the said Stephen Gano who surrendered said trusts in manner and form as was provided for in and by said Indenture and

Whereas the said Henry A. Rogers has deceased and Horatio Rogers has by decree of the Supreme Court of Rhode Island for the County of Providence in proper proceedings instituted for that purpose been duly appointed Trustee under said Indenture in the place of the said Henry A. Rogers deceased and has accepted said trust and still holds the same and whereas in said Indenture it is thus provided "that if it should so happen that she the said Elisa should survive her intended husband then and in that case the said Stephen Gano his heirs executors administrators or assigns shall by good and sufficient deed or deeds reconvey to her the said Elisa her heirs and assigns all the said estate both real and personal by him holden in trust as aforesaid and put her into the full and sole seisin and possession thereof and be thereupon discharged of said trust" and whereas the said Joseph Rogers deceased on the fourteenth day of May A. D. 1873

Now therefore Know all men by these presents That I the said Horatio Rogers 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 the said Elisa B. Rogers (late Elisa Brown Gano) widow of the said Joseph Rogers deceased the receipt whereof is hereby acknowledged and in accordance with and in execution of the provisions of said indenture do hereby grant bargain sell convey assign transfer and set over unto the said Elisa B. Rogers her heirs and assigns all the estate real and personal and wherever or however situate which I now hold or of which I am seised or possessed or to which I am entitled as Trustee under said Indenture or Marriage Settlement but not otherwise

To have and to hold the same to her the said Elisa B. Rogers and to her heirs and assigns forever to her and their sole use benefit and behoof forever.

In testimony whereof I have hereunto set my hand and seal this twenty fourth day of May in the year of our Lord Eighteen hundred and seventy three.

Signed Sealed and Delivered in presence of Wm. P. Morton. Horatio Rogers (L.S.)

State of Rhode Island &c. County of Providence ſc. In the City of

Providence in said County on this 24 th day of May A. D. 1873 personally appeared the abovenamed Horatio Rogers and acknowledged the foregoing instrument by him signed and sealed to be his free and voluntary act and deed.

Before me Wm. P. Morton. Justice of the Peace.

Recorded June 4, 1873 at 4, 30 P. M. } Witness G A Williamson

Recorder of Deeds.

This Indenture

Made and executed this first day of June A. D. one thousand eight hundred and seventy three by and between John H. Bongartz of the City and County of Providence in the State of Rhode Island &c. and Frank Meenan of said Providence Witnesseth

That the said Bongartz does hereby demise lease and let

A store on Eddy Street in said Providence situated on the West side thereof being the Store No. 23 Eddy Street in said Providence

To have and to hold the said demised premises with the privileges and appurtenances thereof to the said Meenan his executors administrators and assigns till the first day of June A. D. one thousand eight hundred and seventy eight yielding and paying therefor during said term the annual rent of five hundred dollars in monthly payments as nearly equal as the same can be made on the last day of each and every month during said term.

Provided However that if the said rent or any part thereof shall be due and unpaid for ten days after any day of payment above specified or if default shall be made in any of the covenants on the part of said Meenan his executors administrators or assigns herein contained then the said Bongartz his executors administrators or assigns so choosing may determine this lease and re-enter and re-possess the said demised premises as of their former estate

That the said Meenan for himself his executors and assigns does hereby covenant with the said Bongartz his executors administrators and assigns that he and they will pay the said rent in the manner aforesaid that he and they will keep in good condition and repair the interior of said premises including the setting of glass neither committing nor suffering any waste thereof and will permit the said Bongartz his executors administrators or assigns to enter upon the same to view the condition thereof at all reasonable times that neither he nor they will assign this lease nor underlet said premises or any part thereof nor permit any other person or persons than his servants and agents to occupy the same or any part thereof nor use the same himself for any other business than that of a legal business without the consent in writing of the said Bongartz his executors administrators or assigns first obtained that he and they will at the expiration of said term or other sooner termination hereof surrender said premises to the said Bongartz his executors administrators or assigns in as good condition as the same now are or may be put ordinary wear and tear and damage by fire and other casualties without the fault of the occupants excepted that he and they will not hold the said Bongartz his executors administrators or assigns liable for any dam-

age to him or them occasioned by leakage of the roof over said store That the said Meenan hereby pledges the fixtures and furniture now in said store or which he may hereafter put into said store as security for the payment of said rent and the performance of the covenants on his part to be kept and performed herein contained That the said Bongarts for himself his executors administrators and assigns does hereby covenant with the said Meenan his executors administrators and assigns that he and they well and truly keeping and performing their covenants aforesaid shall quietly occupy and enjoy the said demised premises during said term without lawful let or hindrance from any person or persons.

In Witness Whereof the said parties have hereunto and to a duplicate hereof set their hands and seals the day and the year first above written

Signed Sealed and Delivered
in the presence of
Stephen Essex.

John Henry Bongarts (H)
Frank Meenan. (H)

State of Rhode Island &c. County of Providence &c. In Providence in said County on the First day of June Then personally appeared John H. Bongarts subscriber to the foregoing instrument and acknowledged the same to be his free and voluntary act and deed.

Before me Stephen Essex.
Justice of the Peace.

Recorded June 5, 1873 at 10,40 A.M. Witness G.A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Martha G. Smith of the City of Providence in the State of Rhode Island &c. do hereby constitute and appoint Royal C. Taft of said City my true and lawful Attorney with full power of substitution and revocation for me and in my name to demand receive and receipt for all debts due or owing to me all dividends payable to me to vote at any election of officers in any corporation in which I am a stockholder and upon all questions lawfully at any meeting of such corporation coming before the same to sell and dispose of any stock standing in my name in any company and to invest all moneys belonging to me whether the proceeds of such sales or not in such manner as my said Attorney shall see fit and to change such investments from time to time as he may think proper and generally to say and do all things relating to the premises as fully to all intents and purposes as I might say or do if present personally I hereby ratifying and confirming all that my said Attorney or any one appointed by him shall lawfully do or cause to be done in and about the premises by virtue of these presents.

In Witness Whereof I have hereunto set my hand and seal this eighth day of January in the year of our Lord one thousand eight hundred and seventy three.

Martha G. Smith (H)

Signed Sealed and Delivered
in presence of A. D. Sibbitt.

Recorded June 5, 1873 at 11.55 A.M. Witness
R.

This Indenture of Lease of Two Parts

Made and entered into by and between William U. Arnold and Phebe Ann Arnold wife of said William U. John B. Dorrance and Hetta L. Dorrance wife of said John B. and William J. Arnold all of the City of Providence County of Providence and State of Rhode Island Party of the First Part and Mary Ann Nixon of said Providence Party of the Second Part Witnesseth

That said party of the first part for and in consideration of the rents covenants and agreements hereinafter contained and expressed to be paid kept and performed on the part of the said party of the second part have and hereby do demise and lease unto said party of the second part for and during the term of thirty five years from the first day of December A. D. 1872 fully to be complete and ended

A certain lot of land situated in the westerly part of said City upon the southerly side of Oliver Place and easterly side of a gangway leading from said Oliver Place to Fountain Street measuring forty feet upon said Oliver Place and holding said width of forty feet extends back southerly forty feet from the southerly line of Oliver Place and is the northerly part of lot delineated described and marked O. upon Amended Plat of Mehitable Arnolds' Lands recorded December 7, 1864 in the Recorder of Deeds Office in said Providence in Book of Plats No. 6 (six) page 32½ to which plat reference may be had

To have and to hold the aforementioned premises with the privileges and appurtenances thereunto belonging to her the said party of the second part her heirs executors administrators and assigns for and during the said term of thirty five years from the first day of December A. D. 1872 until the thirtieth day of November A. D. 1907 inclusive upon condition of the payment of the rents and keeping and performing the covenants and agreements hereinafter mentioned

And the said party of the second part for herself her heirs executors administrators and assigns doth hereby covenant & agree to and with the said party of the first part their heirs executors administrators and assigns to pay unto them as an annual rent for said premises for and during the term aforesaid at and after the following rates namely for and during the first period of five years of said term to wit until the first day of December A. D. 1877 the sum of forty dollars ($40.) per annum that on the expiration of said period of five years and of each subsequent period of five years during said term the price or rate of the yearly rent for the then next ensuing period of five years shall be fixed at such increased sum as shall be agreed upon by the parties aforesaid or the then parties to this lease and in case said parties cannot agree upon the amount thereof then the same shall be fixed and determined by three judicious and disinterested arbitrators one to be chosen by the party of the first part one by the party of the second part and an umpire appointed by the two persons thus chosen and their decision and award in writing or that of any two of them agreeing shall be final and conclusive.

All the rents provided for under this lease shall be due and payable to the party of the first part or their agent in the City of Providence semi-annually to wit upon the first day of June and December in each & every year during said term in equal semi-annual payments the first whereof to be made upon the first day of June next and in case by the termination of this lease for any of the causes hereinafter mentioned and provided for any fraction or part of six months shall elapse between any semi-annual days of payment a proportion-

ate part of rent for such term shall be payable immediately upon such termination

If at any time within three months prior to the expiration of said first period of five years and of each subsequent period of five years during the continuance of this lease either party shall refuse or neglect for the space of twenty days after being requested in writing by the other party so to do to choose a person on his or her part to fix and determine the amount of the rent as aforesaid said other party shall be at liberty to make choice of two of the persons and these shall choose an umpire for the purposes aforesaid

And the parties aforesaid for themselves their heirs executors administrators and assigns do mutually covenant and agree each party with the other in manner following that is to say, - That in case either or any of the semi annual payments of rent accruing under this lease as aforesaid shall not be paid by the party of the second part or any person claiming under her at the time the same shall become due and payable in the manner hereinbefore provided and shall remain unpaid for the space of twenty days thereafter whether the same shall have been demanded or not and also in case of default on the part of said party of the second part in the payment of any taxes or assessments stipulated to be paid under this lease the party of the first part shall have the right (if they see fit) to terminate this lease and thereupon said party of the second part her heirs and assigns shall be deemed to be a tenant holding over her term and said party of the first part may without further notice or demand enter into and upon said leased premises and eject said party of the second part or any person claiming under her therefrom without being deemed guilty of any manner of trespass and without prejudice to any remedies for the recovery of arrears of rent or damages for breach of covenant

Said party of the second part shall pay satisfy and discharge all taxes and assessments of every description whether City State or National and whether ordinary annual taxes or extraordinary which shall be levied and assessed upon said leased premises at any time during the term aforesaid.

All buildings and improvements erected and placed upon said premises at any time during the term aforesaid by the party of the second part or any person holding under her shall at all times during said term stand pledged and specifically liable to the party of the first part their heirs and assigns for the payment of the rents accruing under this lease during said term and as security for the performance of all the covenants and agreements entered into by said party of the second part.

If this lease be terminated by any default of the party of the second part and possession of said leased premises be taken by the party of the first part said party of the second part shall still remain liable for the payment of the rent thereof according to the rates as herein before provided for for the remainder of said term unless the party of the first part shall be able to lease the same at as high a rent at least to another tenant and if at a lower rate then the party of the second part shall only be required to make up the difference.

Said party of the second part at the expiration of said term of thirty five years shall have the right to remove such buildings & improvements as she may have erected and placed upon said leased premises provided all the rents taxes assessments covenants and agreements as aforesaid are fully paid kept and performed. And said party of the second part at the expiration of said term or sooner termination of this lease in manner aforesaid shall surrender and deliver up to the party of the first part the quiet and peaceable possession of said leased premises in the same good order and condition as when taken Interest at the rate of twelve per centum per annum shall be paid by said party of the second part to said party of the first part upon all rents payable to them and upon any payments made by them for taxes or assessments from the day

when the same shall fall due & become payable until paid That at the expiration of said first period of five years of said term or of any subsequent period of five years said party of the first part shall be at liberty to have the buildings and improvements erected and placed upon said leased premises by the party of the second part and then standing and being thereon appraised and the value and price thereof determined and fixed by the decision and award in writing of three judicious and disinterested arbitrators or that of any two of them agreeing to be chosen and appointed in the manner hereinbefore provided relating to the fixing the rents And said party of the first part shall have the right and may elect and decide to purchase & take said buildings and improvements at such appraised value and thereupon said party of the second part upon the payment of said appraised value shall make execute and deliver such deed or deeds of said buildings and improvements as will vest in said party of the first part their heirs and assigns a good and valid enencumbered and marketable title thereto and upon the acceptance of such deed and conveyance by said party of the first part from thenceforth this lease shall be cancelled and discharged.

In Witness Whereof the parties aforesaid have hereunto interchangeably set their hands and affixed their seals at the City of Providence the ninth day of May in the year of our Lord one thousand eight hundred and seventy three (1873)

Signed Sealed and Delivered in presence of John Wilson Smith.

William U. Arnold [SEAL]
Phebe Ann Arnold by her Attorney W. U. Arnold [SEAL]
John R. Dorrance by his Attorney W. U. Arnold [SEAL]
Hetta C. Dorrance by her Attorney W. U. Arnold [SEAL]
William J. Arnold by his Attorney W. U. Arnold [SEAL]
Mary Ann Wilson. [SEAL]

County of Providence ſc.

In the City of Providence this ninth day of May A. D. 1873 the said William U. Arnold and Mary Ann Wilson personally appeared and severally acknowledged the aforegoing instrument by them signed to be their free and voluntary act and deed respectively and said Arnold also acknowledged the same to be the free & voluntary act and deed of said Phebe Ann Arnold John R. Dorrance Hetta C. Dorrance and William J. Arnold respectively and of himself as their Attorney.

Before me John Wilson Smith Notary Public.

Recorded June 5, 1873 at 12, 15 P. M. } Witness E. A. Williamson
Transfer of Deed.

Know All Men

That I Mary Ann Wilson of the City and County of Provi-

dence in the State of Rhode Island in consideration of the sum of one dollar to me paid by George Mason of said Providence do hereby grant assign transfer and set over to said George Mason his executors administrators and assigns the within described premises for and during the remainder of the term mentioned.

To have and to hold the same with the privileges and appurtenances thereof to said George Mason 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 within lease he the said George Mason his executors administrators and assigns paying and performing the rents and covenants therein contained on my part to be paid and performed. And I do covenant with said George Mason his executors administrators and assigns that I have good right to assign said premises for and during the residue of the term aforesaid and that the said George Mason 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 of any person claiming by through or under me or them.

In witness whereof I have hereunto set my hand and seal this second day of June A.D. 1873

Witness
Emory Cook

Mary Ann Nixon [L.S.]
Geo. Mason. [L.S.]

County of Providence ſc.

In the City of Providence this second day of June A.D. 1873 the said Mary Ann Nixon and George Mason personally appeared and severally acknowledged the within instrument by them signed to be their free and voluntary act and deed.

Before me Emory Cook
Public Notary

Recorded June 5, 1873 at 12, 15 P.M. } Witness G.A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Mary Ann Nixon of the City and County of Providence in the State of Rhode Island in consideration of the sum of one dollar to me in hand paid by George Mason of said Providence the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said George Mason the following goods and chattels namely

The dwelling house and other buildings and improvements on the lot of land situated on the corner of Oliver Place from Fountain Street being part of Lot O on an amended plat of Mehitable Arnolds land recorded December (7) Seventh A.D. 1864 in the Recorders Office in said Providence in Plat Book Number (6) Six reference to said plat being made

To have and to hold all and singular the said dwelling house and improvements to the said George Mason and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said dwelling and improvements that they are free from all encumbrances that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said Mary Ann Nixon have hereunto set my hand and seal this 2d second day of June in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Henry C. Bushnell.

Mary Ann Nixon [L.S.]

State of Rhode Island Providence ſs. In Providence in said County on the second day of June A.D. 1873 the aforenamed Mary Ann Nixon personally appeared before me and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed.

Emory Cook Public Notary.

Recorded June 5, 1873 at 12, 15 P.M. } Witness G.A. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I Charles H. Cowell of Providence Rhode Island Administrator with the Will annexed in consideration of the sum of one dollar to me paid by Henry C. Bushnell of said Providence the receipt whereof is hereby acknowledged do hereby give grant remise release and forever quit claim unto the said Henry C. Bushnell all my right title and interest as Administrator in & to

One certain lot of land situated on the southerly side of Vernon Street in said Providence and is bounded and described Beginning on the southerly side of said street one hundred & sixty (160) feet easterly from Hinton Street thence easterly two (2) feet thence southerly at right angles eighty (80) feet to land now or formerly belonging to Sidney Pierce thence westerly two (2) feet at right angles and thence northerly at right angles eighty (80) feet to the place of beginning.

To have and to hold the above released premises with all the privileges and appurtenances to the same belonging to the said Henry C. Bushnell his heirs and assigns to his and their use and behoof forever.

In Witness Whereof I the said Charles H. Cowell Admr. have hereunto set my hand and seal this second day of June in the year of our Lord one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Henry Martin.

Charles H. Cowell [L.S.]
Administrator with the Will annexed

City and County of Providence ſs. June 5, 1873 Then personally appeared the above named Charles H. Cowell and acknowledged the above instrument to be - free act and deed as Administrator before me

Henry Martin Justice of the Peace.

Recorded June 5 1873 at 12,50 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know All Men

That I Cornelius Mahon of the City and County of Providence in consideration of one dollar paid me by James O'Rielly of said Providence do hereby grant assign transfer and set over to said James O'Rielly his executors administrators 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 and appurtenances thereof to said James O'Rielly 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 within lease he the said James O'Rielly his executors administrators and assigns paying and performing the rents and covenants therein contained to be on my part paid and performed.

In Witness Whereof I have hereunto set my hand and seal this 5th day of June A.D. 1873.

In presence of
J. M. Cosgrove.

Cornelius his X Mahon. mark (Ls)

I Thomas Cosgrove hereby assent to the above transfer as aforesaid.

Thos. Cosgrove.

Recorded June 5, 1873 at 1,55 P.M. } Witness G.A. Williamson

Recorder of Deeds

Note For Lease transferred above see Bk 196 fp 487.

Know All Men by these Presents

That Whereas by deed recorded in the Office of the Recorder of Deeds for Providence in the State of Rhode Island in Book of Mortgages Book 54 page 243 William H. Young of said Providence conveyed the land hereinafter described together with one other piece of land afterwards released in fee and in mortgage to Samuel G. Curry of said Providence to secure the payment to said Samuel G. Curry of a certain promissory note in said deed described and with power to said Samuel G. Curry his executors administrators and assigns on default in such payment to sell and convey said land for the payment thereof

And Whereas by transfer recorded in said Office in Mortgage Book No. 54 page 525 said Curry transferred the said mortgage deed the note therein described and secured and all sums due thereon and all his right title and interest in and to the land hereinafter described to David A. Waldron of Barrington in said State all which by reference hereby made to said deed and transfer will more fully and at large appear And Whereas default has been made in the payment of said note and such default has continued for the space of ten days and notice of the sale of said land as hereinafter referred to has been after the expiration of said ten days given for twenty days by advertisement in the Manufacturers and Farmers Journal one of the public newspapers printed in said Providence as in said mortgage deed provided and at a sale of said land held pursuant to such notice on the twenty ninth day of May A.D. 1873 the same was sold to Royal D. Horton of said Barrington who was the highest bidder therefor in the sum of Sixteen hundred and twenty dollars Now therefore I the said David A. Waldron by virtue and in exercise of the power to me granted in and by said deed and transfer and of every other power me thereunto enabling and for and in consideration of said sum of Sixteen hundred and twenty dollars to me paid by

said Royal D. Horton the receipt of which sum is hereby acknowledged do hereby grant bargain sell and convey unto him the said Royal D. Horton his heirs and assigns forever.

That lot of land with all buildings and improvements thereon situate in that part of said City of Providence formerly in the Town of Cranston bounded Southerly on Colfax Street on which it measures forty (40) feet and holding that width extends back sixty three (63) feet to and bounding Northerly on land of Frances C. Burton Easterly on land of John G. Clarke and Westerly on land of Charles A. Pabodie or however the same may be bounded being the Southerly portion of Lot No. 57 (fifty seven) on the "Josiah King Plat No. 2" so called a copy of which plat is on record in said Providence Book of Plats No. 9 page 11 and being the land conveyed by mortgage deed before referred to to said Samuel G. Curry from William H. Young aforesaid. Reference to said plat and mortgage deed being hereby made.

To have and to hold the same premises with the appurtenances unto and to the use of him the said Royal D. Horton his heirs and assigns forever.

In Testimony Whereof I have hereunto set my hand and seal this thirty first day of May A.D. 1873.

Signed and Sealed in presence of
Joseph C. Ely.

David A. Waldron. (Ls)

State of Rhode Island County of Providence In Providence in said County on this thirty first day of May A.D. 1873 the above named David A. Waldron personally appeared before me and acknowledged the foregoing instrument by him signed to be his free and voluntary act and deed.

Joseph C. Ely.
Notary Public.

Recorded June 9, 1873 at 2.50 P.M. } Witness G.A. Williamson

Recorder of Deeds

This Indenture

Made and executed this eighteenth day of April in the year of our Lord one thousand eight hundred seventy three by and between Amasa S. Westcott of the City and County of Providence in the State of Rhode Island &c. of the first part and Jacob Gluck of said Providence of the other part Witnesseth That the said Westcott doth hereby lease and demise unto the said Gluck

The store or shop (No. 28) Number Twenty eight South Main Street in said City of Providence with all the privileges and appurtenances thereof for the term of four years commencing on the first day of September A.D. 1873 and ending the thirty first day of August A.D. 1877 the said Gluck yielding and paying therefor the sum of fifty dollars per month on the last day of every month during said term. And the said Gluck his executors and administrators do hereby covenant to and with the said Westcott his heirs and assigns that he will pay the rent in manner and form as above stated that he will not assign

this lease nor underlet said premises without the written consent of said Westcott And it is understood and agreed by and between the parties that in case the rent shall be in arrear and unpaid for the space of ten days or any breach of the above covenants then the said Westcott his heirs or assigns shall have the right to end and determine this lease and to re enter and take possession of said premises either with or without process of law without being deemed guilty of any manner of trespass

In attestation whereof the parties have hereunto set their hands and seals the day and year above written

Signed Sealed and Delivered in presence of The words "with or" interlined before signing. Geo. B. Nichols. — Amasa S. Westcott [L.S.] — Jacob Gluck [L.S.]

Providence ſc. In the City of Providence this eighteenth day of April A.D. 1873 Then personally appeared the above named Amasa S. Westcott and Jacob Gluck and acknowledged the above written instrument by them signed to be their voluntary act and deed

Before me Geo B. Nichols.
Public Notary.

Recorded June 10, 1873 at 9, 45 A.M. } Witness G. A. Williamson
Recorder of Deeds

Know All Men by these Presents

That I Lyman Arnold of Providence in the State of Rhode Island in consideration of the sum of one dollar to me paid by Silas Moore of said Providence (the receipt whereof is hereby acknowledged) do hereby remise release and forever quitclaim unto the said Silas Moore 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 or to

All those fifty eight lots of land situate in said Providence being Lots No. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 and 71 on a plat called "Plan of Eagle Nursery belonging to Lyman Arnold surveyed and drawn by John Howe November 15, 1866 and recorded in the Office of the Recorder of Deeds for said Providence in Plat Book No. 10 (ten) page 18 (eighteen) reference whereunto is hereby had which said premises are subject to two certain mortgages which said Moore hereby assumes to pay namely one to the Providence Institution for Savings for the sum of forty five thousand dollars dated the first day of April 1872 & recorded in the Land Records of said Providence in Real Estate Mortgage Book No. 48 (forty eight) page 309 (three hundred and nine) on account of which the sum of five thousand dollars has been paid and the other to Henry T. Wilcox for the sum of five thousand dollars dated 29th January 1873 and recorded in said Office in Real Estate Mortgage Book No. 59 page 339.

Also a certain lot of land with the buildings and improvements thereon situate in said Providence and described in and conveyed to me by a certain deed from Thomas W. Eddy dated the twelfth day of February Eighteen hundred and seventy three and recorded in the Land Records of said Providence in Deed Book No. 238 (two hundred and thirty eight) page 408 (four hundred and eight) reference whereunto is hereby had and also Lots No. 72 (seventy two) 73 (seventy three) 74 (seventy four) 4 (four) 5 (five) 6 (six) 7 (seven) 8 (eight) 9 (nine) 10 (ten) 11 (eleven) and 12 (twelve) on the aforementioned plat which said land buildings and improvements so as aforesaid conveyed to me by said deed from said Eddy together with said Lots No 72, 73, 74, 4, 5, 6, 7, 8, 9, 10, 11 and 12 are subject to a certain mortgage from me to the Warwick Institution for Savings for the sum of forty five thousand dollars dated 12th February 1873 and recorded in the Land Records of said Providence in Real Estate Mortgage Book No. 59 page 457 and the said land buildings and improvements so as aforesaid conveyed to me by said Eddy are also subject to a certain mortgage from me to James G. Markland for the sum of five thousand dollars dated the fourteenth day of April Eighteen hundred and seventy three and recorded in the said Land Records in Real Estate Mortgage Book No. 60 (sixty) page 313 (three hundred and thirteen) and both of which said two last mentioned mortgages the said Silas Moore hereby assumes

And also the strips of land laid out on said plat and marked "Field St." "Henry St." "Moore St." and "Updike St."

To have and to hold all and singular the premises with the appurtenances unto and to the use of the said Silas Moore his heirs and assigns forever subject as aforesaid. And I the said Lyman Arnold for myself my heirs executors and administrators do covenant with the said Silas Moore his heirs and assigns that I will and my heirs executors and administrators shall warrant and defend the said premises unto the said Silas Moore his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me except as to the said several mortgages.

And I Waty A. Arnold wife of said Lyman Arnold do release unto said Silas Moore his heirs and assigns all my right of dower in and to the above described land and premises.

In Witness our hands and seals this ninth day of June Eighteen hundred and seventy three.

Signed Sealed and Delivered in presence of Witness to Lyman Arnold J. G. Markland. Witness to Waty A. Arnold Sarah E. Parker. — Lyman Arnold [L.S.] — Waty A. Arnold [L.S.]

State of Rhode Island City of Providence ſc. 9th June 1873

Then & there the above named Lyman Arnold acknowledged the above instrument by him signed to be his free & voluntary act & deed.

Before me J. G. Markland.
Justice of the Peace.

Recorded June 10, 1873 at 1, 35 P.M. } Witness G. A. Williamson
Recorder of Deeds

Lease.

The undersigned lessor hath let and demised unto the undersigned lessee this first day of June A. D. 1873

The following described premises in the City of Providence in the County of Providence and State of Rhode Island that is to say the tenement with appurtenances over the three stores at the corner of Charles and Tremont Streets in said Providence also one of said stores it being the North Store and now used as a front shop by the lessee in his business as a baker and a work shop in the rear thereof and a carriage house in the back yard together to and with a privilege and right to drive in and out with his teams from the same and said back shop the same being the tenement and premises now occupied by said lessee and his family and by him as a bakers shop both front and rear so situated as aforesaid

To have and to hold the same with the rights and privileges thereof for the term of ten years from date hereof on condition of the payment to said lessor of a rent therefor of Sixty dollars per month and payable monthly and on the first day of every month next hereafter that the demised premises shall not be altered mutilated damaged or underlet without the knowledge and consent of the lessor and that for any condition broken the lessor so choosing may enter upon and resume possession of said premises without prejudice to his other rights or remedies against the lessee hereunder. The said lessee accepts the demise and covenants to observe and perform the conditions aforesaid and also that on the entry of the lessor for condition broken or on the expiration of the full term aforesaid whichsoever shall first happen the legal possession of the premises shall revest in the said lessor and the lessee will immediately leave the same in as good order and condition as when received common wear and tear and damage by fire or other accidents without default or malfeasance of the occupants excepted. This lease to be in force between the parties their heirs executors administrators and assigns.

Signed Sealed and Delivered on the day and year aforesaid

In presence of
Elias M. Fenckes
Henry L. Woodworth.

William A. Wright. (L.S.)
James J. Sumner. (L.S.)

Recorded June 11, 1873 at 4.40 P. M. Witness Geo. H. Williamson Recorder of Deeds

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This Indenture

Made the 18th day of March one thousand eight hundred and seventy three between Benjamin F. Almy of Providence Rhode Island party of the first part and John Burns of said Providence party of the second part Witnesseth That the said party of the first part hath letten and by these presents doth grant demise and to farm let unto the said party of the second part his executors administrators and assigns

The buildings situated on a lot of land on the Westerly side of North Main Street in said Providence. Said lot is bounded North by land of John Keeffe South by Lamb Street and West by other land of Benjamin F. Almy and which said building is now numbered 284 (two hundred eighty four) on said North Main Street with the appurtenances for the term of five years from the first day of October one thousand eight hundred and seventy three at the yearly rent or sum of Twelve hundred dollars

to be paid in equal monthly payments in advance. And it is agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants herein contained and such default shall continue for the term of ten days then it shall be lawful for the said party of the first part to re enter the said premises and the same to have again to repossess and enjoy. And the said party of the second part doth hereby covenant to pay unto the said party of the first part the said yearly rent as herein specified and promptly when due. And it is hereby agreed by and between the parties hereto that the said lessee shall not carry on nor suffer nor permit to be carried on in or on said premises any illegal business.

That the said lessee shall leave on said premises all improvements made or caused to be made by said lessee including all piping but excluding the gas fixtures. That in case of a serious injury to or of a total destruction of said premises by fire or other casualty it shall be optional with the lessor to terminate this lease but in case of a partial injury to said premises by fire or other casualty and the said lessor shall wish said lease to be continued he the said lessor shall cause said premises at his own expense to be forthwith repaired. That said premises shall not be underlet without the written consent of the lessor That the lessor shall at his own proper costs and charges keep the exterior of said building in good order and repair and the interior of said building shall be kept in good order and repair at the proper costs and charges of the lessee

And that at the expiration of the said term the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements excepted.

And the said party of the first part doth covenant that the said party of the second part on paying the said yearly rent and performing the covenants aforesaid shall and may peaceably and quietly have hold and enjoy the said demised premises for the term aforesaid.

In Witness Whereof the parties hereto have hereunto set their hands and seals the day and year first aforewritten.

Executed in presence of
John C. Purkis.

Benjamin F. Almy (L.S.)
John Burns (L.S.)

County of Providence ss. In Providence this fifth day of April A. D. 1873 Then Benjamin F. Almy and John Burns personally appeared before me and severally acknowledged the foregoing instrument by them signed to be their free act and deed.

John C. Purkis Justice of the Peace.

Recorded June 13, 1873 at 9.10 A. M. Witness Geo. H. Williamson Recorder of Deeds

We hereby cancel and annul this Lease
Witness our hands
Benjamin F. Almy
John Burns

New York Nov 2. 1876
Witness present
Geo. H. Williamson

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319 389

To All Persons to whom these Presents shall come

We Elvira B. Rogers widow and Horatio Rogers (formerly Horatio Rogers jr.) Trustee for said Elvira B. Rogers under the last will of the late Elvira Ward deceased both of the City and County of Providence and State of Rhode Island Send Greeting Know ye That we the said Elvira B. Rogers and Horatio Rogers

Trustee as aforesaid for and in consideration of the sum of Thirty one thousand one hundred and forty dollars and thirty one cents to us in hand before the ensealing hereof well and truly paid by Lewis Dexter of said City of Providence the receipt whereof we do hereby acknowledge and are therewith fully satisfied contented and paid and thereof and of every part and parcel thereof do exonerate acquit and discharge him the said Lewis Dexter his heirs executors and administrators forever by these presents have given granted bargained sold aliened enfoffed conveyed and confirmed and by these presents do freely fully and absolutely give grant bargain sell alien enfeoffe convey and confirm unto him the said Lewis Dexter his heirs and assigns forever

Three certain lots of land situated in the Easterly part of said City of Providence the first whereof is thus bounded and described Beginning on the South side of Manning Street at a point two hundred and fifty (250) feet Easterly from Cooke Street thence running Southerly at a right angle with Manning Street one hundred and eighty (180) feet five and a quarter (5¼) inches to the northern line of land formerly the Governor Cooke farm being one hundred (100) feet and three (3) inches Northerly from the line of George Street thence Easterly parallel with George Street one hundred and thirty three (133) feet and one quarter of an inch (¼) to Governor Street thence Northerly on the line of Governor Street one hundred and eighty (180) feet and three (3) inches to Manning Street thence Westerly on the line of Manning Street one hundred and thirty one (131) feet five and a quarter (5¼) inches to the place of beginning on Manning Street and contains twenty three thousand eight hundred and forty six (23846) and seven twelfths (7/12) square feet the second whereof is thus bounded and described Beginning on the South side of Manning Street at a point one hundred and fifty (150) feet Easterly from Cooke Street thence running Southerly at a right angle with Manning Street one hundred and sixty (160) feet and seven (7) inches or more to land of Amos D. Smith being one hundred and twenty (120) feet and three (3) inches north of George Street thence Easterly parallel with George Street forty nine (49) feet eleven and one eighth (11⅛) inches thence Southerly at a right angle with George Street twenty (20) feet thence Easterly parallel with George Street fifty (50) feet and five eighths (⅝) of an inch thence Northerly at a right angle with Manning Street fifty (50) feet thence Westerly parallel with George Street fifty (50) feet thence Northerly at a right angle with Manning Street one hundred and thirty (130) feet six and a quarter (6¼) inches or more to Manning Street thence Westerly on the line of Manning Street fifty feet to the place of beginning and contains ten thousand five hundred and twenty nine (0529) square feet eleven and three eighths (11⅜) square inches more or less and the third whereof is thus bounded and described Beginning on the South side of Manning Street at a point two hundred (200) feet Easterly from Cooke Street thence running Southerly at a right angle with Manning Street one hundred and thirty (130) feet six and a quarter (6¼) inches or more thence Easterly parallel with George Street fifty (50) feet thence Northerly at a right angle with Manning Street one hundred and thirty (130) feet five and a quarter (5¼) inches or more to Manning Street thence Westerly on the line of Manning Street fifty (50) feet to the place of beginning and contains sixty five hundred and twenty four (6524) square feet more or less all of said lots of land being now under lease from these grantors and the late Joseph Rogers to this grantee

This deed is made upon the express condition that no buildings shall be erected or placed upon any of said granted premises nearer to said Manning Street than twenty (20) feet therefrom prior to the first day of January in the year of our Lord Eighteen hundred and eighty five (1885)

To have and to hold the said granted and bargained premises with all the appurtenances privileges and commodities to the same belonging or in any wise appertaining to him the said Lewis Dexter his heirs and assigns forever to his and their only proper use benefit and behoof forever. And I the said Elvira B. Rogers for myself my heirs executors and administrators do covenant promise and grant to and with the said Lewis Dexter his heirs and assigns that at and before the ensealing hereof said grantors are the true sole and lawful owners of the above bargained premises and are lawfully seised and possessed of the same in

their own proper right as good perfect and absolute estate of inheritance in fee simple and have in them good right full power and lawful authority to grant bargain sell convey and confirm the said bargained premises in manner as aforesaid. And that the said Lewis Dexter his heirs and assigns shall and may from time to time and at all times forever hereafter by force and virtue of these presents lawfully peaceably and quietly have hold use occupy possess and enjoy the said demised and bargained premises with the appurtenances free and clear and freely and clearly acquitted exonerated and discharged of and from all and all manner of former or other gifts grants bargains sales leases mortgages wills entails jointures dowries judgments executions and encumbrances of what name or nature soever that might in any measure or degree obstruct or make void this present deed. Furthermore I the said Elvira B. Rogers for myself my heirs executors and administrators do covenant and engage the above demised premises to him the said Lewis Dexter his heirs and assigns against the lawful claims or demands of any person or persons whatsoever forever to warrant secure and defend by these presents.

In testimony whereof we do hereby set our hands and seals this twenty fourth day of May in the year of our Lord Eighteen hundred and seventy three (1873)

Signed Sealed and Delivered
in the presence of
the word "feet" being first interlined
Wm. P. Morton.

Elvira B. Rogers. [L.S.]
Horatio Rogers Trustee for [L.S.]
Elvira B. Rogers under the last will
of the late Elvira Ward decd.

State of Rhode Island &c. County of Providence ſc. In the City of Providence in said County on this 3rd day of June A.D. 1873 personally appeared the above named Elvira B. Rogers and Horatio Rogers Trustee for said Elvira B. Rogers under the last will of the late Elvira Ward decd and acknowledged said instrument by them severally signed and sealed to be their free and voluntary act and deed the said Horatio also acknowledged the same to be his free and voluntary act and deed in his said capacity.

Before me Wm. P. Morton Justice of the Peace

Recorded June 13, 1873
at 10, 30 A.M. } Witness

E. D. Williamson
Recorder of Deeds.

Know All Men by these Presents

That I John Hilliger of the City and County of Providence and State of Rhode Island in consideration of eight hundred dollars to me paid by Michael Sweeny of Cranston in the County of Providence and State aforesaid the receipt whereof is hereby acknowledged do hereby grant sell transfer and deliver unto the said Michael Sweeny the following goods and chattels namely

One Green House now belonging to me and standing on land leased to me by Charlotte B. Goddard by lease dated November First A.D. 1870 Said lot on which the said Green House stands is situated at the junction of Broad and Pine Streets in the City of Providence. Also all the plants of every description now in said Green House. Also all the pots of every kind and description in and about said Green House. Also all the tools and implements of every description used in the florists busi-

ness in and about the above described Green House now owned and used by me in my business as a florist.

To have and to hold all and singular the said goods and chattels to the said Michael Sweeny and his executors administrators and assigns to their own use and behoof forever. And I hereby covenant with the grantee that I am the lawful owner of the said goods and chattels that they are free from all encumbrances and that I have good right to sell the same as aforesaid and that I will warrant and defend the same against the lawful claims and demands of all persons.

In Witness Whereof I the said John Hilliyer have hereunto set my hand and seal this twelfth day of June in the year one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Charles H. Page. } John Hilliyer. [SEAL]

State of Rhode Island &c. Providence sc. In the City of Providence this twelfth day of June A.D. 1873 then John Hilliyer personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Charles H. Page. Notary Public.

Recorded June 13, 1873 at 11 A.M. } Witness T. A. Williamson Recorder of Deeds.

State of Rhode Island & Providence Plantations

Know All Men by these Presents

That I John Hilliyer 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 Michael Sweeny of Cranston in said County & State have sold and by these presents do grant convey assign transfer and set over unto the said Michael Sweeny the within and foregoing indenture of lease bearing date the first day of November A.D. 1870 made by Charlotte R. Goddard whereby she leases to me all the premises described in the within lease with all all and singular the premises therein mentioned and described and the buildings thereon together with the appurtenances.

To have and to hold the same unto the said Michael Sweeny his heirs executors administrators and assigns from the fifteenth day of June A.D. 1873 for and during all the rest residue and remainder yet to come of and in the term of twenty years mentioned in the said indenture of lease and all my rights and priurleges in and under said lease subject nevertheless to the rents covenants conditions and provisions therein also mentioned. And I do hereby covenant grant promise and agree to and with the said Michael Sweeny his heirs and assigns that the said assigned premises now are free and clear of and from all former and other gifts grants bargains sales leases judgments executions back rents taxes assessments and incumbrances whatsoever. In witness whereof I have hereunto set my hand and seal this twelfth day of June one thousand eight hundred and seventy three.

Signed Sealed and Delivered in presence of Charles H. Page } John Hilliyer [SEAL]

State of Rhode Island &c. Providence sc. In the City of Providence this twelfth day of June A.D. 1873 then John Hilliyer personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Charles H. Page Notary Public

Recorded June 13, 1873 at 11 A.M. } Witness T. A. Williamson

Recorder of Deeds

Know all Men by these Presents,

U.S. REVENUE 50 STAMP

THAT I Mary Mc Manly of Providence in the State of Rhode Island widow

for and in consideration of the sum of One dollars to me paid by Catharine Kelly of said Providence the receipt whereof is ~~do~~ hereby acknowledged, ~~have claimed,~~ and by ~~these presents~~ do hereby remise, release and forever QUITCLAIM, ~~unto~~ ~~the~~ said Catharine Kelly ~~her~~ heirs and assigns forever, all ~~the right, title, interest, property, claim and demand, which ought to have or claim in and to~~ ~~now have, or of right~~

That certain lot of land with the buildings and improvements thereon situated at the Westerly corner of Atwells Avenue and America Street in said Providence being the same lot that is laid out and designated as Lot No Twenty two (22) on a plat of house lots in the City of Providence belonging to the estate of Sheldon Battey surveyed and platted April 29 1850 and recorded in said Providence in Book of Plats No 3 page 51

Being the same estate that was conveyed to me by Silas Sleare Attorney and Mortgagee by deed dated the 29th day of July 1872 and is subject to a mortgage given by me to Benjamin H. Aldrich for the sum of fifteen hundred dollars which mortgage said grantee assumes and agree to pay.

TO HAVE AND TO HOLD the same with ~~all~~ the ~~rights, privileges, and~~ appurtenances ~~thereof or thereunto appertaining~~ to ~~the said~~ unto and to the use of said Catharine Kelley ~~her~~ heirs and assigns forever. And I the ~~aforenamed~~ said Mary Mc Manly for myself and for my heirs, executors and administrators, ~~do~~ covenant with ~~the~~ said Catharine Kelley ~~her~~ heirs and assigns ~~that~~ to ~~will~~ warrant and defend the aforedescribed premises to ~~the~~ said Catharine Kelley ~~her~~ 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 eighth day of August A.D. Eighteen ~~in the year of our Lord one thousand eight~~ hundred and seventy two (1872)

Signed, and Sealed ~~and Delivered~~ in Presence of Levi Salisbury Philip B. Steiness Jr. } her Mary X Mc Manly mark [SEAL]

State of Rhode Island &c Providence sc
In Providence this 8th day of August A.D. 1872 personally appeared before me Mary Mc Manly widow and acknowledged the foregoing instrument by her signed to be her free and voluntary act and deed

Philip B. Steiness Jr.
Public Notary.

Recorded August 8 at 10,40 a.M. 1872 } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

U.S. REVENUE STAMP

$6.00 THAT I Burrington Anthony Capwell of North Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Mary C Chace of Providence in said State

the receipt whereof is ~~do~~ hereby acknowledged, ~~have remised, released and forever quit-claimed, and by these presents~~ do hereby grant bargain sell remise, release and forever QUITCLAIM, ~~unto~~ the said Mary C Chace her heirs and assigns forever, all the right, title, ~~interest, property, claim and demand, which now have, or of right ought to have or claim in and to~~

One certain lot of land with the dwelling house and other improvements thereon situate upon the East side of Wheaton Street in said Providence and is bounded on the North by land of Allen Greene on the East by the stone wall now being erected to support the Westerly side of Prospect Park on the South by an other lot in the range of Cushing Street and used as a way of access to said Park and on the West by Wheaton Street. Said lot measures forty feet in width and holding that width from front to rear extends back eighty feet more or less to said Wall.

Being the same premises conveyed to me by Allen Greene by deed of even date herewith and being subject to a mortgage for the sum of $1900 by me given to said Allen Greene which mortgage and the note therein referred to said Mary C Chace assumes and agrees to pay.

TO HAVE AND TO HOLD the same with ~~all the rights, privileges, and~~ appurtenances ~~thereof or thereunto appertaining~~ to ~~the said~~ unto and to the use of said Mary C Chace her heirs and assigns forever. And I ~~the aforenamed~~ said Burrington Anthony Capwell for myself and for my heirs, executors and administrators, ~~do~~ covenant with ~~the~~ said Mary C Chace her heirs and asssigns ~~that~~ to ~~will~~ warrant and defend the aforedescribed premises to ~~the~~ said Mary C Chace her 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 Nineteenth day of August A. D. in the year of our Lord ~~one thousand~~ eight hundred and seventy two (1872)

Signed, and Sealed ~~and Delivered~~ in Presence of

Charles M. Salisbury

Burrington A. Capwell. [L.S.]

State of Rhode Island Providence sc.

In Providence in said County on the Nineteenth day of August A. D. 1872 the aforenamed Burrington Anthony Capwell personally appeared before me and then acknowledged the foregoing instrument by him signed to be his free act and deed.

Charles M. Salisbury.
Justice of the Peace.

Recorded August 19 1872 at 2,05 P. M. } Witness G. A. Williamson Recorder of Deeds

Know all Men by these Presents,

THAT I James M. Cosgrove of the City and County of Providence State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Thomas Mc Grath and Rosey Mc Grath wife of said Thomas Mc Grath

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 the said Thomas and Rosey Mc Grath 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

That certain lot of land with the buildings and improvements thereon situated in the Ninth Ward of said Providence and is laid out and designated as Lot No. 84 Eighty four on a plat of land belonging to Henry Holden when platted run out by L. B. Cushing 1848 on record in the Town Clerks Office of Cranston in Plat Book Number 1 Page 19 being the same lot of land conveyed to said James M. Cosgrove by deed from Thomas Mc Grath of even date herewith.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Thomas Mc Grath and Rosey Mc Grath their heirs and assigns forever. And I the aforenamed James M. Cosgrove for myself and for my heirs, executors and administrators, do covenant with the said Thomas Mc Grath and Rosey Mc Grath their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Thomas Mc Grath and Rosey Mc Grath 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 25th day of October in the year of our Lord one thousand eight hundred and seventy two.

Signed, Sealed and Delivered in Presence of

Charles H. Page

James M. Cosgrove [L.S.]

State of Rhode Island &c. sc.

In Providence this 25th day of October A. D. 1872 then James M. Cosgrove personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Charles H. Page
Public Notary.

Recorded October 26 1872 at 3 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I David S. Harris of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Catherine Ochs of said Providence

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 her the said Catherine Ochs 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

The real estate following viz. Three certain lots of land with all the buildings and improvements thereon situate (formerly in Cranston) in said City of Providence and are laid out and designated as Lots Nos Forty seven (47) Forty eight (48) and Forty nine (49) on a Plat of the Nathaniel Burgess Farm (so called) which said Plat is recorded in the land records of said City of Providence Book page

It being the same estate conveyed to this grantor by mortgagees deed from Joseph G. Johnson and others Trustees.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Catherine Ochs her heirs and assigns forever. And I the aforenamed David S. Harris for myself and for my heirs, executors and administrators, do covenant with the said Catherine Ochs her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Catherine Ochs her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Mary L. Harris wife of said David S. Harris in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said Catherine Ochs her heirs and assigns all my right of dower in and to the afore granted premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this twenty second day of November in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

Frank H. Chace

David S. Harris [L.S.]

Mary L. Harris [L.S.]

State of Rhode Island County of Providence sc

In Providence this 22d day of November 1872 Then the above named David S. Harris personally appeared before me and acknowledged the within instrument by him signed to be his free act & deed

J. G. Johnson
Public Notary.

Recorded November 23 1872 at 12,25 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We John E. Risley and Dorcas M. Risley wife of said John E of Providence Rhode Island

for and in consideration of the sum of One dollars to us paid by Elias Stoyles and Sarah Stoyles wife of said Elias of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quit-claimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Elias and Sarah heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

All the estate and premises described and conveyed to said Dorcas M. by said Elias Stoyles & Sarah Stoyles by deed dated December 2, 1872 and on record in the Recorder's Office in said Providence in Deed Book No. 237 page 505.

Reference to said deed & the record thereof for full description of said premises and estate.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Elias and Sarah for and during their joint lives ~~heirs and assigns forever.~~ And we the aforenamed grantors for ourselves and for our heirs, executors and administrators, do covenant with the said Elias and Sarah ~~heirs and asssigns~~ that we will warrant and defend the aforedescribed premises to the said Elias and Sarah ~~heirs, and assigns, forever,~~ against the lawful claims and demands of all persons claiming by, through or under us for and during the joint lives of said Elias and Sarah

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this second day of December in the year of our Lord one thousand eight hundred and seventy two.

Signed, Sealed and Delivered in Presence of

Thos. E. Greene

John E. Risley [L.S.]
Dorcas M. Risley [L.S.]

State of Rhode Island &c. In Providence this second day of December A.D. 1872 then John E. Risley personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed. And thereafterwards on same day & at same place said Dorcas M. Risley wife of said John E. being examined by me privily and apart from her said husband acknowledged and declared the same instrument by her signed & by me then shown and explained to her to be her voluntary act and that she did not wish to retract the same

Before me Thomas E. Greene.
Justice of the Peace.

Recorded December 2 1872 at 9,33 A.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I James M. Cosgrove of the City and County of Providence State of Rhode Island

for and in consideration of the sum of one dollars to me paid by Rosey Mc Grath wife of Thomas Mc Grath 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 the said Rosey Mc Grath 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

A certain lot of land with the buildings and improvements thereon situate in the Ninth Ward of said Providence and is laid out and designated as Lot No. 84 (eighty four) on a plat of land belonging to Henry Holden when platted run out by I. B. Cushing 1848 being the same lot of land conveyed to said James M. Cosgrove by deed from Thomas and Rosey Mc Grath said deed of even date herewith and recorded in the Record of Deeds of said Providence reference to same being had.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Rosey Mc Grath her heirs and assigns forever. And I the aforenamed James M. Cosgrove for myself and for my heirs, executors and administrators, do covenant with the said Rosey Mc Grath her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Rosey Mc Grath her 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 4th day of December in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of
George N. Bliss.

James M. Cosgrove [L.S.]

State of Rhode Island &c. &c.
In Providence this 5th day of December A.D. 1872 then James M. Cosgrove personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

George N. Bliss
Notary Public.

Recorded December 5 1872 at 1,10 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I James T. Huntley of the City of Providence and State of Rhode Island and Margaret Huntley wife of the said James T. Huntley

for and in consideration of the sum of One dollars to us paid by Hugh Carroll of said City of Providence the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto him the said Hugh Carroll his heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

One certain lot of land with all the improvements thereon situate in said City of Providence (formerly in the Town of Cranston) and is laid out and designated as Lot No. 33 (thirty three) on a plat of Josiah W. Robinson's land which plat is on record in the Town Clerk's Office in said Cranston in Book 17 page 141. Said lot fronts 40 feet on Robinson Street and holding the width of 40 feet extends back northerly therefrom one hundred and thirty six feet more or less to the land (formerly) of the heirs of George Curtis.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Hugh Carroll his heirs and assigns forever. And we the aforenamed James T. Huntley and Margaret Huntley for ourselves and for our heirs, executors and administrators, do covenant with the said Hugh Carroll his heirs and asssigns that we will warrant and defend the aforedescribed premises to the said Hugh Carroll his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us or either of us.

This deed is executed for the purpose of releasing to the said Hugh Carroll all the right of dower of the said Margaret Huntley (formerly the wife of Michael Tohey) in and to the before described premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this second day of December in the year of our Lord one thousand eight hundred and seventy two.

Signed, Sealed and Delivered in Presence of
Saml. W. Peckham.

J. T. Huntley [L.S.]

Margaret her mark Huntley [L.S.]

Providence &c. In the City of Providence this 2d day of December A. D. 1872 personally appeared James T. Huntley and acknowledged the within instrument by him signed to be his voluntary act & deed and on the same day and at the same place personally appeared Margaret Huntley wife of the said James T. Huntley who being examined by me privily and apart from her said husband and having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same

Before me Saml. W. Peckham
Justice of the Peace.

Recorded December 10 1872 at 2 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Henry W Allen of the City & County of Providence

for and in consideration of the sum of One dollars to me paid by Maria L. Bushee wife of Daniel S Bushee of said City & County 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 Maria L Bushee 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

Two certain lots of land with all the improvements thereon situated in said Providence & numbered one hundred & thirty four (134) & one hundred & thirty nine (139) on the Plat of land entitled Plan of an estate in Cranston belonging to the heirs of Thomas B. Cole deceased surveyed and drawn April 1861 by John Howe and recorded in Book of Plats No. 2 page 25 of the Records of Plats in said Cranston

Being the same premises conveyed to this grantor by deed from Daniel S. Bushee dated December 14th A.D. 1872.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Maria L. Bushee her heirs and assigns forever. And I the aforenamed Henry W. Allen for myself and for my heirs, executors and administrators, do covenant with the said Maria L. Bushee her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Maria L. Bushee her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Clara Allen wife of said Henry W. Allen in consideration of the said sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee her heirs and assigns forever all my right of dower in and to the afors granted premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this 16th day of December in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

S. S. Lapham

Henry W. Allen [L.S.]

Clara Allen [L.S.]

State of Rhode Island &c. Providence ſc.

In the City of Providence this thirtieth day of December A.D. 1872 then Henry W. Allen personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed

Simon S. Lapham
Notary Public.

Recorded December 31 1872 at 1,55 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Jennie Knight of Providence Rhode Island

for and in consideration of the sum of One dollars to me paid by Elizabeth A Cooke of said Providence (wife of Wm P Cooke) 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 Elizabeth A Cooke 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

One certain lot of land with all the buildings and improvements thereon situated on the easterly side of Marshall Street in said Providence and is the southerly portion of Lots No 8 (eight) and 9 (nine) on a Plat of John Barton's Estate on Hugh & adjacent streets June 8 1847 recorded in said Providence in Plat Book No. 1 page 115 and is particularly described in a deed of even date herewith to me from William P. Cooke.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Elizabeth A Cooke her heirs and assigns forever. And I the aforenamed Jennie Knight for myself and for my heirs, executors and administrators, do covenant with the said Elizabeth A. Cooke her heirs and asssigns that I will warrant and defend the aforedescribed premises to her the said Elizabeth A. Cooke her 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 second day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Charles Selden.

Jennie Knight [L.S.]

Providence County ſs

In Providence this second day of January A.D. 1873 then Jennie Knight personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Charles Selden.
Justice of the Peace.

Recorded January 4 1873 at 11,05 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Walter S. Burges of Providence R.I.

for and in consideration of the sum of One dollars to me paid by Thomas Davis Joseph G. Johnson and Amasa R. Tourtellot Trustees under the will of Asnah Sackett late of said Providence deceased the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto them the said Grantees 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

The lots of land in said Providence laid out and designated as Lots 23 (twenty three) 24 (twenty four) 31 (thirty one) 80 (eighty) 85 (eighty five) 110 (one hundred & ten) 115 (one hundred & fifteen) 140 (one hundred & forty) 150 (one hundred & fifty) 91 (ninety one) 151 (one hundred & fifty one) 212 (two hundred & twelve) 215 (two hundred & fifteen) 250 (two hundred & fifty) 253 (two hundred & fifty three) 272 (two hundred & seventy two) 275 (two hundred & seventy five) 302 (three hundred & two) and 305 (three hundred & five) on a plan of the Dower land of the estate in Cranston of the Joseph Burgess Estate surveyed by Atwater Schubarth & Haines for the proprietors April 6th 1848 a copy of which is recorded in the Office of the Recorder of Deeds of said Providence in Book of Plats No. 9 page 7.

The object of this conveyance being to perfect the title to said lots

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to them the said grantees their heirs and assigns forever. And I the aforenamed Burges for myself and for my heirs, executors and administrators, do covenant with the said grantees their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said grantees 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 4th day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

P. B. Steiness Jr.

W. S. Burges [L.S.]

State of Rhode Island &c. Providence Jc.

In Providence this sixth day of January A.D. 1873 then Walter S. Burges personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Philip B. Steiness Jr.
Notary Public.

Recorded January 7 1873 at 1,30 P. M. } Witness E. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Walter S. Burges of Providence R.I.

for and in consideration of the sum of One dollars to me paid by Thomas Davis of North Providence R.I. 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 Davis 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

The lots of land in said Providence laid out and designated as Lots 88 (eighty eight) 89 (eighty nine) 90 (ninety) 93 (ninety three) 160 (one hundred & sixty) 163 (one hundred & sixty three) 190 (one hundred & ninety) 193 (one hundred & ninety three) 122 (one hundred & twenty two) and 293 (two hundred & ninety three) on a plan of "The Dower land of the estate in Cranston of the Joseph Burgess Estate surveyed by Atwater & Schubarth & Haines for the proprieters April 6th 1848 a copy of which is recorded in the Office of the Recorder of Deeds of said Providence in Book of Plats No. 9 page 7

The object of this conveyance being to perfect the title to said lots.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Davis his heirs and assigns forever. And I the aforenamed Burges for myself and for my heirs, executors and administrators, do covenant with the said Davis his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Davis 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 4th day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

P. B. Steiness Jr.

W. S. Burges. [L.S.]

State of Rhode Island &c Providence Jc.

In Providence this sixth day of January A.D. 1873 then Walter S. Burges personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Philip B. Steiness Jr.
Notary Public.

Recorded January 7 1873 at 1,30 P. M. } Witness E. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Mary Inglesby of the City and County of Providence and State of Rhode Island

for and in consideration of the sum of Five Hundred dollars to me paid by Catherine Inglesby of said City County and 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 Catherine Inglesby 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

One certain lot of land with the improvements thereon situate in the City of Providence formerly a part of Cranston and laid out and described a part of Number Thirteen (13) and Fourteen (14) on a plat of land formerly in said Cranston belonging to the heirs of the late Sir James Penner surveyed and platted by B. Lockwood and H. F. Thilling Oct. A. D. 1846 and replatted and subdivided by Wm. E. Clark May 1859 and recorded in Book No. page of Records of the Records of Providence reference thereunto being had. being the lot on Bishop Street thirty two feet wide and extending back the West line of said lot sixty one feet nine inches (61.9) and the East line of said lot seventy three feet and nine inches (73.9) it being the same lot where the grantee's new house now stands

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Catherine Inglesby her heirs and assigns forever. And I the aforenamed Mary Inglesby for myself and for my heirs, executors and administrators, do covenant with the said Catherine Inglesby her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Catherine Inglesby her 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 tenth day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of
Gilbert A. Phillips

Mary her X Inglesby [L.S.]
mark

State of Rhode Island &c. County of Providence &c.
In Providence this tenth day of January A.D. 1873 then the within named Mary Inglesby personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Gilbert A. Phillips.
Public Notary.

Recorded January 13 1873 at 4 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT we Ruth B. Armstrong widow of Scott C. Armstrong of Providence in the County of Providence and State of Rhode Island and Charles B. Armstrong heir at law of the said Scott C. Armstrong deceased and Harriet A. Armstrong wife of said Charles B. both of North Providence in said State for and in consideration of the sum of one dollar & other valuable considerations dollars to us paid by Sarah K. Parsons wife of Henry L. Parsons of said Providence and heir at law of said Scott C. Armstrong deceased the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Sarah K. Parsons her heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

A certain lot of land with the buildings and improvements thereon situated in said City of Providence and bounded and described as follows Northerly on Waterman Street Easterly on the Westerly line of Lot 102 on plat hereinafter mentioned Southerly on land of Henry Bowen and Westerly on the Easterly line of Lot No. 100 on plat hereinafter mentioned. Being Lot Number One hundred and one (101) on a plan of part of the Estates of Nathan Waterman & Rufus Waterman platted by S. B. Cushing 1833 & recorded in Providence page 4 Book of Plats.

And being the same premises conveyed to Scott C. Armstrong by Hezekiah Angell of said Providence by deed dated the 1st day of October A. D. 1845 and recorded in Book No. 99 page 53 of the Records of the City of Providence for recording deeds reference to which said deed is hereby had.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Sarah K. Parsons her heirs and assigns forever. And we the aforenamed Ruth B. Armstrong widow Charles B. and Harriet A. Armstrong for ourselves and for our heirs, executors and administrators, do covenant with the said Sarah K. Parsons her heirs and asssigns that we will warrant and defend the aforedescribed premises to the said Sarah K. Parsons her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us

I the said Ruth B. Armstrong widow in consideration of said one dollar hereby relinquish and quitclaim unto the said Sarah K Parsons her heirs and assigns all my right of dower in and to the aforenamed premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this 25th day of December in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of
B. B. Hammond.

Ruth B. Armstrong [L.S.]
Charles B. Armstrong. [L.S.]
Harriet A. Armstrong. [L.S.]

State of Rhode Island & Providence &c.
In Providence this 25th day of December A.D. 1872 then Ruth B. Armstrong widow and Charles B. Armstrong personally appeared before me and severally acknowledged the within instrument by them signed to be their free and voluntary act and deed. And on the same day in North Providence in said State Harriet A. Armstrong wife of the said Charles B. personally appeared before me and being examined by me privily and apart from her said husband after hearing said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and deed and that she did not wish to retract the same.

B. B. Hammond
Justice of the Peace.

Recorded January 15 1873 at 1420 A.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Elihu Jefferson of Providence Rhode Island

for and in consideration of the sum of one dollars to me paid by Elihu J. Simmons 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 the said Elihu J. Simmons 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

That lot of land with the buildings &c. thereon situate on Lilac (formerly Daboll) Street in said Providence laid out and designated as Lot No. 125 (one hundred twenty five) on a plat called Plat of land in Cranston belonging to George W. Crocker No. 2 laid out and platted from former surveys by Bushing & Walling April 1847 a copy of which plat is on record in the Office of Recorder of Deeds in said Providence in Plat Book No. 9 page 8.

Meaning hereby to convey one undivided half of the premises conveyed to me the grantor & one Mary A. Jefferson by deed from Wilson Brown on record in said Office in Deed Book No. 195 page 507.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Elihu J. Simmons his heirs and assigns forever. And I the aforenamed Elihu Jefferson for myself and for my heirs, executors and administrators, do covenant with the said Elihu J. Simmons his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Elihu J. Simmons his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I the grantor covenant that I am unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this sixth day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

John S. R. Cassady
Ames M. Cassady

his
Elihu X Jefferson [L.S.]
mark

State of New Jersey & Camden County ſs.

In Camden this eleventh day of January A. D. 1873 then Elihu Jefferson personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Ames M. Cassady [L.S.]
Notary Public

Recorded January 16 1873 at 11,20 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Josiah W. Keene of the City and County of Providence and State of Rhode Island

for and in consideration of the sum of One hundred dollars to me paid by James W. Day of the City and County of Providence and State of Rhode Island the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said James W. Day 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 tract of land together with all the improvements thereon situated in said City of Providence on the Westerly side of a street called North Main Street and numbered One hundred and ninety one on the Assessors Plat Number Three (3) of the City of Providence reference to the same being had.

It being the same estate left to me in trust by my grandfather Josiah Keene by Will on record in Records of Wills in said City of Providence

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said James W. Day his heirs and assigns forever. And I the aforenamed Josiah W. Keene for myself and for my heirs, executors and administrators, do covenant with the said James W. Day his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said James W. Day 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 sixteenth day of January in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of

Isaac L. Greene

Josiah W. Keene. [L.S.]

State of Rhode Island &c. Providence ſc.

In Providence this sixteenth day of January A. D. 1873 then Josiah W. Keene personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Jos W. Lewis.
Notary Public.

Recorded January 16 1873 at 3,35 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I James W. Day of Providence in the State of Rhode Island

for and in consideration of the sum of Fourteen hundred dollars to me paid by William Woodward of East Providence in said State of Rhode Island

the receipt whereof I do hereby acknowledge, ~~have remised, released and forever quit-claimed, and by these presents~~ do hereby grant remise, release and forever QUITCLAIM, unto ~~the~~ said William Woodward his

heirs and assigns forever, ~~all the right, title, interest, property, claim and demand, which now have, or of right ought to have or claim in and to~~

That lot of land with the dwelling house and other improvements thereon situate on Constitution Hill (so called) in said City of Providence bounded Easterly on North Main Street Northerly on land of the Heirs of Cyrus Cleveland deceased Westerly on Park Street and Southerly on land of Erastus P. Steere being the estate formerly the Homestead of Charles Keene deceased and being the same Estate conveyed to me the said James W. Day by deed from Lyman Upham Deputy Sheriff bearing date December 3d. 1872 and recorded in the Office of the Recorder of Deeds in said Providence in Deed Book 239 page 186 and the same Estate released to me by deed from Josiah W. Keene of even date herewith and to be recorded in said Office

TO HAVE AND TO HOLD the same with ~~all~~ the ~~rights, privileges, and~~ appurtenances thereof ~~or thereunto appertaining~~ to ~~the said~~ unto and to the use of said William Woodward his heirs and assigns forever.
And I ~~the aforenamed~~ said James W. Day
for myself and for my heirs, executors and administrators, ~~do~~ covenant with ~~the~~ said William Woodward his heirs and asssigns ~~that~~ to ~~will~~ warrant and defend the aforedescribed premises to ~~the~~ said William Woodward his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Anne R. Day wife of said James W. in consideration of the premises remise release and forever quit-claim to said William Woodward his heirs and assigns all my right of dower in and to the afore described premises

IN TESTIMONY WHEREOF, we ~~have~~ hereunto set our hands and seals, this sixteenth day of January A.D. Eighteen ~~in the year of our Lord one thousand eight~~ hundred and seventy three (1873)

Signed, Sealed ~~and Delivered~~ in Presence of
J. W. Lewis witness to signature of Jas. W. Day
Henry A. Ruth witness to signature of Anna R. Day

James W. Day. [L.S.]
Anne R. Day. [L.S.]

State of Rhode Island Providence sc.
In Providence this 16th day of January A.D. 1873 James W. Day personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.
Jos. W. Lewis.
Notary Public

Recorded January 16 1873 at 3.40 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

U.S. REVENUE STAMP 50 ¢

THAT We Harriet T. Richmond Guardian of Henry Richmond a minor son of Samuel N. Richmond deceased by authority given me as such Guardian by the Municipal Court of Providence R.I. and Harriet Richmond both of Providence R.I.

for and in consideration of the sum of One hundred forty dollars dollars to us paid by John Wilson Smith of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quit-claimed, and by these presents do remise, release and forever QUITCLAIM, unto the said John Wilson Smith his

heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

One undivided seventieth part or share in the lot of land numbered Eight on the survey of Benner Square in the City of Providence by Benoni Spockwood & Burrows Aborn & on record in said Providence in Deed Book No. 48 pages 14 & 15 together with one undivided seventieth part or share of all the buildings & improvements on said lot subject however to the terms and conditions of a certain lease in trust of said land and buildings recorded the 11 of May 1835 by and between Josiah Whitaker & wife on the first part and George Curtis of the second part

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said John Wilson Smith his heirs and assigns forever.
And we the aforenamed grantors
for ourselves and for our heirs, executors and administrators, do covenant with the said John Wilson Smith his heirs and asssigns that we will warrant and defend the aforedescribed premises to the said John Wilson Smith his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this sixth day of May in the year of our Lord one thousand eight hundred and seventy two (1872)

Signed, Sealed and Delivered in Presence of
L. A. Arnold

Harriet T. Richmond [L.S.]
Guardian
Harriet Richmond [L.S.]

State of Rhode Island &c.
Providence County sc. } In Providence this sixth day of May A.D. 1872 then Harriet T. Richmond in her capacity as Guardian and Harriet Richmond personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed.
Henry Martin
Justice of the Peace

Recorded January 17 1873 at 2.10 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Daniel Dealey of Providence Rhode Island

for and in consideration of the sum of Six Hundred dollars to me paid by Patrick Dealey 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 the said Patrick Dealey 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 Two lots of land in said Providence formerly a part of Cranston and are designated as Lots Numbers Forty six (46) and Forty seven (47) on a plat of land in said City of Providence belonging to John D Cranston by Schubarth (1856) being the same two lots of land that were conveyed to the grantor by John McHugh by deed dated Aug. 12th 1811 on record in said Providence Book (45) at page (410)

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Patrick Dealey his heirs and assigns forever. And I the aforenamed Daniel Dealey for myself and for my heirs, executors and administrators, do covenant with the said Patrick Dealey his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Patrick Dealey 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 twentieth day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Richard B. Smith

his
Daniel x Dealey (L.S.)
mark

State of Rhode Island &c. Providence fc.
In Providence this twentieth day of January A.D. 1873 then Daniel Dealey personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Richard B. Smith
Justice of the Peace.

Recorded January 21 1873 at 10 10 a M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Allen Greene of the City of Providence in the State of Rhode Island

for and in consideration of the sum of Two hundred dollars dollars to me paid by The City of Providence a municipal corporation 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 QUITCLAIM, unto the said The City of Providence its successors ~~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 land now covered or which will be covered by the bank wall as now located in process of erection on the Westerly side of Prospect Square so called in said City and all the right I have to draw water from the land embraced in said Prospect Square granted me by deed from Levi Wheaton recorded in the Office of the Recorder of Deeds in said City in Book of Deeds 89 Page 117.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said the City of Providence its successors ~~heirs~~ and assigns forever. And I the aforenamed Allen Greene for myself and for my heirs, executors and administrators, do covenant with the said the City of Providence its successors ~~heirs~~ and asssigns that I will warrant and defend the aforedescribed premises to the said the City of Providence its successors ~~heirs~~, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Maria Greene wife of said Allen Greene in consideration of the sum paid my said husband do hereby remise release and forever quitclaim unto the said the City of Providence its successors and assigns all my right of dower in and to the above described land

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this Eighteenth day of December in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

Allen Greene. (L.S.)

Maria B. Greene. (L.S.)

Providence fc.
In the City of Providence this 23d day of December A.D. 1872 Allen Greene personally appeared and acknowledged the preceding instrument to be his free and voluntary act and deed.
Before me Charles H. Parkhurst
Justice of the Peace.

Recorded January 25 1873 at 10 a. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We Cyrus Harris and Godowick Brayton of the City and County of Providence in the State of Rhode Island Trustees under deed dated October 19 1868 and recorded in said Providence in Deed Book 184 page 307

for and in consideration of the sum of One dollars to us paid by Hannah Coghill of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Hannah Coghill her heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

Two certain gores or parcels of land situated near the South Westerly corner of Spruce and Brayton Streets in the Fourth Ward in said Providence known and described as lots numbered 2 (two) containing one hundred fourteen and one half (114½) square feet and 4 (four) containing one hundred fifteen and three quarter (115¾) square feet on a plat recorded in Book of Plats No. 11 Page 12 in the office of Recorder of Deeds in said Providence To which plat reference is hereby made for a more particular description of the premises.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Hannah Coghill her heirs and assigns forever. And we the aforenamed Cyrus Harris and Godowick Brayton Trustees for ourselves and for our heirs, executors and administrators, do covenant with the said Hannah Coghill her heirs and asssigns that we will warrant and defend the aforedescribed premises to the said Hannah Coghill her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this first day of October in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

Wm. C. Townsend
Noah f. Arnold

Cyrus Harris. [L.S.]
C. Brayton. [L.S.] Justice

State of Rhode Island &c. ss.
In Providence this twenty seventh day of December A.D. 1872 then Cyrus Harris and Godowick Brayton personally appeared before me and acknowledged the within instrument by them signed as Trustees to be their free and voluntary act and deed.

Wm C. Townsend
Justice of the Peace.

Recorded January 28 1873 at 1,25 P. M. } Witness G. A. Williamson Recorder of Deeds

Know all Men by these Presents,

THAT I Hannah Coghill of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Cyrus Harris and Godowick Brayton of said Providence Trustees appointed under deed dated October 19 1868 and recorded in said Providence in Deed Book 184 page 307

the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Cyrus Harris and Godowick Brayton Trustees 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

Two certain gores or parcels of land situated near the South Westerly corner of Spruce and Brayton Streets in the Fourth Ward in said Providence known and described as lots numbered 1 (one) containing one hundred forty nine and one quarter (149¼) square feet and 3 (three) containing eighty one (81) square feet on a plat recorded in Book of Plats No. 11 Page 12 in the Office of Recorder of Deeds in said Providence To which plat reference is hereby made for a more particular description of the premises

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Cyrus Harris and Godowick Brayton Trustees their heirs and assigns forever. And I the aforenamed Hannah Coghill for myself and for my heirs, executors and administrators, do covenant with the said Cyrus Harris and Godowick Brayton Trustees their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Cyrus Harris and Godowick Brayton Trustees 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 first day of October in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

Wm. C. Townsend

Hannah Coghill [L.S.]

State of Rhode Island &c.
In Providence this 28th day of January A.D. 1873 then Hannah Coghill personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Wm C. Townsend.
Justice of the Peace

Recorded January 28 1873 at 1,25 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Joseph F. Brown of North Providence in the County of Providence and State of Rhode Island

for and in consideration of the sum of One hundred dollars to me paid by John King of Providence in said County and State

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 John King 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

That lot of land with all the buildings and improvements thereon situate in the Ninth Ward in said Providence and is laid out and designated as Lot No. 186 (One hundred and eighty six) on a plat of the Locust Grove Estate belonging to A. D. & J. B. Smith & is situate on the Southerly side of Mawney Street.

The plat referred to above is on record in the Town Clerks Office of the Town of Cranston.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said John King his heirs and assigns forever.

And I the aforenamed Joseph F. Brown for myself and for my heirs, executors and administrators, do covenant with the said John King his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said John King 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 ninth day of March in the year of our Lord one thousand eight hundred and seventy

Signed, Sealed and Delivered in Presence of

Joseph F. Brown [L.S.]

State of Rhode Island & Providence ſc.

In Providence this twenty ninth day of March A.D. 1870 then the within named Joseph F. Brown personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Lorin M. Cook

Justice of the Peace.

Recorded January 29 at 2.15 P.M. 1873 } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Philip O'Donnell of the City of Boston in the State of Massachusetts

for and in consideration of the sum of One dollars to me paid by Philip A. Doyle of the City and County of Providence in the State of Rhode Island

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 the said Philip A. Doyle 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 lot of land with all the buildings and improvements thereon situate in said Providence on the East side of Davis Street and is bounded as follows viz. on the North by land of Philip A. Doyle (formerly of Helen Maria Doyle) one hundred feet (100) on the East by land of Joseph Fletcher forty (40) feet on the South by land of of said Fletcher and Michael O'Donnell and wife one hundred (100) feet and on the West by said Davis Street forty (40) feet.

The above estate being subject to a mortgage to I. W. Clemens for five thousand dollars which is assumed by said Philip A. Doyle.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Philip A. Doyle his heirs and assigns forever.

And I the aforenamed Philip O'Donnell for myself and for my heirs, executors and administrators, do covenant with the said Philip A. Doyle his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Philip A. Doyle his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me except said above mentioned mortgage.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this fourteenth (14th) day of January in the year of our Lord one thousand eight hundred and seventy three (1873)

Signed, Sealed and Delivered in Presence of

Philip O'Donnell [L.S.]

Thos M. Govern

Chas. Hall Adams.

State of Massachusetts County of Suffolk ſs. On this twenty first day of January A.D. eighteen hundred and seventy three before the subscriber a Commissioner of the State of Rhode Island to take the acknowledgments of deeds &c. personally appeared Philip O'Donnell and acknowledged the within instrument by him signed to be his free and voluntary act and deed. In witness whereof I have hereunto set my hand and official seal at the City of Boston the day and year aforesaid.

Chas. Hall Adams [L.S.]

Commissioner of the State of Rhode Island in and for the State of Massachusetts

Recorded January 31 at 12.12 P.M. 1873 } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I George Henry of Providence Rhode Island

for and in consideration of the sum of Thirty dollars to me paid by Pardon Wilbur 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 the said Pardon Wilbur 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 lot of land in said Providence laid out as Lot No. One hundred forty six (146) on the Elmwood Nursery Plat No. 1 surveyed and platted by Charles E. Paine February 1860 and on record in the Town Clerks Office in Cranston in Book of Plats No. 1 page 57 Said lot is otherwise designated as Lot No. 249 on Assessors Plat No 43 and the interest hereby conveyed is the same that Benjamin Tripp City Treasurer (as Collector of Taxes) conveyed to this grantor by deed recorded in said Providence in Book No. 193 page 297.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Pardon Wilbur his heirs and assigns forever. And I the aforenamed George Henry for myself and for my heirs, executors and administrators, do covenant with the said Wilbur his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Wilbur his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me.

And I Martha A. Henry wife of said George Henry in consideration of the sum paid as aforesaid hereby release and forever quitclaim to said Wilbur his heirs & assigns all my right of dower in and to said premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this first day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

George H. Burnham

George Henry [L.S.]

Martha A. Henry [L.S.]

State of Rhode Island &c. Providence sc.

In Providence the first day of February A.D. 1873 then & there George Henry acknowledged the aforegoing to be his free act & deed.

Before me George H. Burnham.
Justice of the Peace.

Recorded February 1 1873 at 2,40 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Carrington Hopkin of the City of Providence in the State of Rhode Island and unmarried

for and in consideration of the sum of One dollars to me paid by William W. Hopkin of said City and 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 the said William W. Hopkin 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 lot of land with all the buildings and improvements thereon situated on the Southerly side of Waterman Street in said City of Providence and bounded and described as follows bounded Northerly on said Waterman Street on which it measures twenty five and fifty seven one Hundredths feet Westerly on land of Charles G. King on which it measures one hundred seven and twenty eight one hundredths feet Southerly on land of William S. Slater on which it measures twenty five and twenty two one hundredths feet and Easterly on land of this grantor on which it measures one Hundred seven and thirty nine one hundredths feet being a part of the same land conveyed to this grantor by deed dated August 18th 1871 and recorded in Book 194 page 421 of the land records of said City of Providence

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said William W. Hopkin his heirs and assigns forever. And I the aforenamed Carrington Hopkin for myself and for my heirs, executors and administrators, do covenant with the said William W. Hopkin his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said William W. Hopkin 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 thirty first day of January in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

James C. Hidden

Carrington Hopkin [L.S.]

State of Rhode Island &c. County of Providence sc.

In the City of Providence this thirty first day of January A.D. 1873 then Carrington Hopkin personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed,

James C. Hidden
Justice of the Peace.

Recorded February 5 1873 at 10 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Thomas B. Sexton of Warehouse Point in the County of Hartford and State of Connecticut

for ~~and~~ in consideration of the sum of Eight Thousand five hundred dollars to me paid by John A. Mowry of Smithfield in the County of Providence and State of Rhode Island the receipt whereof is do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto him the said John A. Mowry his heirs executors administrators ~~heirs~~ and assigns forever, ~~all the right, title, interest, property, claim and demand, which now have,~~ or of right ~~ought to have or claim in and to~~

All my right title and interest however derived in and to the estate real personal and mixed wherever situate and however described of Edward Mowry late of Providence in said County of Providence and State of Rhode Island deceased now held in trust by said John A. Mowry and Marcia M. Jenckes of said Providence under the Last Will and Testament of said Edward Mowry which said Last Will and Testament bears date July 13th A.D. 1861 and was approved by the Municipal Court of said Providence November 26th A.D. 1861.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof ~~or thereunto appertaining~~ to him the said John A. Mowry his heirs executors administrators ~~heirs~~ and assigns forever. ~~And the aforenamed for and for heirs, executors and administrators, do covenant with the said heirs and assigns that~~ will warrant and defend ~~the aforedescribed premises to~~ the said ~~heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this first day of February A.D. ~~in the year of our Lord~~ one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Elisha C. Mowry. Thomas B. Sexton [L.S.]

Providence ſc

In the City of Providence this first day of February A.D. 1873 personally came before me Thomas B. Sexton and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Elisha C. Mowry.
Justice of the Peace.

Recorded February 6 1873 at 11.55 A.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Jonathan T. Thornton of the Town of Johnston in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Asha Anna Hodges wife of Raymond G Hodges 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 QUITCLAIM, unto her the said Asha Anna Hodges 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

One certain lot of land situate in the Ninth Ward of said Providence (formerly Cranston) laid out and designated as Lot No. 143 (one hundred forty three) on a Plat of land belonging to the Heirs of the late Gov. James Fenner surveyed and platted by Benoni Lockwood and W. F. Walling Oct. 1846 which plat is on record in said Cranston in Plat Book No. 2 page 13 as well as in said Providence in Plat Book No. 9 page 4½ and is Lot No. 253 (two hundred fifty three) on the City of Providence Assessors' Plat No. 46 (forty six) reference to said Plats being hereby had.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Asha Anna Hodges her heirs and assigns forever. And I the aforenamed Jonathan T. Thornton for myself and for my heirs, executors and administrators, do covenant with the said Asha Anna Hodges her heirs and assigns that I will warrant and defend the aforedescribed premises to the said Asha Anna Hodges her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Sarah R. Thornton wife of said Jonathan T. Thornton in consideration of the said sum paid as aforesaid do hereby release and forever quit claim unto the said Asha Anna Hodges her heirs and assigns all my right of dower in and to the aforegranted premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this Eighteenth day of December in the year of our Lord one thousand eight hundred and seventy two (1872)

Signed, Sealed and Delivered in Presence of

Wilson P. Moulton. J. T. Thornton [L.S.]
W. H. Thornton. S. R. Thornton [L.S.]

State of Rhode Island &c. Providence ſc

In said Providence this nineteenth day of December A.D. 1872 then Jonathan T. Thornton personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Wilson P. Moulton.
Notary Public

Recorded February 6 1873 at 2.40 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We George H. Page and John H. Rowley both of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of Eighteen hundred and fifty dollars dollars to us paid by Ebenezer Allen and De Witt C. Packard of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Ebenezer Allen and De Witt C Packard their heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

Those two lots of land situated in the Ninth Ward in said City of Providence and being lots numbered 73 (seventy three) and 93 (ninety three) as laid out delineated and numbered upon the plat of the Nathaniel Burgess Farm made by Atwater & Schubarth dated May 12 1845 and recorded in the Land Records of the Town of Cranston in Deed Book No. 17 page 150 and in the Land Records of said Providence in Plat Book No. 9 page 9.

Being the same premises conveyed to said Page and Rowley by deed from Jackson W. O. King and others dated Dec. 23 1872 and recorded in the Land Records of said Providence in Book of Deeds No. 239 page 242.

Reference thereto and to said plats being had for further description.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Ebenezer Allen and De Witt C Packard their heirs and assigns forever. And we the aforenamed George H. Page and John H. Rowley for ourselves and for our heirs, executors and administrators, do covenant with the said Ebenezer Allen and DeWitt C Packard, their heirs and asssigns that we will warrant and defend the aforedescribed premises to the said Ebenezer Allen and De Witt C. Packard their heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us

And we Abigail M Page wife of said George H. Page and Arminda M. Rowley wife of said John H. Rowley in consideration of the premises do hereby remise release and forever quitclaim to said Ebenezer Allen and De Witt C Packard their heirs and assigns all rights of dowr in and to the afore described premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this fifth day of February in the year of our Lord one thousand eight hundred and seventy three 1873.

Signed, Sealed and Delivered in Presence of
Walter F. Brown to G. H. P.
Walter F. Brown Witness G. H. R.
Daniel S. Waldron.

George H. Page. [44]
John H. Rowley. [44]
Arminda M. Rowley. [44]
Abie M. Page. [44]

State of Rhode Island &c. Providence sc.
In Providence this 5th day of February A. D. 1873 then George H. Page and John H. Rowley severally personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed.

Samuel W. Brown
Notary Public.

Recorded February 7 1873 at 11 a. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Samuel Hedly of the City and County of Providence and State of Rhodes Island

for and in consideration of the sum of One hundred fifty dollars to me paid by Alfred H. Gates 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 the said Alfred H. Gates of said Providence 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

Two certain lots of land situated in said Providence laid out and described as Lots Numbers Twenty four (24) and Twenty five (25) on Pleasant View Plat of House Lots lying between North Main & Cramp Streets belonging to Samuel Hedly surveyed and platted by Charles E. Paine May 1869 which said plat is recorded in the Recorder's Office of said Providence.

Reference to the same being had for a full description of said lots of land.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Alfred H. Gates his heirs and assigns forever. And I the aforenamed Samuel Hedly for myself and for my heirs, executors and administrators, do covenant with the said Alfred H. Gates his heirs and asssigns that will warrant and defend the aforedescribed premises to I the said Alfred H. Gates his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Lydia A Hedly wife of said Samuel Hedly in consideration of the sum paid as aforesaid do hereby release and forever quit claim unto the said grantee his heirs and assigns all my right of dower and to the aforegranted premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this sixth day of January in the year of our Lord one thousand eight hundred and seventy three (January 6 1873)

Signed, Sealed and Delivered in Presence of
S. S. Turner.

Samuel Hedly [44]
Lydia A. Hedly [44]

State of Rhode Island &c. Providence sc.
In Providence this sixth day of February A. D. 1873 then Samuel Hedly personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Samuel S. Turner.
Notary Public.

Recorded February 7 1873 at 4,25 a. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Nathan B. Clarke of Washington in the District of Columbia

for and in consideration of the sum of Ten dollars to me paid by Abby K. Clarke of the Town of Johnston in the County of Providence and State of Rhode Island 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 her the said Abby K. Clarke 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 lot of land on the corner of Broad and Stewart Streets in the City of Providence in the State of Rhode Island it being the same lot of land more fully described in a lease from Richard Waterman to Frederick H. Clark dated September 1841 recorded in the Recorders Office in said City in Book No. 81 page 20 to which said record reference is here made for the exact metes and bounds of the lot aforesaid

Together with all my right title and interest in the lease of said lot.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Abby K. Clarke her heirs and assigns forever. And I the aforenamed Nathan B. Clark for me and for my heirs, executors and administrators, do covenant with the said Abby K. Clarke her heirs and assigns that I will warrant and defend the aforedescribed premises to her the said Abby K. Clarke her 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 Twelfth day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of
Robert Wilson

Nathan B. Clarke (L.S.)

State of Rhode Island Providence County ſc.
In Johnston February 12 1873 Then personally appeared Nathan B. Clarke and acknowledged the within instrument by him signed to be his free act and deed.
Before me
Robert Wilson
Justice of the Peace

Recorded February 13 1873 at 11,20 A.M. } Witness G.O. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Susan C. Nightingale of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of (One dollar ($1.)) dollars to me paid by Broderick Brayton & George P. Tew of said Providence 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 the said Brayton & Tew 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

That tract of land described in a certain deed from Henry L. Aldrich to said Brayton & Tew which said deed bears date the thirteenth day of April A.D. 1871 and recorded in the Office of the Recorder of Deeds for said Providence in Book of Deeds No. 196 page 409.

Being the same premises conveyed to Elisa R. Nightingale by deed from Horatio R. Nightingale Trustee recorded in the Town Clerks' Office in Cranston R.I. in Deed Book No. 48 page 316 And to said Henry L. Aldrich by said Elisa R. Nightingale by deed bearing date August 24th A.D. 1870.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Brayton & Tew their heirs and assigns forever. And I the aforenamed Susan C. Nightingale for myself and for my heirs, executors and administrators, do covenant with the said Brayton & Tew their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Brayton & Tew 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 Tenth (10th) day of February in the year of our Lord one thousand eight hundred and seventy three (A.D. 1873)

Signed, Sealed and Delivered in Presence of
John P. Walker.

Susan C. Nightingale (L.S.)

State of Rhode Island & County of Providence ſc.
In Providence this eleventh (11th) day of February A.D. 1873 then Susan C. Nightingale personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

John P. Walker.
Notary Public.

Recorded February 13 1873 at 3,50 P.M. } Witness G.O. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT *We Jane Kelley and Ellen Bennett heirs of Patrick Bennett deceased and James Kelley husband of the said Jane Kelley and Mary Bennett widow of the said Patrick Bennett deceased all of the City and County of Providence in the State of Rhode Island*
for and in consideration of the sum of *one* dollars to *us* paid by
Francis Hughes of said City County and State
the receipt whereof *we* do hereby acknowledge, have remised, released and forever quit-claimed, and by these presents do remise, release and forever QUITCLAIM, unto the said
Francis Hughes his
heirs and assigns forever, all the right, title, interest, property, claim and demand, which *we* now have, or of right ought to have or claim in and to

A certain lot of land situated in the Westerly part of said Providence on the Easterly side of Dodge Street in said said Providence bounded and described as follows bounded Westerly on Dodge Street forty feet Southerly on land of Christopher G. Dodge fifty one feet Easterly on the land owned by the heirs of Patrick Bennett forty feet Northerly on land now owned by Hugh Mc Cabe formerly owned by William Greene fifty one feet it being the undivided half part of the land conveyed to Francis Hughes Patrick Bennett & Owen Mc Geough by deed from Henry W. Gardner dated March 17, 1851 and recorded in Book 122 page 232 of the Records of Deeds of said Providence reserving to ourselves our heirs and assigns a right of way over the Southerly part of the afore granted premises said right of way being a gangway four feet wide leading to Dodge Street

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said *Francis Hughes his* heirs and assigns forever.
And *we* the aforenamed *Jane Kelley Ellen Bennett and James Kelley and Mary Bennett*
for *ourselves* and for *our* heirs, executors and administrators, do covenant with the said *Francis Hughes his* heirs and asssigns that *we* will warrant and defend the aforedescribed premises to the said *Francis Hughes his*
heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under *us*

IN TESTIMONY WHEREOF, *we* have hereunto set *our* hand *s* and seal *s*, this *20th*
day of *September* in the year of our Lord one thousand eight hundred and seventy *two (1872)*

Signed, Sealed and Delivered in Presence of
Michael Kelly

Jane Kelley [21]
Ellen Bennett [21]
James Kelley [21]
Mary Bennett [21]

State of Rhode Island & Providence ſc.
In Providence this thirteenth day of December A. D. 1872 then Ellen Bennett Mary Bennett and James Kelley personally appeared before me and severally acknowledged the within instrument by them severally signed to be their free and voluntary act and deed. And at the same time and place personally appeared before me Jane Kelley wife of the said James Kelley and subscriber to the foregoing instrument and after being examined by me privily & apart from her said husband and after having the within instrument shown & explained to her by me she being so apart she acknowledged the same to be her free act and deed that she did not wish to retract the same.

Edwin C Pierce.
Notary Public.

Recorded *February 15* 1873 at *2 40* P. M. } Witness *G. A. Williamson* Recorder of Deeds.

Not Subject to Stamp Duty Wm Ames Collector of Internal Revenue

Know all Men by these Presents,

THAT *I Francis Hughes of the City and County of Providence in the State of Rhode Island*
for and in consideration of the sum of *One* dollars to *me* paid by
Jane Kelley Ellen Bennett & Mary Bennett
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 the said
Jane Kelley Ellen Bennett & Mary Bennett 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 certain lot of land situated in the Westerly part of said Providence on the Easterly side of Dodge Street in said Providence and in the rear of said street bounded and described as follows bounded Westerly on land now owned by this grantor forty feet Southerly on land of Christopher G. Dodge fifty feet Easterly on land now or formerly owned by Duty Greene & Willard Eddy forty feet Northerly on land now owned by Hugh Mc Cabe formerly owned by William Greene fifty feet
It being the undivided one half part of the land conveyed to this grantor Patrick Bennett & Owen Mc Geough by deed from Henry W. Gardner dated March 17 1851 recorded in Book 122 page 232 of the Records of Deeds in said Providence

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said *Jane Kelley Ellen Bennett & Mary Bennett their* heirs and assigns forever.
And *I* the aforenamed *Francis Hughes*
for *myself* and for *my* heirs, executors and administrators, do covenant with the said *Jane Kelley Ellen Bennett and Mary Bennett their* heirs and asssigns that *I* will warrant and defend the aforedescribed premises to the said *Jane Kelley Ellen Bennett and Mary Bennett 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 *20th*
day of *September* in the year of our Lord one thousand eight hundred and seventy *two (1872)*

Signed, Sealed and Delivered in Presence of
Peter F. Hughes
Witness to his mark

his
Francis X Hughes [21]
mark

State of Rhode Island & Providence ſc.
In Providence this 20th day of September A. D. 1872 then Francis Hughes personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Peter F. Hughes.
Justice of the Peace.

Recorded *February 15* 1873 at *2, 40* P. M. } Witness *G. A. Williamson* Recorder of Deeds.

Know all Men by these Presents,

THAT I James Mahoney of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One hundred and eighty dollars ~~dollars~~ to me paid by John Ford of said Providence

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 John Ford his executors administrators 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 wooden building numbered Sixty Three on Gaspee Street in said Providence standing on land owned by Marshall Woods.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said John Ford his executors administrators heirs and assigns forever.

And I the aforenamed James Mahoney for myself and for my heirs, executors and administrators, do covenant with the said John Ford his executors administrators heirs and asssigns that I will warrant and defend the aforedescribed premises to the said John Ford his executors administrators 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 eighteenth day of February in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of

Charles E. Gorman.

his
James × Mahoney [L.S.]
mark

State of Rhode Island &c. Providence fc.

In Providence this eighteenth day of February A.D. 1873 then James Mahoney personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Charles E. Gorman.
Notary Public.

Recorded February 18 1873 at 1,25 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Isaac Hall of North Kingstown in the County of Washington and State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Addie F. Hall of the 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 QUITCLAIM, unto the said Addie F. Hall 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

The personal estate and effects of the late Edwin B. Hall of the City and County of Providence and State aforesaid.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Addie F. Hall her heirs and assigns forever.

And I the aforenamed Isaac Hall for myself and for my heirs, executors and administrators, do covenant with the said Addie F. Hall her heirs and asssigns that I will warrant and defend ~~the aforedescribed premises~~ to the said Addie F. Hall her 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 eighteenth day of February in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of

G. A. Kenyon

Isaac Hall. [L.S.]

State of Rhode Island &c. }
Providence fc. }

In Providence this eighteenth day of February A.D. 1873 then Isaac Hall personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

G. A. Kenyon.
Public Notary.

Recorded February 19 1873 at 2,45 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Sarah F. Richards of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by

William W Rickard of said City County and State

the receipt whereof I do hereby acknowledge, have remised, released and forever quit-claimed, and by thes presents do remise, release and forever QUITCLAIM, unto him the said

William W. Rickard 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 lot of land situate at the Westerly end of the said City of Providence on the Northerly side of Warren Street and is laid out and described as Lot No. One hundred (100) on a Plat of lots belonging to Daniel Field surveyed and platted by Atwater and Schubarth Which said plat is recorded in the Land Records of said City of Providence together with a portion of Lot No. (102) One hundred and two to the centre of the well on said lot reference to said plat being had together with all the buildings and improvements thereon

(Note. For Deed made to rectify error in this deed see page 539 of this book.)

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said William W. Rickard his heirs and assigns forever.
And I the aforenamed Sarah F. Richards
for myself and for my heirs, executors and administrators, do covenant with the said
William W. Rickard his heirs and assigns that I will warrant and defend the aforedescribed premises to the said William W. Rickard 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 nineteenth day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of
Alfred Rickard

Sarah F. Richards [L.S.]

State of Rhode Island &c. Providence ſc.
In Providence this nineteenth day of February A.D. 1873 then the within named Sarah F. Richards personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed

Alfred Rickard
Justice of the Peace

Recorded February 19 1873 at 4.05 P. M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I William W Rickard of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by

William Richards of said City County and State

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

William Richards 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 lot of land situate at the Westerly end of the said City of Providence on the Northerly side of Warren Street and is laid out and designated as Lot No. One hundred (100) on a Plat of lots belonging to Daniel Field surveyed and platted by Atwater and Schubarth Which said plat is recorded in the Land Records of said City of Providence together with a portion of Lot No. (102) One hundred and two to the centre of the well on said lot reference to said plat being had together with all the buildings and improvements thereon.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said William Richards his heirs and assigns forever.
And I the aforenamed William W. Rickard
for myself and for my heirs, executors and administrators, do covenant with the said
William Richards his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said William Richards 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 nineteenth day of February in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of
Alfred Rickard

William W. Rickard [L.S.]

State of Rhode Island &c. Providence ſc.
In Providence this nineteenth day of February A.D. 1873 then the within named William W. Rickard personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Alfred Rickard.
Justice of the Peace.

Recorded February 19 1873 at 4.10 P. M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I William C. Townsend of the City of Providence in the State of Rhode Island

for and in consideration of the sum of Ten dollars and other considerations ~~dollars~~ to me paid by James Tillinghast of said Providence

the receipt whereof I do hereby acknowledge, have remised, released and forever quit-claimed, and by thes presents do remise, release and forever QUITCLAIM, unto him the said James Tillinghast 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

That tract or parcel of land lying in the North Easterly part of said City of Providence part of the Laurel Hill Estate so called being that lot or parcel of land set off to me in the partition of said Estate the report of which partition is recorded in the Office of the Register of Deeds in said Providence in Book of Deeds No. 174 at pages 296-297 and 298 and being the lot marked J. upon the plat of said partition recorded in said Office in Plat Book No. 7 at page 5 with all my right title and interest in and to all lands laid out and designated upon said plat as streets avenues or ways or otherwise in and to said Laurel Hill Estate in any wise whatsoever.

Reference to such partition and plat being hereby had as a part hereof for a full description of said lands hereby released or conveyed or intended so to be.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said James Tillinghast his heirs and assigns forever. And I the aforenamed William C. Townsend for myself and for my heirs, executors and administrators, do covenant with the said James Tillinghast his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said James Tillinghast his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Mary G. Townsend wife of said William C. in consideration as aforesaid do hereby release and quit claim to said James Tillinghast his heirs and assigns forever all my right of dower in and to the tract of land and estate aforesaid

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this sixteenth day of October in the year of our Lord one thousand eight hundred and seventy two

Signed, Sealed and Delivered in Presence of

Henry A. Townsend
Annie Townsend.

Wm. C. Townsend (L.S.)

Mary G. Townsend (L.S.)

State of Rhode Island &c. Providence sc.
In Providence this sixteenth day of October A.D. 1872 then William C. Townsend personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed

C. C. Plummer
Public Notary.

Recorded February 28 1873 at 9,30 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Charles M. Fitch of the City and County of Providence and State of Rhode Island

for and in consideration of the sum of One hundred dollars to me paid by Frederick Burgess of said Providence

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 the said Frederick Burgess 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~~ as tenant by courtesy or otherwise in and to

A certain lot or parcel of land with all the buildings and other improvements thereon situate in the Westerly part of said City of Providence on the South West corner of Marshall and Meader Streets measuring eighty (80) feet on each of said streets containing six thousand four hundred (6400) square feet and comprising the whole of Lots Nos One hundred forty four (144) and One hundred forty five (145) on a Plat of the Almy Estate belonging to J. and P. Rhodes Seth Padelford William Hall and A. B. Dike which Plat is on record in the Office of Recorder of Deeds in said Providence in Book of Plats No. 2 p. 13.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Frederick Burgess his heirs and assigns forever. And I the aforenamed Charles Fitch for myself and for my heirs, executors and administrators, do covenant with the said Frederick Burgess his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Frederick Burgess 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 eighth day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Elisha C. Mowry

Charles M. Fitch (L.S.)

State of Rhode Island &c. Providence Sc. S.
In Providence this twenty eighth day of February A.D. 1873 then Charles M. Fitch personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Elisha C. Mowry.
Justice of the Peace.

Recorded February 28 1873 at 4,20 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Thomas A. Potter of Providence Rhode Island

for and in consideration of the sum of One dollars to me paid by

Sheldon Knight of Cranston Rhode Island

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 Sheldon Knight 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 lot of land with all the buildings and improvements thereon situated in said Providence and is thus bounded and described Beginning at a point forty feet distant from the south west corner of land of Mary T. Higgins wife of Charles H. Higgins thence easterly bounding southerly on Wilson Street about thirty eight feet and four inches more or less thence northerly bounding easterly on land of John Sweeney sixty five feet thence westerly bounding northerly on land of Jesse Phetteplace in a straight line to the north east corner of said Higgins land about thirty nine feet more or less thence southerly bounding westerly on said Higgins land sixty five feet to the place of beginning. Together with one undivided half of the well and well house on said premises.

Being the same premises conveyed to the said Thomas A. Potter by deed of even date herewith from Sheldon Knight and wife

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Sheldon Knight his heirs and assigns forever.

And I the aforenamed Thomas A. Potter

for myself and for my heirs, executors and administrators, do covenant with the said Sheldon Knight his heirs and asssigns that I will warrant and defend the aforedescribed premises to him the said Sheldon Knight 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 twentieth day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Henry Martin

Thomas A. Potter. [L.S.]

Providence County ss.

In Providence this twentieth day of February A.D. 1873 Then Thomas A. Potter personally appeared before me and acknowledged the foregoing instrument by him signed to be his free act and deed.

Henry Martin
Justice of the Peace

Recorded March 1 1873 at 9,35 A. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We Rebecca B. Kilton and Emily M. Kilton of Providence R.I. two of the heirs at law of Chas. H. Kilton late of Providence deceased

for and in consideration of the sum of One dollars to us paid by

John B. Kilton of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quit-claimed, and by these presents do remise, release and forever QUITCLAIM, unto him the said John his heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

A lot of land with the improvements thereon in said Providence laid out and designated as Lot 79 (seventy nine) on the Plat of the What Cheer Estate belonging to the heirs of the late Gov. James Fenner recorded in the Office of the Recorder of Deeds in Book of Plats No. 2 page 19 bounded Easterly on Ferry Street Southerly on Pitman Street Westerly on Lot 77 on said plat and Northerly on Lot 78 on said plat being the same estate conveyed to said Charles H. Kilton by deed recorded in Book 169 page 331 of the Records of Deeds of said Providence.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said John his heirs and assigns forever.

And we the aforenamed Rebecca and Emily

for ourselves and for our heirs, executors and administrators, do covenant with the said John his heirs and asssigns that we will warrant and defend the aforedescribed premises to the said John his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this 5th day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

J. H. Steiness

Rebecca B. Kilton [L.S.]

Emily M. Kilton [L.S.]

State of Rhode Island &c. Providence ſc.

In Providence this twenty seventh day of February A.D. 1873 then Rebecca B. Kilton and Emily M. Kilton severally personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed.

John H. Steiness.
Justice of the Peace.

Recorded March 4 1873 at 1,40 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Mary A Davis (single woman) of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by William H. Dyer of Branston Street in the Town of Branston County and State aforesaid the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by thes presents do remise, release and forever QUITCLAIM, unto the said William H. Dyer 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

Two certain lots of land with all the improvements thereon situated in said Providence (9th Ward formerly Branston) and are laid out and designated as lots numbered 144 & 145 in Section L. on the Elmwood Nursery Plot No. 1 which said plat is on record in the Town Clerks Office in said Branston in Book of Plats No. 1 at page 57.

Being the same lots of land that were conveyed to said William H. Dyer by deed from Emeline Davis Trustee for this grantor &c bearing date August 9th 1870 and recorded in in the Recorders Office in Providence in Deed Book No. 192 at page 44. 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 the said William H. Dyer his heirs and assigns forever.

And I the aforenamed Mary A. Davis for myself and for my heirs, executors and administrators, do covenant with the said William H. Dyer his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said William H. Dyer 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 27th day of February in the year of our Lord one thousand eight hundred and seventy three 1873.

Signed, Sealed and Delivered in Presence of

Raymond Stone.

Mary A. Davis [L.S.]

State of Rhode Island &c. Providence fc.

In the City of Providence this 27th day of February A.D. 1873 then Mary A. Davis personally appeared before me and acknowledged the within instrument by her signed to be her free and voluntary act and deed.

Raymond Stone
Public Notary.

Recorded March 4 1873 at 2,40 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We William Richards and Sarah F. Richards both of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to us paid by William W. Rickard of said City County and State the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto him the said William W. Rickard his heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

A certain lot of land situate at the Westerly end of the said City of Providence on the Northerly side of Warren Street and is laid out and described as Lot No. One hundred (100) on a Plat of lots belonging to Daniel Field surveyed and platted by Ulurter and Schubarth. Which said plat is recorded in the Land Records of said City of Providence together with a portion of Lot No. (102) One hundred and two to the centre of the well on said lot reference to said plat being had together with all the buildings and improvements thereon.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said William W. Rickard his heirs and assigns forever.

And we the aforenamed William and Sarah F. Richards for ourselves and for our heirs, executors and administrators, do covenant with the said William W. Rickard his heirs and asssigns that we will warrant and defend the aforedescribed premises to the said William W. Rickard his 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 nineteenth day of February in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Alfred Rickard

William Richards. [L.S.]
Sarah F. Richards. [L.S.]

State of Rhode Island &c. Providence fc. In Providence this Sixth day of March A.D. 1873 then the within named William Richards personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed. At the same time and place Sarah F. Richards wife of the said William Richards also one of the subscribers of the foregoing instrument being examined by me privily and apart from her said husband having had said instrument shown and explained to her by me and being so apart declared the same to me to be her voluntary act and that she did not wish to retract the same

Alfred Rickard.
Justice of the Peace.

Recorded March 6 1873 at 3,35 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I William H. Greene of Providence in the State of Rhode Island

for and in consideration of the sum of One hundred dollars to me paid by Walter M. Greene 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 Walter M. Greene 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 lot of land with all the buildings and improvements thereon situate in said Providence at the corner of Ship and Elbow Streets and bounded Northerly on Ship Street Easterly on Elbow Street Southerly on land of Edward Menchar and Westerly on land of Isabella Hornam reference here being made to a certain deed on record in said Providence in Deed Book No. 193 page 546 for a more particular description of said premises.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Walter M. Greene heirs and assigns forever. And I the aforenamed William H. Greene for myself and for my heirs, executors and administrators, do covenant with the said Walter M. Greene his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Walter M. Greene his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Frances G. Greene wife of said William H. Greene in consideration of the sum paid as aforesaid do hereby release and forever quit-claim unto the said grantee his heirs and assigns all my right of dower in and to the aforegranted premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this first day of March in the year of our Lord one thousand eight hundred and seventy three (1873)

Signed, Sealed and Delivered in Presence of
P. F. Horye.

Wm. H. Greene. [23]
F. G. Greene. [23]

State of Rhode Island &c Providence sc.
In said Providence this first day of March A. D. 1873 then William H. Greene personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Wilson P. Moulton
Public Notary.

Recorded March 7 1873 at 10,37 a. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Henry L. Carter of the City & County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollar ($1.—) dollars to me paid by James Hanley and John P. Cooney all 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 the said James Hanley & John P. Cooney 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 & improvements thereon situated on the Westerly side of Thorn Street (formerly Abbott Street) in the Westerly part of said City of Providence being the whole of Lot No. 88 (eighty eight) and a strip of land twelve (12) feet in width from the Northerly by Westerly side of Lot No. 87 (eighty seven) on "Plat of the 106 (one hundred and six) Lots on Federal Hill (as called)" which said Plat is on record in the Recorder's Office for said Providence in Book of Deeds No. 30 between pages 439 & 440. Said lot and part of lot together contains twenty one thousand & thirty two (21032) square feet of land and the same conveyed to me the grantor by deed from Edmands Winchester & Hood copartners doing business under the name & firm of the Rhode Island Braiding Machine Company. Said deed bears date the 20th day of February A. D. 1873.

Said premises are hereby conveyed subject to a mortgage to said copartners for the sum of twelve thousand two hundred & sixty eight ($12,268) dollars. Said Hanley and Cooney hereby assume payment of said mortgage in in addition to the aforenamed consideration

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said James Hanley and John P. Cooney their heirs and assigns forever. And I the aforenamed Henry L. Carter for myself and for my heirs, executors and administrators, do covenant with the said James Hanley & John P. Cooney their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said James Hanley & John P. Cooney their heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

The aforenamed grantor is unmarried

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this seventh day of March in the year of our Lord one thousand eight hundred and seventy three (A. D. 1873)

Signed, Sealed and Delivered in Presence of
John P. Walker

Henry L. Carter. [23]

State of Rhode Island &c County of Providence sc.
In Providence this seventh (7th) day of March A. D. 1873 then Henry L. Carter personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed

John P. Walker
Notary Public.

Recorded March 7 1873 at 1,45 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I James Daley of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Elizabeth R. Masterson a minor 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 QUITCLAIM, unto the said Elizabeth R. Masterson 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

Seven certain house lots situated in the South Westerly part of said Providence (late Cranston) being lots numbered Twenty five Twenty six Twenty eight Twenty nine Thirty Thirty one and Thirty two as laid out and delineated on the No. 2 Prospect Plat of Suburban Villa Lots platted March 20, 1857 by N. B. Sckubarth which plat is recorded in the Records of Cranston and also in the Records of Providence in Book of Plats No. 9 page 24 being the same lots which were released to me by Julia Masterson by deed dated the 14 day of Novmber 1872 and recorded in the Recorders Office of said Providence in Book No. 199 page 195.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Elizabeth R. Masterson her heirs and assigns forever. And I the aforenamed James Daley for myself and for my heirs, executors and administrators, do covenant with the said Elizabeth R. Masterson her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Elizabeth R. Masterson her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Bridget Daley wife of James Daley in consideration of the sum paid as aforesaid do hereby release and forever quitclaim unto the said grantee her heirs and assigns all my right of dower in and to the aforegranted premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this seventeenth day of February in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of

Charles M. Salisbury.
John F. Daly.

James Daly. [L.S.]
her
Bridget x Daly [L.S.]
mark

State of Rhode Island &c. Providence Sc.
In Providence this eighteenth day of February A.D. 1873 then James Daley personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Charles M. Salisbury
Justice of the Peace.

Recorded March 8 1873 at 1.10 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I George W. Johnson of the City and County of Providence and State of Rhode Island

for and in consideration of the sum of Twelve hundred dollars to me paid by Mary S. Wilcox of said City County and 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 the said Mary S. Wilcox 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

A lot of land with the buildings and improvements thereon situated on the Northerly side of West Hoyle Street in said Providence bounded and described as follows beginning on said street at the South Westerly corner of land now or formerly belonging to William H. Hall thence Westerly with the Northerly line of said West Hoyle Street twenty five feet & one & three quarters inches to a turn thence with the Northerly line of said West Hoyle Street seven feet five and one half inches to a corner thence Northerly with land now or formerly owned by Wheaton A. Harrington fifty five feet to land now or formerly owned by the heirs of the late Benjamin K. Whitman deceased thence Easterly bounding Northerly partly on land now or formerly owned by said heirs and partly on land of said William H. Hall thirty feet & eleven inches to other land of said William H. Hall thence Southerly bounding Easterly on said land of said Hall forty nine feet and two inches to the place of beginning.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Mary S. Wilcox her heirs and assigns forever. And I the aforenamed George W. Johnson for myself and for my heirs, executors and administrators, do covenant with the said Mary S. Wilcox her heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Mary S. Wilcox her 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 third day of March in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

John Turner

G. W. Johnson [L.S.]

State of Rhode Island &c. Providence Sc.
In Providence this eleventh day of March A.D. 1873 then George W. Johnson personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

John Turner.
Public Notary.

Recorded March 14 1873 at 11 a M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We Amos D. Smith and Albert S. Gallup both of Providence in the State of Rhode Island and the Butchers and Drovers Bank a corporation created by the General Assembly of said State and located at said Providence

for and in consideration of the sum of One dollars to us paid by Russell A. Denison of said Providence

the receipt whereof we do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Russell A. Denison his heirs and assigns forever, all the right, title, interest, property, claim and demand, which we now have, or of right ought to have or claim in and to

The land and premises described in a mortgage deed from Harry B. Foster to Amos D. Smith 3rd dated the tenth day of February Eighteen hundred and seventy two and recordid in the land records of said Providence in Real Estate Mortgage Book No. 54 (fifty four) page 237 (two hundred and thirty seven) reference for full description to which is hereby had.

Said mortgage and the note for seven thousand dollars and the interest thereon has been fully paid to said Butchers and Drovrs' Bank to whom the same were delivered by said Gallup who at the time of such delivery held the same by delivery from said Smith but no formal written assignment of said mortgage has ever been made.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Denison his heirs and assigns forever.

~~And the aforenamed~~ for ~~myself and for~~ heirs, ~~executors and administrators, do covenant with the said~~ heirs and asssigns that ~~will warrant and defend the aforedescribed premises to the said~~ heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this seventeenth day of March in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

J. G. Markland

Albert S. Gallup [L.S.]
Amos D. Smith 3d. [L.S.]
Butchers & Drovrs' Bank [L.S.]
N. C. Dana Cash.

State of Rhode Island &c. City of Providence ss.

In said Providence this seventeenth day of March A.D. 1873 then the within named Amos D. Smith 3d. Albert S. Gallup and Newton C. Dana personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed and said Dana also acknowledged same instrument to be the free and voluntary act and deed of the within named corporation

J. G. Markland
Justice of the Peace.

Recorded March 17 1873 at 10,45 A.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Elizabeth Sheldon of Brooklyn in the State of New York widow of James Sheldon late of Providence deceased

for and in consideration of the sum of One dollars to me paid by Ebenezer Allen of the City and County of Providence and State of Rhode Island

the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, and by these presents do remise, release and forever QUITCLAIM, unto the said Ebenezer Allen 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 tract of land with the buildings and improvements thereon situate in the Westerly part of said City of Providence on the Northerly side of Cranston Street on which it measures fifty feet more or less and holding said width of fifty feet extends back Northwesterly from said street one hundred feet more or less being the same lots described in two deeds of the same to Solomon Gage one from Mary French dated Abril 2d A.D. 1849 and recorded in the Records of Deeds of the City of Providence in Book 113 page 354 and one from Elisha A. Durfee dated March 20th 1849 and recorded in Book 118 page 132 of said Records.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Ebenezer Allen his heirs and assigns forever.

And I the aforenamed grantor for myself and for my heirs, executors and administrators, do covenant with the said Ebenezer Allen his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Ebenezer Allen his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me.

And I the aforenamed Elizabeth Sheldon do hereby forever remise and release unto the said Ebenezer Allen all my right title and interest in and to all the rents and profits arising from said estate up to the day of the date of this deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this Thirteenth day of March A.D. 1873 ~~in the year of our Lord one thousand eight hundred and seventy~~

Signed, Sealed and Delivered in Presence of

Josiah D. Hunt

Elizabeth Sheldon [L.S.]

State of New York City of Brooklyn County of Kings ss.

On this 13th day of March A.D. 1873 before me personally came Elizabeth Sheldon to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same. And she further acknowledged the same to be her free act and deed and that she does not wish to retract the same.

Robert Ogilvie Jr.
Com. of Deeds.

Recorded March 18 1873 at 3 P.M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Alfred E. Tenney of Providence R.I.

for and in consideration of the sum of Six hundred dollars to me paid by Jacob F. Mansfield 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 Jacob F. Mansfield 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 parcel of land situate in said Providence being Lot No. 102 One hundred and two on Training Ground Plat said parcel of land measuring forty five feet on Chapin Avenue and holding the same width extending back about one hundred and fifteen feet and is the same parcel of land this day deeded to this grantor by Jacob F. Mansfield Guardian of the persons & estates of Jennie C. Mansfield Gracie L. Mansfield and Emma L. Mansfield

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Jacob F. Mansfield his heirs and assigns forever. And I the aforenamed Alfred E. Tenney for myself and for my heirs, executors and administrators, do covenant with the said Jacob F. Mansfield his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Jacob F. Mansfield his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me but none other

And I Jane F. Tenney wife of Alfred E. Tenney for the consideration aforesaid hereby release all right to dower in the above named premises

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this seventeenth day of March in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of
John Eddy
Witness to signature of J.E.T.
Mary Hoppshall

Alfred E. Tenney [SEAL]
Jane F. Tenney [SEAL]

State of Rhode Island &c Providence fc.
In Providence this eighteenth day of March A. D. 1873 then Alfred E. Tenney personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed

Before me John Eddy
Notary Public.

Recorded March 19 1873 at 1 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Isaac A. Saunders of Providence Rhode Island

for and in consideration of the sum of Thirty six hundred & fifty dollars to me paid by Patrick Lannon 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 the said Patrick Lannon 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

That lot of land with the buildings and improvements thereon situate on the Easterly side of Norfolk Street in said Providence and measures forty feet on said street & holding that width extends back therefrom one hundred and ten feet and is Lot No. 54 (fifty four) on the Eagle Steam Mill Plat so called which Plat is on record in the Recorders Office in said Providence in Plat Book No 3 page 33.

Being the same lot conveyed to this grantor & Samuel E. Sweet by deed on record in said Office in Deed Book No. 129 page 470 and the interest of said Samuel E. Sweet was conveyed to me the grantor by deed on record in said Office in Deed Book No. 154 page 400.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Patrick Lannon his heirs and assigns forever. And I the aforenamed Isaac A. Saunders for myself and for my heirs, executors and administrators, do covenant with the said Patrick Lannon his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Patrick Lannon his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Mary J. Saunders wife of the said grantor do hereby release and forever quitclaim unto said Patrick Lannon his heirs and assigns all my right of dower in and to the aforegranted premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this twenty fourth day of March in the year of our Lord one thousand eight hundred and seventy three (1873)

Signed, Sealed and Delivered in Presence of
G. A. Williamson
to both signers

Isaac A. Saunders [SEAL]
Mary J. Saunders [SEAL]

State of Rhode Island &c. Providence fc.
In Providence this 24th day of March A. D. 1873 then Isaac A. Saunders personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed

G. A. Williamson.
Justice of Peace.

Recorded March 24 1873 at 12,10 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Isaac Taylor of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Thomas Hope of said City 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 Thomas Hope 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

The following described parcels of land situated in that part of said City which was formerly embraced within the limits of the Town of Cranston in said County that is to say all the land and estate particularly described in three certain deeds to this grantor made and executed respectively by David W. Pettey Robert Ralston and Richard Atkinson said deed from David W. Pettey bears date February 1st 1859 and is recorded in the Records of Land Evidence in said Cranston in Book No. 36 pages 319 & 320 Said deed from Robert Ralston bears date August 25 1866 and is recorded in said Records in Book No. 47 page 371 Said deed from Richard Atkinson bears date April 4th 1868 and is recorded in said Records in Book No. 50 page 285 And this grantor hereby refers to said deeds and records for a particular description of the parcels of land hereby conveyed

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to him the said Thomas Hope his heirs and assigns forever. And I the aforenamed Isaac Taylor for myself and for my heirs, executors and administrators, do covenant with the said Thomas Hope his heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Hope his heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Sarah Taylor wife of the said Isaac Taylor in consideration of the sum of money paid to my said husband as aforesaid do hereby release and forever quitclaim unto the said Hope his heirs and assigns all my right of dower in and to the aforegranted premises

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this 22d day of March in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of
Wm. H. Greene

Isaac Taylor. (44)

Sarah Taylor. (44)

State of Rhode Island &c. Providence sc.
In Providence this 25 day of March A. D. 1873 then the within named Isaac Taylor personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Wm. H. Greene
Justice of the Peace.

Recorded March 25 1873 at 2.35 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Thomas Hope of the City and County of Providence in the State of Rhode Island

for and in consideration of the sum of One dollars to me paid by Sarah Taylor wife of Isaac Taylor of the City and County 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 Sarah Taylor 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

The following described parcels of land situated in that part of said City which was formerly embraced within the limits of the Town of Cranston in said County that is to say all the land and estate particularly described in three certain deeds to said Isaac Taylor made and executed respectively by David W. Pettey Robert Ralston and Richard Atkinson said deed from David W. Pettey bears date February 1st 1859 and is recorded in the Records of Land Evidence in said Cranston in Book No. 36 pages 319 & 320 said deed from Robert Ralston bears date August 25th 1866 and is recorded in said Records in Book No. 47 page 371 said deed from Richard Atkinson bears date April 4th 1868 and is recorded in said Records in Book No. 50 page 285 And this grantor hereby refers to said deeds and records for a particular description of the parcels of land hereby conveyed.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Sarah Taylor her heirs and assigns forever. And I the aforenamed Hope for myself and for my heirs, executors and administrators, do covenant with the said Sarah Taylor her heirs and asssigns that I will warrant and defend the aforedescribed premises to her the said Sarah Taylor her heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

And I Elizabeth Hope wife of the said Thomas Hope in consideration of the sum of money paid as aforesaid do hereby remise and forever quitclaim unto her the said Sarah Taylor her heirs and assigns all my right of dower in and to the aforegranted premises.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this 24th day of March in the year of our Lord one thousand eight hundred and seventy three.

Signed, Sealed and Delivered in Presence of
Wm. H. Greene

Thomas Hope. (44)

Elizabeth Hope. (44)

State of Rhode Island &c. Providence sc.
In Providence this 25th day of March A. D. 1873 then the within named Thomas Hope personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Wm. H. Greene
Justice of the Peace.

Recorded March 25 1873 at 2.40 P. M. } Witness G. A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Thomas Jackson of Providence Rhode Island Trustee

for and in consideration of the sum of One dollars to me paid by Gerril Mowry and Gilbert F. Robbins of said Providence 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 the said Gerril and Gilbert F. 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

That lot of land situate in said Providence and is Lot No. 140 (One hundred and forty) in Section M on the Elmwood Nursery Plat No. 2 so called a copy of which plat is on record in said Providence in Plat Book No. 8 page 9.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Gerril & Gilbert F. their heirs and assigns forever. And I the aforenamed grantor for myself and for my heirs, executors and administrators, do covenant with the said Gerril & Gilbert F. their heirs and asssigns that I will warrant and defend the aforedescribed premises to the said Gerril & Gilbert F. theirs heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me

The sole object of this deed is to cure a defect on the discharge of a conditional deed of said lot made to Hugh Brannon in 1864 a copy of which deed is on record in said Providence in Deed Book No 232 page 361.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this 26th day of March in the year of our Lord one thousand eight hundred and seventy three (1873)

Signed, Sealed and Delivered in Presence of
Richard B. Smith

Thomas Jackson. [L.S.]

State of Rhode Island &c. Providence sc.
In Providence this twenty sixth day of March A.D. 1873 then Thomas Jackson Trustee personally appeared before me and acknowledged the within instrument by him signed to be his free and voluntary act and deed.

Richard B. Smith
Justice of the Peace.

Recorded March 27 1873 at 12.45 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT I Benjamin R. Vaughan of Providence Rhode Island

for and in consideration of the sum of Thirty one hundred dollars ~~dollars~~ to me paid by Daniel A. Peirce & Charles H. Salisbury both of Providence in said State co-partners as Peirce & Salisbury 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 the said Daniel A. Peirce & Charles H. Salisbury 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 the improvements thereon situated on the Northerly side of Mitchell Street in said Providence thus bounded beginning at a point one hundred & sixty feet Easterly from the West end of said street as laid out on the Hoyle Farm plat recorded in said Providence in Plat Book No. 9 page 8 thence Easterly forty seven and one half feet and holding the width of forty seven and one half feet extends back Northerly one hundred feet being portions of Lots No. 95 & 96 on said plat and the same land that William D. Peirce & Joseph B. Matheuson conveyed to William H. Young by deed recorded in said Providence in Book No. 236 page 105 of the Records of Deeds.

TO HAVE AND TO ~~HOLD~~ the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to the said Daniel A. Peirce and Charles H. Salisbury their heirs and assigns forever. ~~And the aforenamed for and for heirs, executors and administrators, do covenant with the said heirs and asssigns that will warrant and defend the aforedescribed premises to the said heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, this twenty seventh day of March in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of
George H. Burnham
the covenant being first erased

Benj. R. Vaughan [L.S.]

State of Rhode Island &c. Providence sc.
In Providence the twenty seventh day of March A.D. 1873 then & there Benjamin R. Vaughan acknowledged the aforegoing to be his free act and deed.

Before me George H. Burnham
Justice of the Peace.

Recorded March 27 1873 at 1.20 P.M. } Witness G.A. Williamson Recorder of Deeds.

Know all Men by these Presents,

THAT We Thomas H. O'Brien and Agnes B. O'Brien wife of said Thomas H. right in said wife of the City & Co. of Prov. State of R.I.
for and in consideration of the sum of Five hundred dollars to us paid by
Sophia Angell of said Prov. widow
the receipt whereof we do hereby acknowledge, have remised, released and forever quit-claimed, and by these presents do remise, release and forever QUITCLAIM, unto her the said
Sophia Angell her
heirs and assigns forever, all the right, title, interest, property, claim and demand, which now have, or of right ought to have or claim in and to

That lot of land with all the buildings and improvments thereon situate on Ivy Street in said Providence and measures thereon about forty feet and holding that width extends back therefrom about one hundred feet and is Lot No. 34 (thirty four) on a plat entitled "Plat of House Lots in South Providence belonging to N.B. Schubarth and W. D. Pierce replatted May 10th 1867 by N. B. Schubarth and which said plat is on record in the Recorders Office in said Providence in Plat Book No. 7 page 38.

Being the same lot conveyed to said Agnes O'Brien by this grantee by deed on record in said Office in Deed Book No. 199 page 50.

TO HAVE AND TO HOLD the same with all the rights, privileges, and appurtenances thereof or thereunto appertaining to her the said Sophia Angell her heirs and assigns forever.
And we the aforenamed Thomas H. O'Brien & Agnes B. O'Brien
for ourselves and for our heirs, executors and administrators, do covenant with the said Sophia Angell her heirs and asssigns that we will warrant and defend the aforedescribed premises to the said Sophia Angell her
heirs, and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under us or either of us the said Thomas H. O'Brien and said Agnes B. O'Brien.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this twenty eighth day of March in the year of our Lord one thousand eight hundred and seventy three

Signed, Sealed and Delivered in Presence of

Wm. B. W. Hallett.
Daniel W. Fink.

Thomas H. O'Brien [L.S.]
Agnes B. O'Brien [L.S.]

State of Rhode Island &c. Providence sc. In Providence in said City this twenty eighth day of March A.D. 1873 then Thomas H. O'Brien personally appeared before me and acknowledged the within instrument by them signed to be their free and voluntary act and deed. At the same time and place Agnes B. O'Brien also one of the subscribers to the foregoing instrument being examined by me privily and apart from her said husband after having said instrument shown and explained to her by me she being so apart declared the same to be her voluntary act and that she did not wish to retract the same.

Before me Wm. B. W. Hallett
Justice of the Peace

Recorded March 28 1873 at 12,20 P. M. } Witness G. A. Williamson Recorder of Deeds.

A

Anthony Noel Le et al.	Lease	From	Flint & Co.	38	✓
Aldrich Nelson W. Assignee		"	Henry L. Remington by Register	71	
Arnold Wm. J.	Rel. Est.	"	John R. Dorrance & wife	73	✓
Arnold Wm. S. & J. Spicer		"	Devisees of Hezekiah Lubin Le.	101	
Anthony David B. et al.	Lease	"	Robt. H. Ives	146	✓
Armstrong John	B. Sale	"	Patrick F. Martin	148	
Austin John A.	Pr. Atty.	"	Lucretia A. Frances	152	✓
Allens Print Works		"	Woonsocket Co.	205	
Adams Daniel H.	Trans Lease	"	Wm. A. Mason	210	
Andrews Benj.		"	Nancy Waterman	222	✓
Arnold Amos W. C.	B. Sale	"	J. Edward & Frank H. Bent	269	✓
Allen Ebenezer et al.		"	Geo. H. Page & John H. Rowley	524	
Allen Eliza H.		"	Enoch Steere	281	
Almy Benj. F.	Release	"	B. W. Evans & C. Seagrave	282	
Arnold Spyman	"	"	Prov. Inst. for Sav.	285	✓
American Steamboat Co.	Lease	"	Wm. Butler	300	
Arnold Wm. et al.	B. Sale	"	Jacob Notz	305	
Adams Benj. B.		"	Joseph Paris et al.	305	
Arnold Richard J. Thos C. & Wm. E. et al.		"	Zachariah Allen Trustee	327	
Arnold Louisa G. wife of Samuel et al.		"	do. "	327	
Allen Ebenezer		"	Elizabeth Sheldon	545	
Angell Jonathan S.		"	Heirs of Peter S. W. Mitchell	346	
Angell Sophia		"	Thos. H. O'Brien & wife	552	✓
Andrews Benj. et al.	Notice	"	Heirs of Nancy Waterman	362	
Ames Wm.	Pr. Atty.	"	Sullivan D. Ames	380	
Anthony Fredk. F.		"	Heirs of Thos. Bring	385	
Allen Ebenezer		"	Josiah D. Hunt & wife et al.	408	
Arnold Amos W. C.	B. Sale	"	John W. Richards	421	✓
Allen Sarah A.	Pr. Atty	"	Frank G. Allen & wife	440	
Angell Vashti W. et al.		"	Jonathan & Albert B. H. Pike	441	
Austin John	Trans Lease	"	Horace F. Carpenter	454	
Ames Wm.	Pr. Atty	"	Allen Dorr	460	
American Screw Co.		"	Henry A. Webb	471	
Almy Wm. C.	B. Sale	"	Henry C. Mathewson Jr.	472	✓

Brayton Samuel H.	B. Sale	From	Marcus D. Copeland	1	✓
Buchanan A. C.	"	"	do.	12	✓
Bushee Nathaniel C.		"	John Clarke	37	
Barstow Wm.	B. Sale	"	Assignee of Geo. H. Talbot	47	
Byram Rohan P.		"	Heirs of Elizabeth S. Turner	54	
do		"	do.	55	
do		"	do.	56	
Bates Geo. H. et al.	Lease	"	Wm. Harris	57	✓
Baker Ermin A.	B. Sale	"	Aden B. Cook.	76	
Boyd Samuel	R. Atty.	"	John L. Snow & wife	78	
Barstow Wm. & Co.	Lease & Removals	"	Lucia C. Brownell	92	
Burrows Caleb G. Assignee		"	John Hanscom by Register in Bkcy.	99	✓
Burnham Geo. H.		"	Mortgagee of John B. Howell	142	✓
Brownell Stephen		"	Chester P. Hutchins	158	
Beckwith Daniel	Pr. Atty.	"	Amos N. Beckwith & wife	160	
Becker John H. Admr. Est. of	Release	"	John Becker et al.	171	
Burnham Geo. H.	B. Sale	"	Eugene Higgins	171	
Bagg Linus L. et al.	Lease	"	Admr. of Henry Proctor	176	
Burnham Edwin		"	Mortgagee of Benj. H. Pierce & wife	181	✓
Barr Durd J.	Lease	"	Patrick Troy	224	
Bushee Maria L. wife of Daniel L.		"	Henry W. Allen	504	
Butler Hospital for the Insane		"	Moses B. Jenkins for self & by Trustee	227	
Bowers Susan A.	Life Est.	"	Andrew G. Lorimer & wife	234	
Burdlong Albert F.	Lease		Albert D. Yeomans	235	
Braquin Burnett S. et al.	Release	"	Alden Carroll & Co.	236	✓
Brown Elizabeth H. et al.		"	Heirs of Wm. Ham	247	
Bishop Henry C.	B. Sale	"	Carlos E. Bishop	254	
Barstow Wm.	"	"	Moses B. Tillinghast	254	
Brayton Sprowick et al Trustees		"	Hannah Coghill	517	
Bendix Bernhard	B. Sale	"	Julius Silberstein	268	
Barstow Wm.	"	"	Maria Ruggles	270	✓
Brown Richard A.	"	"	Geo. H. Paige	276	
Bligh John	"	"	Martin Murphy	279	
Brayton Sprowick et al.		"	Susan E. Nightingale	527	
Bennett Ellen & Mary et al.		"	Francis Hughes	529	
Burgess Frederick		"	Chas. M. Fitch	535	
Bongarts John H.		"	A. B. Dike et al.	299	✓
Beverly Geo.		"	Guardian of Thos. C. Greene	301	
Barton Richard T.	Lease	"	Sabrina A. Butts	310	
Burgess Silvanus	"	"	Wm. H. Calder & wife et al.	330	
Branagan Peter & wife		"	Frederick Burgess	337	
Brucker Peter	B. Sale	"	Henry F. Rimes	357	✓
Burroughs Caleb G. et al.	Trans Lease	From	John Carpenter & Co.	370	
do.	" B. Sale	"	do. "	371	
Bushnell Frank P.	"	"	Alberto R. Davis & wife	374	
Ballou Albert M.	"	"	C. W. Scott Jr.	384	
Boylan Owen	Release	"	R. I. Inst. for Sav.	412	✓
Boyd Jonathan		"	Mortgagee of Wm. H. Young	423	
do.		"	do.	424	
do.		"	do.	425	
do.		"	do.	426	
Brown Sarah C.		"	Mortgagee of Richmond C. Brown	427	
Balch John R.	Request	"	Edward Barnes	429	
Boyd Jonathan		"	Mortgagee of Wm. H. Young	437	
Burnham Edwin B.	B. Sale.	"	Edwin A. Briggs	450	
Burchfield Chas. E.	"	"	Peter Trumpler	455	
Budlong W. D. et al.	Bur. Lot	"	Corp. of Grace Ch.	467	
Bayley Harry et al.	Lease.	"	Thos. Tonks & wife	474	✓
Bushnell Henry C.	Release	"	Chas. H. Powell Admr.	487	
Burns John	Lease	"	Benj. F. Almy	492	✓

B

City of Providence	Street	from	Fifth National Bk.	31	
Cowell John A. et al	Grease	"	Flint & Co.	38	
Chace Mary C.		"	Burrington & Capwell	498	
Congdon Caleb	Pr. Atty	"	Rowland Robinson & Helen M. Whipple	46	
Clark Henry C. et al	B. Sale	"	Henry W. Ellis	50	✓
Callahan Chas.	Release	"	Sarah A. Gray	95	
Crosby Wm. J.	"	"	Wm. D. Pierce	98	✓
Chapman Wm.	Trans. Grease	"	Michael Cronin	107	
Cronin Catharine wife of Michael	" "	"	Wm. Chapman	108	
City of Providence	Street	"	Moses B. Jenkins for self & by Trustee	117	
Calder Catherine C. wife of Geo. B.		"	Heirs of Wm. Calder	132	
do.	"	"	Albert L. Calder Trustee	133	
Clarke Jas. M. et al	Partition	"	Est of Elizabeth Clarke wife of John H. by Comm.	140	
Curry Samuel G. et al	Grease	"	Robt. H. Ives	146	✓
Cook Emory	Trans. "	"	Chas. W. Capron	153	
City of Providence	Street.	"	Narragansett Hotel Co.	164	
do.	"	"	Prov. Opera House Association	166	
Crowley Daniel S.	B. Sale & Trans. Grease	"	Wm. H. Potter & wife	174	
Coats Sarah A. wife of James	" "	"	Isaac Hartshorn	184	
Congdon Carpenter & Co.	" ——	"	Mc Intosh & Haskins	185	
Curry Samuel G.	"	"	J. R. Jerauld	197	
Chadwick Joshua	B. Sale	"	Chas. Parrott & wife	187	✓
Carroll Hugh		"	Heirs of Michael Tobey by Guar.	206	
do.	Dower	"	Margaret Huntley wife of Jas. T.	206	
do.	"	"	James T. Huntley & wife	503	
Chafee Zechariah	Pr. Atty	"	Emily M. Howard Adams	213	✓
Conolly Michael	Lease	"	Lucy P. Lee & Mary C. Burdick	236	
Cooke Elizabeth A. wife of Wm. P.		"	Jennie Knight	505	✓
Collins Simon S.	B. Sale	"	Cyrus Harris	245	
City of Providence		"	Allen Greene	515	
do.		"	Heirs of Jos. H. Carpenter	2562 7	
do.		"	Chas. E. Carpenter	258	
do.		"	do.	257	
Coghill Hannah		"	Cyrus Harris & Godowick Brayton Trustees	516	
City of Providence	Street	"	Franklin Foundry & Machine Co.	265	
do.	"	"	Allens' Print Works	266	✓
Clarke Abby K.		"	Nathan B. Clarke	526	
City of Providence		"	Melendia J. Sheldon wife of Arnold	288	
Capron W. R.	Receipt	"	A. J. Phillips	292	✓
Cooney John P. et al		"	Henry L. Carter	541	
Chapin Wm. C.	P. Atty	"	Edward P. Chapin	814	
Cory Jos. P. et al		"	Lloyd A. White	356	✓
				—	

Carpenter John & Co.		From	Mortgagees of Burdon A. Brown	368	
City of Providence		"	Henry C. Mathewson	381	
do.	Release	"	Mechs. Sav. Bk.	382	
Chace Thos. W.	"	"	Edward Pearce	383	
Curry Samuel G.	B. Sale	"	James B. Burlingame	394	
Clarke John G.		"	Mortgagee of Wm. H. Young	396	
Cooney Edward J.		"	Mortgagee of Henry Gardner	402	✓
Condon Patrick	B. Sale	"	Palmer & Madigan	435	
Caulfield Michael	Recpt.	"	John Bligh	466	
Cady Shubael H. et al. Trustees	"	"	Phenix Bk. et al.	468	
do.	"	Request	" do "	470	
Chambers Wm.	B. Atty.	"	John Parkinson & wife	476	✓
Crook John		"	Heirs of Mary Crook	478	✓

C

D

Dolan Andrew	B. Sale	From	John Graham	20	✓	
Daniels Margaret B.		"	Robert Taft	26		
Dexter Charles M.	B. Sale	"	Stephen A. Dexter	27		
Davidson Wm.	Lease	"	M. R. Gardiner	59	✓	
De Wolf Winthrop	Trust	"	Thos. Vernon & wife	97	✓	
Desmond Michael	B. Sale	"	Chas. S. Hall	106		
Downe Thos. R.		"	Arba B. Dike Trustee	106		
Davis Jas. S.	Lease	"	Geo. F. & Samuel A. Holroyd	116	✓	
Downing Geo. R. Jr.	"	"	Jas. Murphy	157		
Duffy Michael	"	"	John Doyle & wife	168		
Dixon Jas. et al.	"	"	W. A. Robinson & Co.	175		
Draper Edwin	B. Sale.	"	Cornelius Draper	179		
Day James W		"	Josiah W. Keene by Shff.	186	✓	
Dougherty Elizabeth		"	Bridget Dougherty	209	✓	
Davis Thos.		"	Walter S. Burges	507		
Day James W.		"	Josiah W. Keene	511		
Dealey Patrick		"	Daniel Dealey	514		
Doyle Philip A.		"	Philip O'Donnell	519	✓	
Donnelly Christopher	B. Sale	"	Patrick Finnigan	277		
Dexter Arthur F.	Pr. Atty	"	Newton Dexter	277		
Dyer Wm. H.		"	Mary A. Davis	538	✓	
Denison Russell A.	Release	"	Amos D. Smith 3d et al.	544		
Dobson Henry	Lease	"	A. B. Dike et al.	358	✓	
Dyer Elisha Jr.	Pr. Atty.	"	Elisha Dyer	363		
Dyer Daniel P. 2nd		"	Mortgagee of Wm. H. Young	411	✓	
Davis Daniel N.	Assignt.	"	Patrick & Anthony Jackson	429		
Downe Thos. R.	Pr. Atty.	"	Josiah A. Blake	430		
Davis Daniel N.		"	Mortgagee of Calvin J. W. Bullock	461		
Davis Amy A. wife Chas. M.	B. Sale	"	John H. Richards & wife	465		
do.	"	Trans. Lease	" do. "	465		
Dailey Albert & Co.	B. Sale	"	Thos. H. O'Brien	467	✓	
Dexter Lewis		"	Elina B. Rogers et al.	493	✓	

E–F

Eldred Wm. et al.	B. Sale	From	Henry W. Ellis	50	✓	
Elliott W. H. & C. A.	"	"	Edwin C. Hewitt	88		✓
Earle Geo. B	Trust	"	Albert Dailey	219		✓
Econ. Mutual Life Ins. Co.	Pr. Atty	"	Clarence T. Gardner	272		✓
do.		"	do.	274		✓
Ely Anna C.		"	Enoch Steere	280		✓
Eastman Mary C.		"	Samuel W. Duncan & wife	434		
do.		"	Chas. C. Van Zandt & wife	457		✓
Franklin Mary A.	Dower	From	Est of Edward C. Franklin by Commrs.	2.		✓
Farrell Susan W.	Lease	"	John S. Parkis	26		
Fifth National Bk.		"	Mech's & Manufacturers Bk.	30		
Farnum Caleb		"	Anna P. Jackson	42		✓
Fitzgerald Michael	Release	"	F. W. & R. D. Cheney	90		
Fuller Frederic		"	Margaret A. Glasson	91		✓
Falvey Daniel		"	Mortgagee of John Gerin	115		
Fuller Frederic		"	Geo. H. Burnham	143		✓
Ferrin Henry F.	B. Sale	"	John H. Porter	264		✓
Fisk James F. et al.	Lease	"	Wm. H. Low	275		
Ford John	B. Sale	"	James Mahoney	530		
Franklin Telegraph Co.	Lease.	"	Henry B. Leytle	296		✓
Fenner Jeremiah		"	Elizabeth Sheldon et al.	302		
Ferguson Francis		"	Mary J. Thompson	318		
Field James H.	Release	"	Prov. Inst. for Sav.	324		
do.	"	"	Peoples' Sav. Bk.	327		✓
Franklin Lodge No. 23. I.O.O.F.	Lease	"	Geo. B. Earle et al.	407		
Finck Geo.	"	"	Benj. F. Gilmore	413		✓
Fuller Frederic		"	Exr. of John B. Howell	433		✓

George J. Augustus	Lease	From	Richard Ponsonby	5	
Gallup Albert S.		"	Wm. G. R. Mowry Trustee	16	
do.		"	Eliza G. Barnes	18	✓
Griffin Geo. M & Co.	B. Sale	"	Jas. D. Crowell & wife	49	✓
Greene Thos. R.	"	"	C. S. Cole & Co.	65	
Gardiner Marinus M. & wife	Release	"	Wm. M. Bailey for self & by Assignee	73	
Grover Wm. B.	B. Sale	"	Lizzie F. Cleveland	78	✓
Gardiner Geo. A.	"	"	Agt. of Frank C. Hall	130	
Gray Henry P.	Lease	"	Abner Shawcross	130	
Gearayt Jas. J. & Margaret		"	Trustees under the Will of Sarah B. Eaton	139	✓
Gauch Chas.	B. Sale	"	Christian Hoch	150	
Grant Henry S. Jr.	Pr. Atty	"	Emily M. Howard Admx.	154	
Gilchrist Geo.	B. Sale	"	Asa Lawrence	172	
Gilmore Annah C. wife of Darius	Release	"	Mechs. Sav. Bk.	198	✓
Gates Alfred H.		"	Samuel Keedly	525	
Greene Nancy A.	Bur. Lot.	"	Heirs of John Greatreaks	289	✓
Greene Walter M.		"	Wm. H. Greene	540	
Garst Sebastian et al	B. Sale	"	Jacob Notz	305	
Greene Eliza H. wife of Wm. B. et al		"	Zachariah Allen Trustee	327	✓
Gardiner Leander C.	Lease	"	Westcott Handy	366	
Gilheeney James		"	Mortgage of Henry Gardner	400	
Gluck Jacob	Lease	"	Amasa S. Westcott	415	✓
Goward Israel C.	B. Sale	"	Chas. H. Sawyer	470	
Graham James S. et al.	Lease	"	Thos. Tonke & wife	474	✓
Gluck Jakob	"	"	Amasa S. Westcott	489	✓

Hope Lodge No. 4 I.O.O.F.		From	Henry A. Chace et al. Trustees	1	
Hall Geo. R. et al.	Lease	"	Elizabeth G. Chandler by Atty. et al.	8	
Harvey Michael	B. Sale	"	Felix Gallagher	9	
Hendricken Thos. F. Bishop et al.		"	Francis P. Mc Farland Bishop et al.	13	✓
Hawes Daniel B.		"	Mortgagee of Albert B. Conners & wife	32	
Holt Geo. A.	Lease	"	Horatio L. Hopkins Trustee	41	
Howard Catharine A. M. Trustee for		"	Admr. of J. H. Mc Intosh	44	
Howard Edward C. Trustee		"	do.	44	✓
Harris Elmoran et al	B. Sale	"	Henry W. Ellis	50	
Hail Geo.	Renewal Lease	"	Cornelia C. Green & S. G. Arnold	51	
Hubbard Benj. M.		"	Guardian of Fredk. W. Stalker	52	
Hobbs John C. et al.	Lease	"	Wm. Harris	57	✓
Harris Wm.	Release	"	Mary A. Tetlow	70	
Hendricken Thos. F. Bishop et al.		"	Francis P. Mc Farland Bishop et al.	76	
do.	"	"	do. " "	79	
do.	"	"	do. " "	81	
do.	"	"	do. " "	83	
do.	"	"	do. " "	85	
do.	"	"	do. " "	87	
Hodges Jas. R. et al	Lease & Renewal	"	Lucia C. Brownell	92	✓
Hall Frank C.	B. Sale	"	Chas. S. Hall	100	
Hotkins Wm. H.	Trans. Lease	"	Oliver W. & Edgar A. Hopkins	104	
Harrington Ezra		"	Admr. of Zachariah Broderick	105	
Harris John K.		"	Heirs of Wm. H. Emmerton	113	
Howe Sewing Machine Co.	Lease &	"	Jerothmuel B. Barnaby	122	
Buskell Josiah S.		"	Henry A. Thomas et al	124	
Hogg Robt.	Lease	"	Wm. C. Richmond	127	
"	"	"	Alva Woods	128	
Hanley Jas.		"	Edward Johnson	135	✓
Harvey Ira.	Release	"	Jonas Pierce Trustee	156	
Hughes Peter F.		"	Peter Scanlon	162	
Harris David S.		"	Mortgagees of John F. Becker & wife	169	✓
Harris Cyrus	Trans. Lease & B. Sale	"	Benj. Bozman	211	
Haymes Bro. Co.	Renewal Lease	"	E. J. Mallett	217	✓
Hughes Timothy	Release	"	John P. Smith Trustee	244	
Haely Patrick	"	"	do. "	245	
Ham Abby A. et al.		"	Heirs of Wm. Ham	247	
Hoyt Frank N.	B. Sale	"	Wm. C. Robinson	260	
Hare Mandly B.	Lease	"	Alex. F. Adie	260	
Haymes Isaac	Trans. "	"	Richard Davis	262	
Harris Cyrus et al Trustees		"	Hannah Coghill	517	✓
Hopkins Wm. H.		"	Carrington Hopkins	521	✓

Hodges Asha A wife of Raymond G.		From	Jonathan D Thornton	523	
Hughes Francis		"	Heirs of Patrick Bennett	528	
Hall Addie F.		"	Isaac Hall	531	✓
Hanley James et al.		"	Henry L. Carter	541	
Hopkins Elizabeth wife of Wm. L.	Dower	"	Guar. of Mary E. Wolsey	304	
Hardman Samuel G.	Lease	"	Christopher G. Dodge	311	
Heath Jeremiah	"	"	Callender Mc Auslan & Thorpe	323	
Hope Thomas		"	Isaac Taylor	548	
Hopkinson Livermore P.		"	Jas. B. Simmons & wife	351	
Hill John	Lease	"	Martin L. Stokes	357	✓
Hodges James R.	B. Sale	"	Wilson Greene	387	
Hidden Charles H.		"	Mortgagee of Peleg Dawley	397	
Hidden Wilkins U.		"	do.	398	
Hodges James R.	B. Sale.	"	Allen Greene	417	✓
Hill Casper	Lease	"	James Flynn	444	
Herrick Wm. H.		"	Mortgage of James W. Brown	446	✓
Horton Royal D.		"	Mortgages of Wm. H. Young.	488	✓

Inglesby Catherine		From	Mary Inglesby	508	✓
Johnson Jos. G.	Release	From	Sackett Davis & Co.	21	✓
Jencks Robt. W.	Bill Sale	"	Chas M. Howlett & wife	47	✓
Johnson Edw'd.		"	John Mulvey by Shff.	133	✓
Joslin Rhoda K.		"	Joseph A. D. Joslin	178	✓
Jenkins Moses B.		"	Butler Hospital for the Insane	226	✓
Johnson P. G. & Co.	B. Sale	"	Stephen Knobb	285	✓
Johnson Geo. W.		"	Mortgagee of Louise Wormsley	315	
Johnson Susan A. wife of John M. et al.		"	Zachariah Allen Trustee	327	
Jencks Chas. L. et al.	B Sale	"	Winsor & Steere	348	
Johnson Solon R. et al.		"	Lloyd A Waite	356	✓
Joslin John H. & Henry K. A. et al.		"	Mortgagees of Pardon F. Brown	368	
Jillson Frances E.		"	Admr & Heirs of Ratcliffe Hicks	377	✓
Joslin Leonard F. & Geo. M.		"	Mortgagees of John Hunscom & wife	450	✓

Kilburn Edward	B. Sale	from	Frank Moore	25	
Kelley Catharine		"	Mary Mc Manly	497	
Keough John	Trans. Lease	"	Jos. Senior	40	✓
Kelley John	B. Sale	"	Patrick Heffernan	216	✓
King John		"	Joseph F. Brown	518	✓
Kelley Jane et al.		"	Francis Hughes	529	
Knight Sheldon		"	Thos. A. Potter	536	
Kilton John B.		"	Rebecca B. & Emily M. Kilton	537	✓
King Hannah F. wife of Joseph C.		"	Mary A. Smith wife of James A.	383	✓
Kiernan Bryan		"	Exr. of John B. Howell	362	
Kenyon James S. et al.	Trans. Lease	"	John Carpenter & Co.	370	
do. "	B. Sale	"	do. "	371	
Kenyon Beriah C.		"	Mortgagee of Wm. H. Young	395	✓
Knowles Alice S. et al.		"	Jonathan & Albert B. H. Pike	441	✓

Livesey John B.	Lease	from	Chas. H. Sanders	4	✓
Love Anthony & Co.	"	"	Flint & Co.	38	✓
Lippitt Albert B.	Release	"	Fredk. Wm. Sackett Trustee et al.	138	✓
Lawrence Asa	B. Sale	"	Frederick Woodard	172	✓
Lee Lucy P.	Pr. Atty.	"	Seth Lee	315	
Lannon Patrick		"	Isaac A. Saunders	547	
Lewis Mary A.	Dower	"	Est. of Jas. Lewis by Commrs.	341	
Lewis Theodore F. et al.	Release	"	David Rae	348	✓

Mc Mahon L. S. Vicar General et al.		From	Francis P. Mc Farland Bishop et al	13		
Magill Frank	Lease	"	Wm. B. Sweet	22		
Mahoney Patrick	"	"	John L. Kingston	24	✓	
Mc Manly Mary		"	Mortgagee of Wm. Kelly & wife	29		
Matheuson Chas C.	Lease	"	Samuel G. Arnold	34		
do	"	"	Cornelia E. Green	35		
Morse Cyrus H.	Pr. Atty.	"	Geo. M. Griffin & Co.	60	✓	
Mc Morrow Dennis		"	Mortgagee of Michael O Reilley	74		
Mc Mahon L. S. Vicar General et al.		"	Francis P. Mc Farland Bishop et al	76		
do.	"	"	do. " "	77		
do.	"	"	do. " "	81		
do.	"	"	do. " "	83		
do.	"	"	do. " "	85		
do.	"	"	do. " "	87		
Muir Robt.		"	Mortgagee of Nahum Perry & wife	89		
Mc Guinness John	B. Sale	"	Joshua M. Hunt	98	✓	
Matheuson Philip	Lease	"	Chas. C. & H. M. Faber	108		
Mc Grath Thos. & wife		"	Jas. M. Cosgrove	499	✓	
Mc Queney Patrick		"	Heirs of Michael Tohey by Guar.	183		
do.	Dower	"	Margaret Huntley wife of James T.	183		
Mc Grath Rosey wife of Thos.		"	Jas. M. Cosgrove	502	✓	
Mc Causland John		"	Mey. L. Mc Causland	212		
Miller Fredk.		"	Gn. of Maria F. Dunham	214		
Muir Robt.		"	Mortgagees of Geo. Gregg	229	✓	
Moulton Cromwell & Richard C.		"	Seth Radford & Arba B. Dike	248		
Mumford Albert H.	B. Sale	"	Lafayette G. Nicholas	249		
Mc Manus Daniel	Lease	"	Mary A. Mc Caughey	250	✓	
Mowry John A.		"	Thos. B. Sexton	522		
Murroney Patrick	B. Sale	"	Michael Fogarty	279		
Mason Stephen N.		"	Devisees of Eliza Ward	293		
Mowry Elisha C.		"	Heirs of Ebenezer Wakefield	294		
Moloney Michael H.		"	Mortgagee of Elisha & Mary A. Jefferson	298	✓	
Masterson Elizabeth R.		"	James Daly	542		
Mansfield Jacob F.		"	Alfred E. Tenney	546		
Moroney Patrick	Lease	"	Wm. H. Low	935		
Mowry Lerril & Gilbert S. Robbins		"	Thomas Jackson Trustee	550		
May Wm. W.	Lease	"	Benno Wolf	352	✓	
Mc Cusker Thos.		"	Guar. of Mary A. Hannah, Katherine & Margaret Mc Dermott	360		
Mason Geo	B. Sale	"	Geo. E. Mason	365		
Martin Henry C. & co.	Trans. Lease	"	John Carpenter & Co.	370		
do "	B. Sale.	"	do. "	371		
Mello Emanuel C.	Lease	"	Benj. T. Church	379		

Miner Francis W. & wife	Release	From	Louisa T. Miner	382		
Moulton Henry C.	"	"	Devisees & Trustees under Will of Asinah Sackett	390		
Mc Elroy John		"	Catherine Noonan	392		
Mc Nally Alfred	Trans. Lease	"	John Bogle	412		
Martin Henry	Pr. Atty.	"	Wm. Ware	385		
Mowry Arlon		"	Chas. H. Penno et al.	418		✓
Mc Evay Matthew H. et al.	B. Sale	"	Patrick Mc Evay	436		
Mathes L. A. et al.	"	"	Henry A. Hull	437		
Miner Julia A. et al.		"	Jonathan & Albert B. H. Pike	441		✓
Mc Bride Francis		"	Trustees under Will of Sarah B. Eaton	479		
Meenan Frank	Lease	"	John H. Bongartz	481		
Mason Geo.	Trans. "	"	Mary A. Union	485		
do	B. Sale	"	do.	486		
Moore Silas		"	Layman Arnold	490		✓

Noonan Catherine	B. Sale	Term	R. A. Gardner & H. W. Brown	292	✓
Nichols Joseph Jr.		"	Nathl. Stearns & Co.	431	
Nixon Mary A.	B. Sale	"	Frank P. Bushnell	435	✓
do.	Lease	"	Wm. A. Arnold et al.	483	✓
O'Connor John	Trans. Lease	Term	Prov. & Worcester R. R. Co.	11	✓
Ochs Catherine		"	David S. Harris	500	✓
O'Connor John	Release	"	C. C. & H. M. Taber	322	
Olive Branch Temple of Honor	Lease	"	Callender Mc Auslan & Troup	354	✓
O'Rielly James		"	Mortgagee of Henry Gardner	401	✓
O'Brien James et al	B. Sale	"	Patrick Mc Evay	436	✓
O'Rielly James	Trans. Lease	"	Cornelius Mahon	488	✓

Peirce Christopher A. et al	Lease	from	Elizabeth G. Chandler by Atty. et al.	8	
Prov. & Worcester R.R. Co.	Trans	"	Geo. H. Hall & Christopher A. Peirce	10	✓
Perkins Chas. H. et al.	B. Sale	"	Henry W. Ellis	50	
Phillips Geo. R.	Trust.	"	Elisha Dyer	50	
Power St. M. E. Ch. Trustees of	"	"	Philip H. Burfee & Ellery Millard	53	
Phillips John H.	B. Sale	"	Levi C. Phillips	60	✓
Parker H. H. & Co.	Lease	"	Wm. Ellis	69	
Parks John F.		"	Guar. of Clara W. Godding	96	✓
Phillips W. F. et al.	Lease	"	Wm. Armstock	102	
Tanner Samuel J.	"	"	Thomas Lumb	111	✓
Peck Chas. H. et al.	"	"	W. A. Robinson & Co.	175	
Parrott Angenette F.	B. Sale	"	James Mc Kenna	186	✓
Proctor Laura A.	Pr. Atty.	"	C. Proctor	208	
Peters John	Release	"	John P. Smith Trustee	238	
Payne Noah D.	Lease	"	Geo. G. Hail	238	
Page Geo. H. et al.		"	Heirs of Josiah King	242	✓
Parsons Sarah K. wife of Henry L.		"	Heirs of Scott C. Armstrong	509	
Porter Annie	B. Sale	"	Henry F. Perrin	264	✓
Potter Charles L. et al.	Lease	"	Wm. H. Low	275	
Palmer Madigan & Co.	Trans.	"	Edwin M. Waldron	278	
Packard De Witt C. et al.		"	Geo. H. Page & John H. Rowley	324	
Patterson John H.		"	Heirs of John Patterson	286	✓
Proctor Walter R.	B. Sale	"	Thos. F. James	353	
Peirce Daniel A. et al.		"	Benj R. Vaughan	551	✓
Pierce Samuel W	B. Sale	"	David Bagley	364	
Pierce Wm. D.		"	Heirs of Samuel Nightingale	375	
Phillips Hartley B.	B. Sale	"	John H. Phillips	384	
Page Geo. H. et al	Lease	"	West Prov. Land Co.	404	
Pepall Alfred F.	Bur. Lot	"	Gardner T. Swarts	409	✓
Pine Chas. S.	B. Sale	"	Jonathan Salisbery	423	
Porter W. M. et al.	Bur. Lot.	"	Corp. of Grace Ch.	467	✓

Reynolds Albert G.	Lease	from	Wm. D. Bucklin	24	✓
Russell Henry H.	B. Sale	"	Stephen Knobb	31	
Russell Anna B.		"	Wm. H. Brown for self & as Trustee	37	✓
Rhodes Frank A.	Pr. Atty.	"	Emma A. Rhodes	67	
do	"	"	Wallace E. Rhodes	68	✓
Ricketson Chas B.	Lease	"	John B. Hennessy	125	
Rogers Horatio	Trust	"	Frances J. Vinton	136	
Richards Geo. A. et al.	Lease	"	Robt. H. Ives	146	✓
Rogers Horatio Trustee		"	Trustee under Will of Elisha Dyer	149	
Reynolds Benj. F.	Bur. Lot	"	Corporation of Grace Ch.	155	
Russell Anna B.		"	John C. Webster Jr.	188	
do		"	Edward B. Knight & wife	190	
do		"	Wm. R. Greene	192	
do.		"	Chas. D. Greene Jr. & wife	194	✓
Read Jas H. et al Trustees	B. Sale	"	Mortgagees of American Eyelet Co.	211	
Richardson Harrison H. et al. Trustees	"	"	do.	211	
Richards Geo A.	Pr. Atty	"	Samuel G. Curry & wife	225	
Russell Anna B.		"	Gn. of Samuel S. G. Russell	231	
do.		"	Trustee under Will of Wm. Russell	232	
Reynolds Stephen B.	B. Sale	"	S. Eugene Reynolds	241	
Rowley John H. et al.		"	Heirs of Josiah King	242	✓
Ryan John	B. Sale	"	John Martin	272	✓
Rickard Wm W.		"	Sarah F. Richards	532	
Richards Wm.		"	Wm. W. Rickard	533	
Rickard Wm. W.		"	Wm. Richards & wife	539	✓
Reynolds Wm. H.	Release	"	Isaac Hartshorn	308	
Reed Lewis A.	Lease	"	Elisha W. Baker	321	
Rae David R. et al.	Release	"	David Rae	348	
Robbins Gilbert F. et al.		"	Thomas Jackson Trustee	550	
Reynolds Emily B. wife of Wm. H.	Release	"	Isaac Hartshorn	350	✓

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Swet Chas. J.		From	Wm. M. Bailey Trustee	6	
Sprague (A. & W.) Mfg. Co.		"	Albert S. Gallup	19	✓
Smith Elisa J.		"	Devisees of Hannah Luther	61	
do.		"	Devisees of Henry A. Potter	63	✓
Swarts Gardner T.		"	Guardian of Thos. Curren	66	
Sweetser Thos. H.	B. Sale	"	Thos. P. Sweetser	70	
Sawyer Thos. Jr.	"	"	Sheldon P. Sprague	94	
Scott Joanna S.	"	"	John Clune	100	✓
Spicer Geo. T. et al		"	Devisees of Henrikiah Sabin Jr.	101	
Smith Robt. E. et ux	Lease	"	Wm. Comstock	102	
Scattergood Wm.	B. Sale	"	W. H. Barnd	118	
Scholes Wm. S.	Trust	"	Jas. Scholes & wife	119	
Sumner Julia B.	Partition	"	Est. of Elizabeth Clarke wife of John H. by Comm.	140	
Slocum Sarah A.	"	"	do. " "	140	
Spencer Mary E.		"	Mortgagee of Patrick Mc Partlen & wife	144	✓
Sullivan Eugene	B. Sale	"	Patrick J. Sullivan	151	
Singer Mfg. Co.	Lease	"	Jerothmuel B. Barnaby	158	
Sullivan Timothy E.	B. Sale	"	Eugene Sullivan	161	
Scanlon Margaret wife of Peter		"	Peter S. Hughes	163	
Sundeck Abby A. wife of Gustaf	B. Sale	"	Henry B. Whitman	181	
Stoyles Elias & wife	Life Est.	"	John E. Risley & wife	501	
Swarts Gardner T.		"	Exs. of Ann Byron	196	✓
Sinclair Albert	Lease	"	Hugh Sweeny	224	✓
Sackett Adnah Trustees under Will of		"	Walter S. Burges	506	
Sinclair Albert	Di. Lease	"	Hugh Sweeny	246	
Simmons Elihu J.		"	Elihu Jefferson	510	
Smith John Wilson		"	Heirs of Joseph C. Peckham	251	
do.		"	Harriet Richmond et al.	513	
do.		"	Ezra Hutchins	253	
Scott Chas. W. Jr.	B. Sale	"	Bullock & Houghton	268	✓
Selden Elijah	Release	"	Devisees of Harriot Brown	291	
Sayles Louis L.	B. Sale	"	Mary A. Sherman	292	✓
Smith Robt. E.	"	"	Whipple V. Phillips	309	
Steere Rebecca A. wife of Thos. E.	Dower	"	Ann E. Gurnett wife of Gideon	312	
Smith Mary A. wife of James A.		"	Joseph L. King & wife	332	
Smith John Wilson	Appointed Trustee		Est. of Williams Thayer	334	
Sunderland Herbert L.	Pr. Atty.	"	Samuel T. Mitchell	345	
Stanton Benj. F. et al.	B. Sale	"	Winsor & Steere	348	
Salisbury Chas. H. et al.		"	Benj. R. Vaughan	551	✓
Salisbury Lydia B. wife of H. H.	B. Sale	"	Jonathan Salisbury	359	
Smith Elisha M.		"	Heirs of Samuel Nightingale	372	
Seekell Job 2nd	B. Sale	"	Allen A. Presbrey	374	✓
Sperling E. M.	Lease	From	Admr. of A. Nicholas Brown	388	
Shuman Julius	Trans. Lease	"	E. M. Sperling	389	
do.	Renewal	"	Admrs. of A. Nicholas Brown et al.	389	
Sprague John L.	B. Sale	"	Wm. Mc Donald	410	
Steere Geo. W.	Pr. Atty.	"	Enoch M. Steere	413	✓
Sackett Frank M.	"	"	Henry B. Braston & wife	447	
Smith Thos.	Lease	"	Christopher Hughes	452	
Salisbury Sarah E.	B. Sale	"	James Tinker	473	✓
Sumner James J.	Lease	"	Wm. A. Wright	492	
Sweeny Michael	B. Sale	"	John Hellyer	495	
do.	Trans. Lease	"	do.	496	✓

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Tucker Jas.		"	Geo. W. & Clarence L. Bradford	121	
Tully John L. Jas.		"	Mortgage of Geo. Barr & wife	128	
Taft Rosina E.	Partition	"	Est of Elizabeth Clarke wife of John H. by Commr.	140	
Thurston E. M. & Co.	Lease	"	Robt. H. Ives	146	✓
Taft Mary E.		"	Chas. A. Williams by Sheriff	271	✓
Tew Geo. P. et al.		"	Susan E. Nightingale	527	
Tillinghast Jas.		"	Wm. C. Townsend	534	✓
Thompson Mary J.		"	Jane Thompson & Geo. W. Wightman	317	
Talbot Mary C. wife of Wm. R. et al		"	Zachariah Allen Trustee	327	
Tenney Alfred C.		"	Guar. of Jennie O. Gracie L. & Emma L. Mansfield	330	
Thayer Moses B.	B. Sale	"	John B. Hennessy	334	
do.	Release	"	Chas. T. Ricketson	335	
Taft James W.	Lease	"	John P. Meriam	339	
Taylor Sarah wife of Isaac		"	Thos. Hope	549	✓
Thompson Joseph W.	Release	"	Exrs. & Trustees under Will of Ebenezer Kelly	414	✓
Trumpler Peter	B. Sale	"	J. Horwitz	453	
Thurston Frank T.	R. Atty.	"	Robt. H. Thurston & wife	464	✓
Taft Royal C.	"	"	Martha G. Smith	482	✓

Underwood Oren D. Jr.	B. Sale	from	Jesse G. Arnold	61	
Unity Temple of Honor No. 1	Lease	"	John H. Bongarts	165	✓
Vaughan Benj. R.		"	Mortgages of Wm. H. Young	344	✓

Wheeler Bennett W		From	Eason Barber	5	✓
Watkins Henry	Lease	"	Elsbree & Valleau	28	
West Chas. H.	B. Sale	"	Gurdon E. Lyman	46	✓
Williams Abigail		"	Guardian of Fanny Peck	65	✓
Williams Cynthia A	Pr. Atty	"	Robt P. Williams	104	
Waldean Patrick	Lease	"	Jerothmul B. Barnaby	114	
Wheeler Bennett W	B. Sale	"	Marenus H. Harard & wife	131	✓
Weldon Alpheus B.	"	"	Wm. A. Shaw	173	
Williams Henry G. et al.	Lease	"	Admx. of Henry Proctor	176	
Ward Joseph W.	Pr. Atty	"	John S. Ward	177	
Whitman Henry B.	B. Sale	"	Gustaf Sundeck	180	✓
Weybosset Land Co.		"	Co. C. & H. M. Taber	199	
Wilbur Calvin & Albert L	Lease	"	Geo. C. Arnold.	204	
Westcott Emma S. et al.	Release	"	Alden Carroll & Co.	236	✓
Walford Alex.	Pr. Atty.	"	Betsey Tibbitts	243	
Wheaton Wm. L.	Trust	"	Wm. L. Wheaton for self & by Assigns	249	
Woodward Wm.		"	James W. Day	512	
Wilbur Pardon		"	Geo. Henry	520	✓
White Francis N.		"	Mortgagees of Francis N. White & wife	283	✓
Watson John H.	Trust	"	John J. White & wife	319	
Wilcox Mary S.		"	Geo. W. Johnson	543	
Walker Wm. R.		"	Mortgagee of Slade Perrin & Co.	325	
do.		"	Assignee of Andrew R. Slade & John L. Perrin	349	✓
Williams Thos. M. S.		"	Guardian of Ophelia Young	368	
Warner Wm. A.	B. Sale	"	Noah D. Payne	416	✓
West Prov. Land Co.		"	Power St. M. E. Ch. by Trustees	438	
do.	Release	"	Chestnut St. M. E. Ch. by Trustees	438	
Westminster Lodge No 27 I.O.O.F.	Trans. Lease	"	Wm. H. Young	442	
Williams Alonzo	Lease	"	Thos. Cosgrove	442	
Walsh Robt. F.	"	"	Michael Mc Hale	448	✓
Warner Wm. A.		"	Mortgagee of Gustavus A. Williamson	458	
Williams Chas. A.	B. Sale	"	Maria Harrington	463	✓

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Y

Young Wm. H.	Lease	From	Jerothmul B. Barnaby	137	✓
do.	Release	"	Prov. Land Co.	361	
do.	"	"	do.	421	✓
Young Marcus B.		"	Mortgagee of Wm. K. Thurber	473	✓
Roche Edward		From	Wm. M. Bailey Trustee	391	
Reichenbach John	Lease	"	Amasa S. Wescott	393	
Rowley John H. et al	"	"	West Prov. Land Co.	404	
Robertson Mary A.	"	"	Ann S. Butts	417	✓
Reeves C. H. et al.	B. Sale	"	Henry A. Hull	437	
Read Spencer P.	Lease	"	Rawson Fountain Society	455	
Roll Stone Machine Co.	B. Sale	"	James P. Burlingame	459	✓
Rogers Eliza B.		"	Horatio Rogers Trustee	480	✓

CITY OF
PROVIDENCE, R. I.
RECORD OF DEEDS

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