CITY OF PROVIDENCE, R. I.

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This agreement of Lease.

Made and entered into on this First day of March A.D. 1852. by and between Susan Chace of the City & County of Providence in the State of Rhode Island, of the one part, and N. T. Sheldon and D. W. Arnold, of said City of Providence, in Company together, under the Name of Sheldon & Arnold, of the other part. Witnesseth.

That the said Susan Chace, for herself and for her Heirs, Executors and Administrators, for and in consideration of the Rents and Covenants hereinafter contained, to be paid and performed by the said Sheldon & Arnold, their Heirs, Executors, Administrators and Assigns, doth hereby Lease

A certain Lot of Land situate on the Westerly side of Cove Street, and measuring on said Cove Street Forty six feet four & a half inches, and holding the width of Forty six feet four & a half inches, extends back Westerly from said Cove Street, Fifty one feet and three & a half inches.

Also a certain other Strip of Land situate on the Northwesterly side of Worcester Street, & adjoining the aforesaid Lot of Land, & measuring Twenty feet on said Worcester Street. Said Strip of Land commences at the Southwesterly corner of the first described Lot of Land and from thence measuring Easterly Twenty feet on said Worcester Street, & then Northerly parallel with Cove Street, to the Southerly line of the first Lot of Land, then Southwesterly on that line to the place of beginning. Also the right & privilege at all times of passing and repassing around the Building to be placed upon said premises, in common with the occupants of the adjoining Estates for the purpose of opening and shutting the Doors & Shutters, & of repairing said Building. Also the right & privilege of digging a Cellar on said Leased Premises, under the Building to be placed there, if the Lessee think fit. Reference is hereby had & made to a Plat of said Leased Premises, by Caleb Farnum Jr. February 24, 1852.

To Have and to Hold said Leased Premises, with all the rights, privileges and appurtenances thereof, to them, the said Sheldon & Arnold & to their Heirs and Assigns, for & during the term of Ten years, from & after the first day of April A.D. One Thousand Eight hundred and fifty two (1852)

And the said Sheldon & Arnold for themselves, their Heirs, Executors & Administrators, do covenant & engage to and with the said Susan Chace, her Heirs & Assigns, that they or their Heirs, Executors, Administrators or Assigns, will well and truly pay or cause to be paid to the said Susan Chace, or to her Heirs or Assigns, the yearly Rent of One hundred and ten Dollars, for each & every year during said term, payable at the end of each & every three months, by even equal portions, the first payment thereof to be made on the first day of July A.D. 1852. And upon the final termination of this Lease, quietly & peaceably to surrender up said Leased Premises to the said Susan Chace, her Heirs or Assigns, in as like good order and condition, as when received, except filling up the Cellar.

And it is further agreed by and between the parties hereto, in manner following, that is to say That no Building shall be placed upon said Leased Premises, exceeding One story in height, and in case the Building placed on said Premises shall be destroyed by fire, and a new Building erected thereon, the new Building not to exceed the dimensions of the old Building, And also that all Improvements that may be put upon said Leased Premises by the said Lessees, shall be and remain pledged for the payment of the yearly Rent aforesaid. The underpinning of any Building shall do not be more than three feet higher than the Curb Stone in Cove Street.

And also that in case the yearly Rent aforesaid, or any part thereof, shall be behind & remain due & unpaid for the space of

Ninety days after either of the times whereon the same is appointed to be paid & after the same shall have been demanded of the Lessees or their Assigns, that then in that case it shall be lawful for the said Lessor, his Heirs or Assigns to Re-enter in & upon said Leased Premises & terminate this Lease.

And it is further covenanted by & between the Parties hereto, That upon the termination of the aforesaid term of Ten years, the said Lessees, their Heirs or Assigns shall have the right to renew the aforesaid Lease for a further term of ten years, upon such terms & conditions as the Parties may agree upon, and in case the parties cannot agree, the Rent thereof to be fixed & determined upon by three judicious disinterested Men, one to be chosen by each of the Parties & the two so chosen to chuse the third person, their decision to be final.

And upon the final termination of this Lease, the Rents all being paid up, the Lessees or their Representatives may remove off of said Lot, all Improvements & Buildings put there by said Lessees, within a reasonable time, not to exceed Two Months, paying Rent therefor.

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

Executed in presence of
Nathaniel Searle

Susan Chase. (L.S.)

Albert J. Sheldon. (L.S.)

Preserved W. Arnold. (L.S.)

County of Providence ss. In the City of Providence on this 2d day of March A.D. 1852.
Then personally appeared the above named Susan Chase, Albert J. Sheldon and Preserved W. Arnold, before me and severally acknowledged the preceding Instrument by them signed, to be their free Act and Deed.

Nathaniel Searle
Justice of the Peace.

Recorded March 2, 1852, at 4.50 o'clk P.M.

Witness Albert Pabodie
City Clk

This Indenture

Made the 4th day of March, in the year of our Lord One Thousand Eight Hundred & fifty two, by and between Lydia J. Hopkins Guardian of the person & estate of her son Willet A. Hopkins, both of East Greenwich, County of Kent & State of Rhode Island, & John Le Clarke, of City & County of Providence & State aforesaid. Witnesseth

That the said Lydia J. Hopkins doth hereby lease, demise and let unto the said John Le Clarke, a certain Lot of Land with a two story Dwelling House thereon standing, situated in the City of Providence, being No 28 on Common Street, bounded as follows. Commencing on the Southeast corner & running Westerly on Common Street 50 feet, thence Northerly on Land of James M Turner 100 feet, thence Easterly on Lands of Arnold Mann 50 feet, thence Southerly on Land belonging to the Heirs of the late Peter Pratt 100 feet, to the place of starting; to hold for the term of Two years & six Months from the second day of May One Thousand Eight Hundred & fifty two, the said Lessee yielding & paying therefor, the Rent of

One hundred and ninety Dollars for each and every year. And the said Lessee doth promise to pay the said Rent in quarter yearly payments in equal sums of Forty seven 50/100 Dollars, & to quit & deliver up the premises at the end of the term peaceably & quietly to the Lessor, in as good order & condition, reasonable use & wearing excepted, as they are in at the commencement of said term.

In case that fire or any unavoidable casualty shall happen to said premises, so as to render them unfit for use or habitation, the said Lessor shall cause the same to be immediately repaired, & until such repairs are made, the Rent aforesaid, or a just proportional part thereof, according to the injury sustained, shall be suspended.

To the above conditions the said parties, bind their heirs, Executors, Administrators and Assigns.

In Witness whereof, We set our hands and seals, on the day and year above written.

Witness
Stephen Mowry

Lydia J. Hopkins. (L.S.)

John Le. Clarke. (L.S.)

Providence ss. In the City of Providence March 4th A.D. 1852.
Personally appeared Lydia J. Hopkins & John Le Clarke, Subscribers to the preceding Instrument & severally acknowledged the same to be their free & voluntary Act and Deed. Before me

Stephen Mowry
Justice of the Peace.

Recorded March 4, 1852, at 4.20 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents.

That I, Jefferson Le Kimball of the City & County of Providence & State of Rhode Island, in consideration of the sum of Five Dollars to me paid by Thomas A. Jenckes, & Henry Howard, both of said Providence, & of the uses, purposes & trusts hereinafter mentioned & created, do hereby assign, transfer & convey unto the said Thomas A. Jenckes & Henry Howard their Heirs & Assigns, the following described property.

A certain tract or parcel of Land, situated in Coventry, in the County of Kent, in said State, by estimation fifteen Acres and five Rods be the same more or less, & is bounded as follows, Beginning at the Northwest corner of said Lot, on a Road or Drift Way laid out by John Jenckes & others, thence running Easterly bounding Northerly on Land of Henry Hoyle & Edward Slocum until it comes to Land of Stephen Taft, thence running Southerly bounding on Land of said Taft to Land of Caleb Hilton, thence running in a Northwesterly direction bounding on Land of said Hilton, William Anthony, the Grantor, Charles Greene, William Hammond, Nicholas Austin & Pardon Brown, to Land of Smith Williams, thence bounding Westerly & Southerly on Land of said Williams until it comes to the aforesaid Road or drift way, thence running Northerly bounding Westerly on said Road, to the place of beginning, but however described it is the same Estate conveyed to me by Perez Peck, by Deed dated April 3. A.D. 1840 & recorded in the Coventry Records of Land Evidence, Book 8 1/2 page 617 to which

reference may be had. Also one certain Lot of Land lying in said County & bounded & described as follows, Bounded Westerly on a highway laid out by John Jenks & others. Southerly on the highway leading from Apponaug to Connecticut. Easterly on Lands of Job Hawkins & Northerly on Land of Smith Williams & Catherine Gardner, containing about Ninety four and a half Rods of Land more or less, with a Store, Shed & other Buildings belonging to the same, being the same Estate that I bought of Sylvester Knight, Assignee of Arnold Bowen by Deed dated April 7 1835. & recorded in the Records of Deeds in said County. Book No 20 pages 233 & 234.

Together with all my other Estate both Real & Personal, in possession or action, reversion or remainder wheresoever & howsoever situated; except such as is exempt from attachment by Law.

To Have and to Hold the same to them the said Thomas A Jenckes and Henry Howard, their Heirs, Executors, Administrators & Assigns forever, upon the special trusts nevertheless, that the said Thomas A Jenckes & Henry Howard shall forthwith take possession and seizen of all said property hereby assigned & at such convenient time as to them shall seem meet, either at public or private sale, for the best price that can be procured, shall convert all & singular the premises hereby conveyed into money and shall collect all & singular the sums due me, & shall apply & appropriate the nett proceeds of such sales & collections in manner following, to wit;

They shall first pay all necessary expenses of making and executing this Deed of Assignment & of executing the trusts hereby created & shall retain to themselves a reasonable compensation for the execution of said trusts.

Secondly, The said Thomas A Jenckes & Henry Howard shall next apply & appropriate the net proceeds of such sales & collections, to the payment of the debts due the following named persons & in the order in which they are named, Catharine Gardner. Elizabeth Gardner. Charles Greene. S. C. Armstrong & Son.

Thirdly, The said Thomas A Jenckes and Henry Howard shall next pay and satisfy out of the residue surplus, if any remain in their hands after having done & performed the several things hereinbefore required, all other debts due from me individually, in full if said proceeds shall be sufficient, if not, then rateably.

Fourthly, The said Thomas A Jenckes & Henry Howard shall next pay and satisfy out of the surplus, if any should remain after the payment of the debts last before mentioned, all other debts due & owing by me as Member of any Copartnership, in full if said proceeds shall be sufficient, if not then rateably & in proportion to their respective demands.

Provided however that such of the Creditors mentioned in the third and fourth clauses as shall not within Six Months from the date of this Assignment make & execute a Release of all their claims upon me, shall not be entitled to or receive any dividend or benefit under this Deed of Assignment, but the dividends or the claims & demands of such Creditors shall be paid over to said Assignor or to such person or persons as he shall appoint.

And I do hereby constitute and appoint the said Thomas A Jenckes and Henry Howard, my Attorneys with full power & authority for me & in my name to execute, seal & deliver to any person or persons who may become the purchaser or purchasers of the property hereinbefore assigned, transferred & conveyed, a good & sufficient Deed or Deeds of the same. & to do & perform all Acts proper & necessary in the execution of the Trusts hereby created.

And We, Thomas A Jenckes & Henry Howard, do hereby accept of this Deed and of the trusts hereby created, and do covenant with said Jefferson Le Kimball, that We will faithfully execute the same.

In Testimony whereof, We have hereunto set our hands and seals, this twenty second day of November A.D. 1851.

Executed & delivered in presence of the name "Elizabeth Gardner," & the words "in full if said proceeds shall be sufficient, if not, then rateably" being interlined
Thomas S. Anthony

Jefferson Le Kimball. (L.S.)
T. A. Jenckes. (L.S.)
Henry Howard. (L.S.)

Providence SS. Providence February 25th 1852

Personally appeared the within named Jefferson Le Kimball, Thomas A Jenckes and Henry Howard, and severally acknowledged the foregoing Instrument by them signed, to be their free & voluntary Act & Deed

Before me. Thomas S. Anthony.
Justice of the Peace

Recorded March 11. 1852. at 11.50 o'clk A. M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I, John T. Pitman of Providence, in the State of Rhode Island &c for and in consideration of One Dollar to me in hand paid, the receipt whereof I hereby acknowledge, and am therewith fully satisfied, contented & paid, do hereby sell, assign, transfer & set over unto James Y. Smith of said Providence, in the State aforesaid, the following described property and Rights of Property viz;

Stock in the cotton Factory at Pettyville in the Town of Scituate, lately owned by me in the 1/8 of June last consisting of 1750 pounds of Mule Filling a 21¢ per pound $367.50. & 300 pounds of Mule Warp a 21¢ 63. & 1755 lbs of Warp yarn in section Beams @ 21¢ 368.55 & 2299 lbs of Warp yarn in Looms @ 23¢ 528.77. & 480 lbs yarn on webs not in Looms @ 23¢ $110.40, amounting in all to $1438.22. & also 3636 lbs Cotton in Bale & in process @ 11¢ (June 1st) 399.96 & Stock of goods in Store at said Factory, valued at 600 & Dyes in the Print Works occupied by me in Johnston 1202.70. All my right, title, & interest in & to 221 copper Shells, weighing 1920 lbs a 16¢ 320. & Two Horses and Wagons, 275. & Furniture and Books (deducting therefrom what I am legally entitled to retain) and all my right, title and interest in the Estate of my Wife which she derives from her father the late William Richmond Esq of Providence, deceased, as one of the Heirs at Law.

In Trust, for the same purposes as set forth in a certain Quit-claim Deed, by me made and executed to the said James Y. Smith, under date of the Tenth day of November A.D. 1851, and to which reference is had as a part of the foregoing Bill of Sale.

In Witness whereof, I have hereunto set my hand and

Seal, this Ninth day of December A.D. Eighteen Hundred and Fifty one
Signed, sealed and delivered
in presence of
Joseph S. Pitman. John S. Pitman. (L.S.)

Providence Sc. In Providence this Ninth day of December A.D. 1851.
Then personally appeared the aforenamed John S. Pitman & acknowledged the within
Instrument by him subscribed, to be his free act & deed. hand & seal.
Before me. Joseph S. Pitman.
Justice of the Peace.

Recorded March 13. 1852 at 5 o'clk P.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease.

Made this Ninth day of March A.D. One Thousand Eight Hundred and Fifty two, between Elisha Dyer. of the City of Providence, of the one part, and William O. Darling of said City, of the other part. Witnesseth.

That the said Dyer. for the consideration hereinafter mentioned. hath demised granted. and to Farm let, and doth hereby demise, grant, and to Farm let, unto the said Darling his Executors, Administrators & Assigns.

The Four Stores on West Water Street, in said City. now occupied by W.B. Darling & Co. being Numbers three (3) & four (4) for the transaction of a Commission. Grain, or other business, together with the Wharf privileges of said Stores for their own account and use.

To Have and to Hold said premises for & during the term of Two years from the first day of April A.D. 1852. to terminate and end on the first day of April A.D. 1862.

And the said Darling for himself and for his Executors. Administrators & Assigns doth covenant and agree to pay or cause to be paid to the said Dyer or his Assigns. the sum of Nine hundred Dollars yearly & every year during said term for rent thire of the above named premises, in quarterly payments of Two hundred & twenty five Dollars each, on the first days of April, July, October and January successively to the end of the term of ten years: & in case of failure on his part to pay any quarterly Rent. within ten days subsequent to the prescribed time as above cited, or to conform to all the conditions of this Lease. the said Dyer shall be at liberty to declare this Lease at an end & terminated & thereupon to take immediate possession of the premises, in which case the said Darling shall be considered as a tenant holding over his term.

And the said Darling further covenants and agrees that he will use and improve the premises aforesaid in a becoming & proper manner, not committing any waste or injury thereon. but keeping them in good repair during the continuance of this Lease, and that they will not use any fuel for warming the same but Anthracite Coal. (except for kindling,) nor use or allowed to be used, in said premises, for the purpose of lighting the same, anything but oil, or the gas manufactured by the Providence Gas Company, & at the expiration of this Lease will quietly & peaceable surrender up the possession of the premises to the said Dyer or to his Assigns, in as good order

as they now are, common and ordinary wear and inevitable casualties only excepted

And the said Darling 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 Dyer having been first obtained, & that the said Dyer may enter to view, and make improvements in said premises, as may be necessary or expedient.

And the said Dyer on the conditions and terms above mentioned does hereby agree that the said Darling may use, possess, occupy and enjoy said premises for the term of ten years, commencing & terminating on the dates aforesaid.

It is understood and agreed, that at the signing of this Lease, the North Cellar is and may be occupied by John P. Merriam, for Storage.

In testimony whereof, the parties have hereunto interchangeably set their hands & seals, this Ninth day of March A.D. 1852.
Signed, sealed and delivered
in presence of
Elisha Dyer Jr

Elisha Dyer. (L.S.)
William O. Darling. (L.S.)

Recorded March 15. 1852. at 10. 35 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That We, Sechet Mawran 2d and Abby Whipple Mawran, Wife of said Sechet, of the City of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to us in hand paid by Hope Dorr. Widow of the late Thomas P. Dorr. of Providence, County and State aforesaid, the receipt whereof We do hereby acknowledge, and for other good causes and considerations. have given, granted sold and conveyed, and do hereby give, grant, sell and convey unto the said Hope Dorr. her Heirs and Assigns forever.

All our right, title and interest, claim and property in and to Four Shares in the Capital Stock of the Smithdale Company carrying on business in said Providence and at Smithfield, under their corporate name and style, of whatever property their corporate Stock may be composed, being Four of Seven Shares, bequeathed to the said Abby Whipple Mawran by her late Father Willer Kelley, deceased, and which more conveyed to the said Abby Whipple Mawran by Deed of Abby C. Kelley, Executrix upon the Estate of Willer Kelley deceased, under date of the Twenty eighth day of February A.D. One Thousand Eight Hundred and Fifty, and by Bill of Sale of said Abby C. Kelley, Widow of Willer Kelley, deceased, under date of the Eighteenth day of March A.D. One Thousand Eight Hundred and Fifty

To Have and to Hold the said Four Shares to her the said Hope Dorr. and to her Heirs and Assigns forever.

In Witness whereof. We have hereunto set our hands and seals, this Thirteenth day of March

in the year of our Lord. One Thousand Eight hundred and fifty two.

Signed, Sealed and delivered in presence of Edward C Mauran, Nathaniel Searle — Suchet Mauran 2d. (L.S.) — Abby Whipple Mauran. (L.S.)

County of Providence ss. In the City of Providence in this 15th day of March A.D. 1852. Then personally appeared the above named Suchet Mauran 2d & acknowledged the preceding Instrument by him signed to be his free act & deed. And at the same time & place personally appeared the above named Abby Whipple Mauran, Wife of the said Suchet Mauran 2d, & was examined by me privily & apart from her said husband & after having had the preceding Instrument shown & explained unto her by me, she acknowledged unto me that she signed the same voluntarily & that she did not wish to retract the same.

Nathaniel Searle
Justice of the Peace.

Recorded March 15, 1852. at 11.52 o'clk A.M.

Witness R Albert Pabodie City Clk

Know all men by these Presents,

That We, Suchet Mauran 2d, and Abby Whipple Mauran, Wife of said Suchet, of the City of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations, in consideration of One Dollar to me or us in hand paid by John Carter Brown of Providence, County and State aforesaid, the receipt whereof, We do hereby acknowledge, & for other good causes and considerations, have given, granted, sold & conveyed & do hereby give, grant, sell & convey unto the said John Carter Brown, his Heirs & Assigns forever. All our right, title, and interest, claim and property, in and to Three Shares in the Capital Stock of the Gonsdale Company carrying on business in said Providence & at Smithfield, under their corporate name & style of whatever property their corporate Stock may be composed, being Three of Seven Shares bequeathed to the said Abby Whipple Mauran, by her late Father Wilber Kelly deceased & which were conveyed to the said Abby Whipple Mauran by Deed of Abby & Kelly, Executrix upon the Estate of Wilber Kelly deceased, under date of the Twenty eighth day of February A.D. One Thousand Eight hundred & fifty, & by Bill of Sale of said Abby & Kelly, Widow of Wilber Kelly deceased, under date of the Eighteenth day of March A.D. One Thousand Eight hundred & fifty.

To Have and to Hold the said three Shares to him the said John Carter Brown & to his Heirs & Assigns forever.

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

Signed, Sealed and delivered in presence of Edward C Mauran, Nathaniel Searl — Suchet Mauran 2d. (L.S.) — Abby Whipple Mauran. (L.S.)

County of Providence ss. In the City of Providence on this 15 day of March A.D. 1852. Then personally appeared the above named Suchet Mauran 2d. and

before me and acknowledged the preceding Instrument by him signed to be his free act & deed.

And at the same time & place personally appeared the above named Abby Whipple Mauran, Wife of the said Suchet Mauran 2d, & was examined by me privily & apart from her said husband & after having had the preceding Instrument shown & explained unto her by me, she acknowledged unto me that she understood the same, that it was her free act & Deed, and she declared unto me, that she signed the same voluntarily and that she did not wish to retract the same.

Nathaniel Searle
Justice of the Peace.

Recorded March 15, 1852. at 11.52 o'clk A.M.

Witness the words "me" erased and the words "named style of whatever property their corporate" Albert Pabodie City Clk

Know all men by these Presents

That We, Daniel D Coggeshall & Martha B Coggeshall, Wife of said Daniel D of the City & County of Providence & State of Rhode Island, for & in consideration of the sum of Two Hundred & fifty Dollars to us paid by William B Street of the City & County of Providence aforesaid, the receipt whereof We do hereby acknowledge, do hereby bargain, sell, set over & deliver unto said William B Street, his Heirs & Assigns forever,

The undivided half part of a Blacksmiths Shop, now occupied by said Daniel Coggeshall & said William B Street together, as tenants in common, standing on leased Ground belonging to Anna M & Eliza F Mann, situated on the Southerly side of Cranston Street in said Providence, bounded Northerly on said Cranston Street, twenty two feet four inches, thence running Southerly from said Cranston Street, One hundred & fifty feet, measuring thirteen feet ten inches across the Southerly end of said Lot, being the same that was leased to Benoni Phillips, by said Anna M & Eliza F Mann, as per their Lease of the same, dated March 20th A.D. 1849; Also, the undivided one half part of all the tools, anvils bellows & fixtures of every kind & nature in & about said Shop, now belonging to said Martha B Coggeshall & said William B Street in company, be the same more or less.

To Have & to Hold the same to him the said William B Street, his Executors, administrators & Assigns, to him & them forever.

And We, the said Daniel D & Martha B Coggeshall, for ourselves, our heirs, executors and administrators, will warrant & defend the same to said William B Street, his Heirs & Assigns forever, against the lawful claims and demands of all persons, lawfully claiming the same.

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

Signed, Sealed and delivered in presence of Herbert Knight — Daniel D. Coggeshall. (L.S.) — Martha B. Coggeshall. (L.S.)

Providence ss. In the City of Providence this Fifteenth day of March A.D. 1852. Then personally appeared Daniel D Coggeshall & acknowledged the above written Instrument by him subscribed to be his free Act and Deed & also at the same time personally appeared Martha B Coggeshall, Wife of said Daniel D, and being examined privily & apart from her said husband and hearing said

Instrument shown and explained to her by me, acknowledged the same to be her free Act and Deed, from which she did not wish to retract.

Before me, Robert Knight, Justice of the Peace.

Recorded March 16. 1852. at 8.45 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. Erastus K. Reynolds, of the City and County of Providence, State of Rhode Island, for and in consideration of the sum of Two hundred & ten Dollars, to me paid by Thomas William F. Marshall, of said City of Providence, the receipt of which I hereby acknowledge, have bargained, sold, assigned & conveyed & by these Presents do bargain, sell, assign, convey & set over and deliver to said Marshall of said City of Providence.

All and singular, the right, title and interest that is by me the said Reynolds owned in the copartnership property in the corner of Reynolds, Simmons & Co. Jewellers in said City of Providence, being one undivided third of all property, goods and chattels, machinery and tools for the purpose of manufacturing Jewelry in the Building, situated at the corner of Page & Clifford Street in said City of Providence, now owned by said W F Marshall.

To Have and to Hold the aforesaid property, goods, chattels, tools as aforesaid to him said William F Marshall & to his heirs and Assigns, to his & their sole use & benefit forever.

And I. said Erastus K Reynolds do covenant to and with said William F Marshall, that I have good right and title to sell & convey the property aforesaid, that I am the true & lawful owner thereof, that the same is free from all incumbrances, that I will forever warrant & defend the same to him said William F Marshall, his Heirs and Assigns, against the lawful claims and demands of all persons whatever.

In Witness whereof, I have hereunto set my hand & seal, this Fifteenth day of March A.D. One Thousand Eight hundred and fifty two.

In presence of
E. W. Simmons

E. K. Reynolds.

Recorded March 16. 1852. at 9.45 o'clk A.M.

Witness word "Thomas" erased Albert Pabodie City Clk

Know all men by these Presents.

That I. George M. Richmond, of the City and County of Providence, in the State of Rhode Island, in consideration of One Dollar paid to me by Wingate Hayes, of said Providence, & in consideration of the trusts herein created by him to be performed, do hereby give, grant, bargain, sell, convey, assign, transfer & set over to said Wingate Hayes,

All my Estate & Property, real, personal & mixed, of every kind & nature whatsoever & wheresoever the same may be situated.

To Have and to Hold the same to him the said Wingate Hayes, his Heirs & Assigns forever: in trust nevertheless, for the following uses and purposes, namely. to sell & dispose of all the same at public or private sale in his discretion for the best advantage of all interested, and to collect the proceeds, and after paying thereout all the expenses of drawing and executing this Assignment and the trusts hereby created, and a reasonable compensation to himself, then out of the residue to pay

First, all my individual debts and liabilities in full, and if not enough to pay all in full, then ratably and proportionably.

Second, After paying the preceding in full, then out of the residue to pay ratably and proportionably, if not enough to pay in full, all the Creditors of Richmond & Carr, a firm composed of Geo. M Richmond & Vincent Carr, as shall on or before the Ninetieth day of June next, sign, seal, execute and deliver to said Geo. M Richmond a full and absolute release and discharge of all their claims and demands against said Richmond & Carr.

Third, And after paying all the preceding in the order and manner herein provided, then to pay all the surplus if any to me, the said Assignor.

In testimony whereof, I have hereunto set my hand & seal, this Sixteenth day of March, in the year of our Lord. One Thousand Eight hundred and fifty two.

Signed, Sealed and delivered
in presence of
Samuel S. Sittell

George M. Richmond.

Providence ss. Providence March 16. 1852.

Then personally appeared the within named George M Richmond & acknowledged the within Instrument by him signed, to be his free & voluntary Act and Deed.

Before me. Thomas C. Greene.
Justice of the Peace.

Recorded March 16. 1852, at 11.43 o'clk A.M.

Witness Albert Pabodie City Clk

Whereas Alexander Duncan of Providence is the owner of certain Lots of Lands in said City being Nos One (1) and Two (2) on a Plat of the Long Wharf Estate made under the direction of J Blesmith, A Pierce & John H Ormsbee, Trustees, by Schubarth & Haines, Providence March 13, 1851, which Plat is recorded in the City Clerks Office in said Providence in Book of Plats No 3, page 13, and is about to erect a permanent Building thereon and being desirous of placing the West Walls of said Building upon the dividing line between his said Lots 1 & 2 of No three (3) on said Plat owned by William M Bailey and Charles H Mason, doing business under the firm of Bailey & Mason of said City.

Now Therefore, it is agreed by the said Duncan on the one part and by the said Bailey & Mason of the other part as follows The said party of the first part shall cause the foundations of the West Walls of his contemplated Building to be laid on the dividing line between the said Estates, projecting an equal distance on each side of said line, which said foundations shall be on piles of Stone of sufficient length & twelve inches thick. The Cellar wall shall be of Stone & Two feet & six inches thick laid in Cement as high as high water mark from the bottom. The other partitions of said Walls shall be of well burnt brick, the first story sixteen inches thick & the other stories respectively twelve inches thick, with suitable projections at such places as the said Bailey & Mason or their Assigns may designate before the construction of said Walls for the support of the floors of the building which may hereafter be erected on the Lot of said parties of the second part and also with such fastenings for the floors & roof of such adjoining Building as said parties of the second part or their Assigns may furnish, all which is to be done at the expense of said party of the first part.

And that at such time hereafter as the said parties of the second part, their Heirs or Assigns shall improve said Wall for any permanent Building of brick or stone, the said parties of the second part shall upon the completion of the roof of said Building forthwith pay the said party of the first part or his legal Representative the one half part of all the expense of said foundation, of the erection of said Walls and of the materials, which amount shall be ascertained & decided by Gilmore & Hunt & Asa Pierce whose decision in the matter shall over their signatures be added to form a part of this agreement & shall be final & binding upon the parties hereto their heirs and Assigns.

In testimony whereof, the parties hereto of the first and second parts have interchangeably set their hands & seals this day of March A.D. 1852.

The words "of sufficient length" & "twelve" interlined before Signing
in presence of
Albert T Gallup

W. M. Bailey. (L.S.)
C. H. Mason. (L.S.)
Bailey & Mason. (L.S.)
Alex Duncan (L.S.)
By his Atty
C. H. Dabney.

Recorded March 20. 1852, at 11.25 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Sylvester Hartshorn of the City and County of Providence in the State of Rhode Island, Assignee of Darius Sessions, of Cranston in said County of Providence, by virtue of the aforesaid Assignment for in consideration of the sum of Four Dollars to me paid by Rosamond H. Sessions, Eliza G Sessions, Rebecca G Sessions and Anna M Sessions, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed by these Presents do Remise, Release and forever Quitclaim to them the said Rosamond H, Eliza G, Rebecca G, and Anna M Sessions, and to their Heirs & Assigns forever,

All the right, title, interest and property, claim and demands which the said Darius Sessions had on the twenty second day of March A.D. 1851, being a life Estate only of said Darius, or which I, the said Sylvester Hartshorn as Assignee as aforesaid, now have in and to One certain Lot of Land & parcel of Ground with the Buildings & Improvements thereon, situate in the City of Providence, and the corner of Washington & Clemence Streets, bounded Southerly on Washington Street, Westerly on Clemence Street, Northerly on Land of the Heirs of John W Vose, deceased and Easterly on Land now or lately owned by William Richmond 2d or his Heirs, said premises are liable and subject for the payment of the sums of Money due on two Mortgages thereon Viz: One Mortgage given to Leonard S Manning and one other Mortgage given to Darius S Skinner.

To Have and to Hold the same with all the rights, privileges and appurtenances thereto belonging to them the said Rosamond H, Eliza G, Rebecca G and Anna M Sessions, their Heirs and Assigns, to them & their use & benefit forever.

In Witness whereof, I have hereunto set my hand and seal, at Providence, this Thirteenth day of March, One Thousand Eight Hundred and fifty two. (1852)

Signed, Sealed and delivered
in presence of
William Sanford

Sylvester Hartshorn. (L.S.)
Assignee to Darius Sessions.

Providence SS. In the City of Providence in this 17 day of March 1852.

Then personally appeared the above named Sylvester Hartshorn & acknowledged the preceding Instrument by him signed as Assignee of Darius Sessions to be his free Act & Deed.

Before me, William Sanford
Justice of the Peace.

Recorded March 20. 1852, at 12 1/4 o'clk P.M.

Witness words "of Land" erased by Albert Pabodie City Clk

This Indenture

Made and executed between Henry Le Borron, of Providence, Guardian of the persons and Estate of Harriet H Borron & Lucy Haskell & Trustee of Benjamin Haskell, of the one part and Arba B Dike, of said Providence, of the other part. Witnesseth

That the said Henry Le Borron, for the consideration hereafter mentioned, hath demised, granted & to farm let, & doth hereby demise, grant & to farm let unto said Arba B Dike, his Executors, Administrators & Assigns, the following described estate, to wit: that part of the Lot of Land situate on the corner of Charles & Randall Streets, near Randalls Bridge, being part of the Haskell Estates on which is now standing the Grocery Store occupied by Sayles Walling measuring Sixteen feet on Charles Street, and forty five feet on Randall Street.

To Have and to Hold the said demised premises with the appurtenances for and during the term of Five years from the day of the date of these Presents fully to be complete and ended with the privilege to renew the same for another term of Five years, the Rent thereof to be agreed upon at that time. And when the second term expires to continue the same for another term of Five years at such Rent as the parties may agree if they cannot agree at the end of either of said terms they may & select two persons who shall fix the amount of said Rent.

And it is further understood and agreed that when the said Arba B Dike shall vacate said premises he shall have the liberty and right to remove said Building from said premises as soon thereafter as may be practicable. And the said Arba B Dike for himself, his Executors & Administrators doth covenant & agree to pay or cause to be paid to the said Henry Le Borron Guardian & Trustee as aforesaid, the sum of Twenty Dollars per annum during said term of Five years & so much annually thereafter as may be agreed between the parties to this Lease.

In Witness whereof, the parties have hereunto set their hands and seals, this First day of July A.D. 1850.

Henry Le Borron. (D)
Guardian & Trustee.

In presence of
W. A. J. Thayer.
Nathl Searle

A. B. Dike. (D)

County of Providence S. In the City of Providence on this 13th day of July A.D. 1850. Then personally appeared the above named Henry Le Borron & Arba B Dike, before me and severally acknowledged the preceding Instrument by them signed, to be their free Act & Deed.

Nathaniel Searle
Public Notary.

Know all men by these Presents

That I, Arba B Dike, of the City and County of Providence & State of Rhode Island the Lessee named in the preceding Lease from Henry Le Borron, for & in consideration of the sum of One Dollar, to me paid by Sayles Walling of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver to the said Sayles Walling & to his Heirs & Assigns,

All my right, title, interest, property

claim and demand in & to the preceding Lease & to the Premises therein described.

To Have & to Hold the same with all the rights, privileges and appurtenances thereof, to him the said Sayles Walling & to his Heirs, Executors, Administrators & Assigns, for & during the remainder of the unexpired term in said Lease mentioned. He the said Sayles Walling, or his Heirs, Executors, Administrators or Assigns, paying all the Rents and performing all the covenants, as required to be paid & performed by me the said Arba B Dike.

In Witness whereof, I have hereunto set my hand and seal, on this Twenty third day of March A.D. One Thousand Eight Hundred and Fifty two (1852)

Executed in presence of
Nathaniel Searle

A. B. Dike. (D)

County of Providence S. In the City of Providence on this 24th day of March A.D. 1852. Then personally appeared the above named Arba B Dike before me & acknowledged the preceding Instrument by him signed, to be his free Act & Deed.

Nathaniel Searle
Justice of the Peace.

Recorded March 24, 1852, at 11.05 o'clk A.M.

Witness word "sign" erased
Albert Pabodie
City Clk

Know all men by these Presents,

That I, Arba B Dike, of the City and County of Providence, in the State of Rhode Island, for & in consideration of the sum of Four Hundred Dollars to me paid by Sayles Walling of said City of Providence, the receipt whereof is hereby acknowledged, have bargained, sold set over & delivered, by these Presents do bargain, sell, convey, set over & deliver to the said Sayles Walling,

A certain Building, erected by Whipple Walling & now used & occupied by the said Sayles Walling, as a Grocery Store, standing on the corner of Charles & Randall Streets near Randalls Bridge, on Land leased of Henry Le Borron, Guardian & Trustee of Lucy Haskell & Benjamin Haskell, to the said Arba B Dike, by Lease dated July 1st A.D. 1850.

Reference to said Lease being had.

To Have and to Hold said bargained Premises, to him the said Sayles Walling, his Heirs, Executors, Administrators & Assigns, to his & their sole use & benefit forever.

And I, the said Arba B Dike, for myself, my heirs, executors & administrators do covenant to with the said Sayles Walling his Heirs & Assigns, that I am lawfully possessed of the aforegranted premises, that I have a good right to sell & convey the same as aforesaid, that the same are free and clear of all incumbrances, & that I will forever Warrant & defend the same to him the said Sayles Walling his Heirs & Assigns against the lawful claims & demands of all & every person or persons whatsoever.

In Witness whereof, I have hereunto set my hand & seal, on this Twenty third day of March A.D. One Thousand Eight Hundred & fifty two (1852)

Signed, sealed & delivered in presence of
Nathaniel Searle

A. B. Dike. (D)

Recorded March 24. 1852. at 11.10 o'clk A.M.

Witness N

Albert Pabodie
City Clk

Know all men by these Presents.

That I, Ezra R. Wilber, of Providence, in the County of Providence, in consideration of the sum of One Dollar to me in hands paid by Wingate Hayes of said Providence, & in consideration of the Trusts hereinafter mentioned, do hereby give, grant, bargain, sell, assign & convey unto the said Wingate Hayes. All my estate Real & Personal, wheresoever the same may be, excepting what is exempted from attachment by Law:

To Have and to Hold the same to him the said Wingate Hayes in trust for the purposes following to wit; 1st, to pay all the expenses of making this Deed & executing this trust, & to take a reasonable sum for executing the duties of this trust.

Second, out of the rest & residue of my estate, to pay Bradford & Hoall, the amount which shall be due to them from me.

Third out of the rest & residue of my estate to pay all my remaining creditors in proportion to their respective demands.

In Witness whereof, I have hereunto set my hand and seal, at said Providence this Twenty third day of March A.D. Eighteen hundred and fifty two.

Signed, sealed & delivered in presence of the word "executing," on 17th line from top 1st interlined. Wm. E. Peck.

Ezra R. Wilber. (L.S.)

Providence ss. In the City of Providence this 23d day of March A.D. 1852.

Then personally appeared the above named Ezra R. Wilber & acknowledged the foregoing Instrument by him signed to be his free Act and Deed

Before me, Wm. E. Peck.
Justice of the Peace.

Recorded March 24. 1852. at 12 1/4 o'clk P.M.

Witness Albert Pabodie
City Clk

This Indenture

Made between Benjamin G. Pabodie of the City and County of Providence, and State of Rhode Islands, of the one part and Fitz James Rice and George W. Haymond, of the City County of Providence and State aforesaid, doing business together in company, under the firm & name of Rice & Haymond, of the other part, Witnesseth;

That the said Pabodie for the consideration hereinafter named, hath demised, granted & to farm let and doth hereby demise, grant & to farm let, unto the said Rice & Haymond, their Executors, Administrators and Assigns.

A certain Lot of Land, situated on the West side of the River in said Providence & on the Westerly side and adjoining Pearl Street, bounded Easterly on said Pearl Street, Fifty feet; Southerly on Land of Benjamin G. Wood, One hundred feet; Westerly on Land of J. Snow & others, Fifty feet; and Northerly on Land of said Rice & Haymond, One hundred feet; being Lot No 43 (forty three)

on a Plat of House Lots lately belonging to the Heirs of the Hon James Fenner deceased, reference to said Plat being had, with all the privileges and appurtenances thereunto belonging.

To Have and to Hold the said demised premises with their appurtenances, for and during the term of Six years from the day of the date hereof (of these Presents) fully to be complete and ended.

And the said Rice and Haymond for themselves, their Executors & administrators do hereby covenant & agree to pay or cause to be paid to the said Pabodie, his Heirs or Assigns, as Rent for the same, the sum of Twenty five Dollars per year to be paid quarterly in equal quarterly payments of Six Dollars, Twenty five cents each, the first quarterly payment whereof to be made on the twenty sixth day of February next (1853) and so on in like manner from quarter to quarter, during said term of Six years from the date hereof, as aforesaid.

And the said Pabodie for himself, his Heirs, executors and administrators, covenants & agrees to sell said Lot of Land to said Rice & Haymond their Heirs, Executors, Administrators or Assigns, at any time within said Six years, (if they shall choose to purchase the same, to be optional with them) for the sum of Six hundred Dollars, & to execute, seal & deliver to said Rice & Haymond or to their Heirs or Assigns, a good and valid Deed of the same whenever they are ready to pay the Six hundred Dollars as aforesaid. The Deed to be such an one as will convey to said Rice & Haymond or to their Heirs & Assigns, a good and absolute Estate in fee simple, in the premises.

In Witness whereof, We, the said parties have hereunto set our hands and seals, this twenty sixth day of November, in the year of our Lord, Eighteen hundred & fifty nine.

Signed, sealed and delivered in presence of Robert Knight

B. G. Pabodie. (L.S.)

Fitz James Rice. (L.S.)

George W. Haymond. (L.S.)

Providence ss. In the City of Providence March 26. A.D. 1852.

Then personally appeared the aforenamed Benjamin G. Pabodie, George W. Haymond and Fitz James Rice, parties and subscribers to the aforegoing Lease, and severally acknowledged the same to be their free Act & Deed, hands and seals.

Before me, Robert Knight
Justice of the Peace.

Recorded March 29. 1852. at 2.05 o'clk P.M.

Witness Albert Pabodie
City Clerk

This agreement

Made and entered into the twentieth day of March, in the year of our Lord One Thousand Eight Hundred and fifty two, between Alexander Duncan & Sarah Duncan, his Wife, Trustees appointed by the last Will & Testament of Leyms Butler late of Providence Rhode Island, deceased of the first part and Philip Allen Jr. Horatio Burke and A. L. Mason, doing business under the Name, Style & Firm of The Elm Street Manufacturing Company of the second part Witnesseth.

That the said Parties of the first part in consideration of the Covenants and Agreements Hereinafter contained agree to sell unto the said parties of the second part, all those certain Lots, pieces or parcels of Lands situated in the Fifth Ward in the City of Providence, to wit: Lot Number Seventy one (71) on the South side of Bassett Street, together with a triangular piece of Land adjoining said Lot in the rear thereof, being Eighteen feet in width on the Southerly side of said Triangular piece is the same triangular piece of Land conveyed to the said Leyms Butler deceased, by Stephen Horton, Excepting & reserving from said Lot No 71 so much thereof as was conveyed by the said Leyms Butler deceased to said Stephen Horton and being a small triangular piece of Land from the North side of said Lot fronting on Bassett Street, Seventeen feet.

Also Lot Number Seventy three (73) on the South side of Bassett Street and East of Butler Street, being thirty five feet front on said Bassett Street, the said Lots No 71 & 73 are known & distinguished as being a part of the "Field Land", so called for the sum of Thirty five hundred Dollars,

And the said Parties of the second part in consideration of the premises agree to pay to the said Alexander Duncan & Sarah Duncan, his Wife, Trustees as aforesaid the sum of Thirty five hundred Dollars in manner following Viz: On or before the expiration of Five years from the date of these Presents, with Interest at Six per centum per annum to be computed from the date of these Presents & paid semi annually, to wit, on the twentieth day of September next & semi annually thereafter. The said parties of the second part also agree to pay all taxes ordinary & extraordinary that may be levied or assessed upon said premises subsequent to the date of this Agreement

And the said parties of the first part also agree that on receiving the said sum of Thirty five hundred Dollars, with the interest thereon at the times, & in the manner above stated & the payment of the taxes as aforesaid, they will execute & deliver to the said parties of the second part a good & sufficient Deed conveying & assuring to them the said parties of the second part the fee simple of the said premises free from all incumbrances

It is understood that the stipulations aforesaid are to apply to, & to bind the Heirs Executors, administrators & Assigns of the respective parties, and that the parties of the second part are to have the immediate possession of the premises.

In Witness whereof, the parties to this agreement have hereunto set their hands & seals, the day & year first above written.

Signed, sealed and delivered
in presence of

Alex Duncan (L.S.)
Sarah Duncan (L.S.)
Philip Allen Jr. (L.S.)
Horatio Burke. (L.S.)
A. L. Mason. (L.S.)

N.B. The acknowledgment by the parties to the preceding Agreement is recorded on page 23. of this Book

Recorded the preceding agreement March 29. 1852. at 4. 55 o'clk P.M.

Witness Albert Pabodie City Clerk

We, William E. Richmond and Earl Carpenter of Providence Rhode Island, in consideration of One Dollar unto us well & truly paid by the Roarson Fountain Society, a company legally incorporated and established in said Providence, have given, granted, bargained and sold, & hereby give, grant, bargain, sell & convey unto the said Roarson Fountain Society, their Successors and Assigns forever.

A certain Triangular piece of Land on the Westerly side of Dean Street in said Providence, bounded Northerly by a line to range with the Northerly line of Fountain Street next below Dean Street, Westerly by Lands of the said Roarson Fountain Society & of Joseph & Burrows & Son, Easterly by Dean Street.

And I Sarah Ann, Wife of Earl Carpenter for the consideration aforesaid, do hereby Remise, Release & forever Quitclaim unto the said Roarson Fountain Society, their Successors & Assigns, all my Right & Possibility of Dower in the demised premises.

To Have and to Hold the said demised premises and the rights and privileges thereof, to them the said Roarson Fountain Society, their Successors & Assigns to their sole & proper use, benefit & behoof forever.

Witness our hands and seals, January twenty sixth A.D. One Thousand Eight Hundred & fifty two.

In presence of
Witness is Wm E Richmond
Geo C. Arnold.
Witness is Earl & Sarah A Carpenter
Chas E Carpenter

Wm. E. Richmond. (L.S.)
Earl Carpenter. (L.S.)
Sarah A. Carpenter. (L.S.)

Providence Sc. In Providence this 12th day of March A.D. 1852.

Then personally appeared the above named William E Richmond and Earl Carpenter and acknowledged the above written Deed by them signed, to be their free Act and Deed.

Before me. Caesar A. Updike.
Justice of the Peace.

Recorded March 29. 1852. at 4 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That I. James W. Arnold and Mehetabel Arnold of Warwick, Rhode Island. for and in consideration of One Dollar to us paid by the Ranson Fountain Society, of Providence, Rhode Island. the receipt thereof We do hereby acknowledge. have remised released and forever Quitclaim, & by these Presents do Remise, Release and forever Quitclaim unto them the said Ranson Fountain Society, their 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 and to a certain "Gangway or Passage Six feet wide. for the purpose of watering Cattle", situated in said Providence, as described in the Partition Deed. between Allen Peck and Wife and Oliver Carpenter and Wife. and recorded in the Providence Records Book 60 page 484. to which reference is here made.

To Have and to Hold the same, with all the rights, privileges and appurtenances thereof, or thereunto appertaining to them the said Ranson Fountain Society, their Successors & Assigns forever.

In Testimony whereof. We have hereunto set our hands and seals. this twenty sixth day of January, in the year of our Lord. One Thousand, Eight hundred and fifty two (1852)

Signed sealed and delivered
in presence of
William Carder
William W. Arnold

Jas W. Arnold. (L)
Mehetabel Arnold. (L)

Warwick. Kent County Sc. Kent. In Warwick this Twenty fifth day of January A.D. 1852.

Then James W. Arnold before me. acknowledged the foregoing to be his free act and Deed.

And at the same time and place Mehetabel Arnold. Wife of said James W. Arnold. being examined privily and apart from her said Husband, and having said Instrument explained to her by me. acknowledged the same to be her free act and Deed. from which she did not wish to retract.

Before me. William Carder
Justice Peace.

Recorded March 29. 1852. at 7 o'clk P. M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That We. The Ranson Fountain Society legally incorporated and established in Providence Rhode Island. in consideration of One Dollar unto us well & truly paid by Josiah Aldrich Treasurer of the City of Providence, a City legally incorporated and established. have given. granted. bargained & sold & hereby give, grant, bargain sell & convey unto the said City of Providence & unto its Successors forever.

A certain Strip of Land in Ranson Fountain Valley in said City of Providence. bounded & described as follows: Begin on the line between the Land of the said Ranson Fountain Society, & of James W. Arnold & Wife, in the Northerly line of Fountain Street, as said through the Lands of said Arnold & Wife, & run North eighty one degrees East. Three hundred & twenty one feet, six inches: then a straight line to the Southwest corner of a Lot of Land described in a Deed from Richmond & Carpenter to John Croston, now belonging to Marshall B Mead: then Easterly bounded Northerly on said Meads Lot to Dean Street: then Southerly with the Westerly line of Dean Street to a point of said line to range with the Southerly line of Fountain Street next below Dean Street: then Westerly parallel with the two first courses & Fifty feet Southerly therefrom respectively. to a point Fifty feet Southerly from the place of beginning. then Northerly on the line between the said Ranson Fountain Society Land, & the Lands of the said Arnold & Wife. Fifty feet to said place of beginning.

To Have and to Hold the said Strip of Land, being Fifty feet wide at Right Angles in all its parts, and intended to connect the upper and lower parts of Fountain Street, to the said City of Providence, and its Successors forever. to be used and improved as and for a public Street or Highway, and for no other use or purpose whatever.

Witness our corporate seal, and the signature of Thomas C Burgess. our Treasurer hereto affixed, on the Twenty ninth day of March A.D. One Thousand. Eight hundred and fifty two. (1852)

In presence of
Thomas C Greene

Ranson Fountain Society. (L)
By Thomas C Burgess.
Treasurer

Providence Ss. In the City of Providence this Twenty ninth day of March A.D. Eighteen hundred and fifty two. personally appeared the Ranson Fountain Society by Thomas Burgess its Treasurer. acknowledged the aforegoing Instrument by him signed to be the free act & Deed of the said Ranson Fountain Society.

Before me Thomas C Greene
Justice of the Peace.

Recorded March 29. 1852. at 7½ o'clk P. M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That We Samuel J Starkey and William Norton, of the City and County of Providence and State of Rhode Island, by our Attorney Henry P Knight, of the City of Providence aforesaid, who was substituted and appointed as such by William W Andrews of Hayesville, County of Lancaster and State of Pennsylvania; the said Andrews having been appointed our Attorney with power of substitution and revocation, by a certain written Instrument, executed by us, under our hands and seals, dated January 13 A.D. 1848, & duly recorded in Book No 4 page 432, of the Records of Mortgages in personal property, of the City of Providence, Reference thereto being had. For and in consideration of Five hundred (200) Dollars to us paid by James Norton, of the City and County of Providence aforesaid, the receipt whereof We do hereby acknowledge, do hereby bargain sell, set over & deliver unto him the said James Norton, his Heirs and Assigns,

One certain House Carpenters Shop, standing on a Lot of Land leased by us of J Nightingale and others, situate on Peck's Wharf in said Providence, being Building Numbered 17, on said Peck's Wharf, & formerly occupied by us as a Carpenters Shop, Also all our right, title, and interest in and to the Lease of the Lot of Land on which said Carpenters Shop stands.

To Have and to Hold the same with all the privileges and appurtenances thereof, to him the said James Norton, his Heirs, executors, administrators & assigns, to his & their sole use forever.

In Witness whereof, We the said James J. Starkey and William Norton by our said Attorney Henry P Knight, have hereunto set our hands and seals, this Twenty fifth day of March, in the year of our Lord Eighteen hundred and fifty two.

Signed, sealed and delivered in presence of
Robt Knight

Samuel J. Starkey. (L.S.)
William Norton. (L.S.)
By their Attorney
Henry P Knight. (L.S.)

Providence S. In the City of Providence this Twenty fifth day of March A.D. 1852. Then personally appeared before me the aforenamed Henry P Knight, & acknowledged the aforegoing written Instrument by him signed as Attorney for said Starkey & Norton, to be his free Act & Deed, & the free Act & Deed of the said Starkey & Norton.

Before me, Robt Knight.
Justice of the Peace.

Recorded March 30. 1852. at 2¼ o'clk P. M.

Witness "said" interlined
Albert Pabodie
City Clerk

Know all men by these Presents,

That I, Wright Curtis of the City and County of Worcester & Commonwealth of Massachusetts, do hereby constitute & appoint my Bro. James M Curtis, of said City of Worcester, my true & lawful Attorney for me and in my name to collect and receive the amount of principal and interest outstanding and remaining unpaid upon a certain Note for One Thousand Dollars made by Wm Whipple Brown, of the City of Providence, State of Rhode Island, to Le Mumford Brown, dated December 11. A.D. 1848. and by said Le Mumford Brown, sold and transferred to me, and to cancel, give up or transfer by endorsment said Note, saving me from all recourse in case of such endorsment, and also to make and execute a legal discharge of the Mortgage of a certain House and Lot situated on Planet Street, in said City of Providence, or transfer the same by assignment, which Mortgage was given as collateral security for the payment of said Note; and generally to do and perform all such Matters, Acts and things as may be necessary or expedient for the complete and effectual execution of the authority herinbefore granted, as fully as I might and could do if I were personally present; hereby ratifying and confirming all the Acts of my said Attorney done by virtue and in pursuance of these Presents.

Witness my Hand and seal at Worcester aforesaid.
March 30 A.D. 1852.

Attest
Wm B Mayrell

Wright Curtis. (L.S.)

Worcester S. March 30th 1852.
Then the above named Wright Curtis personally appeared acknowledged the foregoing Instrument to be his free Act & Deed.

Before me, Wm B. Mayrell.
Justice of the Peace.

Recorded March 30. 1852. at 4¼ o'clk P. M.

Witness "appeared" erased
Albert Pabodie City Clerk

This Indenture

Made and executed this Twenty eighth day of January A.D. Eighteen hundred and fifty two by and between Benjamin H Aldrich of Providence, in the County of Providence & State of Rhode Island of the one part & John F Hawkins of said Providence, of the other part. Witnesseth,

That I the said Benjamin H Aldrich, for and in consideration of the sum of Three hundred Dollars to be paid me as hereinafter mentioned, have agreed to farm let, & by these Presents do farm let unto said John F Hawkins,

Certain Lots of Land, situate in the Northerly part of said Providence and are bounded & described as follows, Viz. the first Lot is situate on Olney Street, being Lot No 1 (One) in a Plat of Lots on Olney Street &c made by Charles Potter April 26. 1847. & recorded in the City Clerks Office, in Book No 1 page 114. Said Lot is

Forty seven and three quarters feet in front and rear and Ninety feet in depth and is bounded Southerly by Olney Street, Easterly by Lot No (2) Two, Northerly by Lot No 5 (Five) and Westerly by a Lot of Land belonging to Thomas C Hoxsey, as delineated on said Plat.

The other Lot is No 2 (two) on said Plat & is bounded Southerly by Olney Street, Forty feet, Easterly on a Thirty feet Street, Ninety feet, Northerly by Lot No 5 (Five) Forty feet, & Westerly by Lot No 1 (One) on said Plat, Ninety feet.

To Have and to Hold the same for and during the term of Five years from the date hereof, which term will end on the Twenty eighth day of January A.D. 1857. then to be complete & ended.

And I, the said John F. Hawkins agree to pay to said Benjamin H. Aldrich Sixty Dollars at the expiration of each & every year during said term, for the yearly Rent of said Land, & any Building or Buildings that I may erect or remove on to said Land I hereby pledge, & they shall be holden by & pledged to said Aldrich for the payment of said Rent, and in case said Rent shall not be paid within Ten day after the same shall become due, if demanded, the Lessor may reenter & take possession of said Land and this Lease shall be void, & the Lessee does hereby authorize & empower the Lessor to sell at public Auction at any time after the breach of the condition hereof, first giving three weeks notice thereof in one of the public Newspapers printed in said Providence, all the Buildings that may stand on said Lands, & to receive of & from the purchaser or purchasers thereof, the amount the same shall be sold for and upon receipt of the same to pay whatever Rent may be due for said Land, together with the expenses incident to such sale, paying over to me, or my legal Representatives, the surplus if any shall remain after paying the sums aforesaid.

And I said Hawkins agree to pay all the Taxes that may be assessed on said Land during said term & to deliver up to said Aldrich peaceable & quiet possession of said Land on the 28th day of January 1857. or the earlier determination of this Lease in as good order as it is now. And I said Aldrich hereby covenant & agree with said Hawkins that I will sell and convey said Land to him at any time before the termination of this Lease if he will pay me One Thousand Dollars for the same, & pay all the Taxes that may be assessed on the same & all the Rent that may be due up to the day of such sale.

Said Benjamin H Aldrich engages that said John F Hawkins by performing the covenants & agreements on his part to be done & performed, shall quietly enjoy the premises during said term, free from the adverse claims of all persons. And all the grants, covenants & conditions herein contained, shall extend to & be binding on the legal Representatives of the parties respectively as well as themselves.

In Testimony whereof, We hereunto set our hands and seals, the day & year first aforewritten.

Signed, Sealed ~~and delivered~~ in presence of
Stephen Martin

Benjamin H. Aldrich. (L.S.)

John F. Hawkins. (L.S.)

Providence ss. In the City of Providence February 7. A.D. 1852.

Personally appeared Benjamin H Aldrich & John F Hawkins, subscribers to the preceding Instrument & severally acknowledged the same to be their free act & deed.

Before me Stephen Martin
Justice of the Peace.

Recorded April 1. 1852. at 11 o'clk P.M. word "the" and delivered erased

Witness Albert Pabodie City Clk

This Indenture of Lease

Made, entered into & executed this First day of April, in the year of our Lord One Thousand Eight hundred fifty two. by and between Caleb Waterman of Coventry, in the County of Kent & State of Rhode Island &c. of the one part, and Susan C Fisher, Wife of Weston A Fisher, of the City and County of Providence & State aforesaid, of the other part. Witnesseth.

That I, the said Caleb Waterman for and in consideration of the Rents and Covenants hereinafter named and contained on the part of the said Susan C Fisher, Her Executors, administrators & Assigns to be paid, kept & performed as hath demised, leased & to farm let unto her the said Susan C Fisher, Her heirs, executors, administrators & Assigns.

One certain Lot of Land situate on the Southerly side of Waterman Street, in said City of Providence & is the Lot No 108. (One hundred eight) on a Plat of the Land of the late Richard Waterman of Coventry aforesaid, situate in the said City of Providence, which Plat is on Record in the City Clerks office in said Providence, in Book of Plats No 3. page 77. of the City Records. Which said Lot fronts said Waterman Street, Forty feet and extends back Southerly & Land of the late Wm & Ives, about One hundred twenty nine feet.

To Have and to Hold the same with all the privileges thereof or thereunto belonging, to her the said Susan C Fisher, Her Heirs and Assigns, for and during the full and entire term of Ninety five years from the first day of April, in the year of One Thousand Eight hundred and fifty two.

And it is agreed by and between the parties hereunto in manner following. That the said Susan C Fisher, Her heirs, executors, administrators & assigns shall pay or cause to be paid as a Rent, for the first year, Viz, on the first day of April One Thousand Eight Hundred and fifty three, the sum of Ten Dollars, & for the then next succeeding term of Fourteen years or until the first day of April in the year One Thousand Eight hundred & sixty seven, the annual or yearly Rent is to be Fifty Dollars & to be payable on the first day of April in each year.

That at the expiration of Fifteen years of said term & on the expiration of every subsequent period of Ten years during said term, the price or rates of the yearly Rent for the then next ensuing period of Ten years (in case the parties cannot agree) shall be fixed & determined by three Judicious & disinterested Men, one to be chosen by each of the parties & the third by the two so chosen, & their decision or either two of them agreeing, shall be binding & conclusive upon the parties hereunto.

That in case any Rent accruing under this Lease shall remain unpaid for the term of Twelve Months, the said Caleb Waterman, his Heirs & Assigns may at his or their election enter upon said premises & terminate this Lease, and in case of any delay in the payment of any Rent as aforesaid, Interest shall be charged and allowed thereon up to the time of payment.

That the said Susan C Fisher, Her heirs, executors, administrators & Assigns shall pay or cause to be paid at the time & times that the same shall respectively become due & payable, all Taxes that may at any time during said term, be assessed upon said premises.

That the Buildings & Improvements which may at any time during said term be erected or placed upon said Lot, shall be pledged as surety for the payment of all Rent & Taxes as aforesaid.

That the said Susan C Fisher, Her Heirs, executors, administrators and Assigns shall have the right and liberty (provided all Rents and

Taxes as aforesaid, be first paid) at the expiration of any of the periods of said term as aforesaid. to remove the Dwelling House & other Buildings & Improvements that may at that time be standing upon said Lott & thereupon terminate this Lease.

That the said Caleb Waterman his heirs and Assigns shall at the expiration of the aforenamed term of Ninety five years, purchase the Buildings & Improvements that may at that time be standing upon said Lot at such price as shall be fixed & determined by three such judicious & disinterested Men as shall be chosen & agreed upon by the said parties as aforesaid

And the said Susan C Fisher on her part for herself, her Heirs, executors, administrators & assigns, promises, covenants & agrees to & with the said Caleb Waterman, his Heirs and Assigns that she or they will pay or cause to be paid at the time & times that they shall respectively become due & payable, all Rents accruing under this Lease & all Taxes that may at any time be assessed upon said premises during said term, and on the expiration of said term will surrender up and yield up to him the said Caleb Waterman, his heirs & assigns the full & peaceable possession of said premises.

In testimony whereof, We have hereunto set our hands & seals, this First day of April in the year of our Lord, One Thousand, Eight hundred & fifty two (1852)

Signed, Sealed ~~and delivered~~ in presence of
Henry Martin

Caleb Waterman. (L.S.)
Susan C. Fisher. (L.S.)
Weston A. Fisher. (L.S.)

Providence County Ss. In Providence this Second day of April A.D. 1852.
Then Caleb Waterman & Weston A Fisher personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and Deed, and at the same place & time, Susan C Fisher, wife of the aforenamed Weston A Fisher also appeared before me & being by me examined privily & apart from her said husband, & having the preceding Instrument shown and explained to her by me, acknowledged the same to be her free act and Deed. And at the same time declared to me, that she did not wish to retract the same.

Henry Martin
Justice of the Peace.

Recorded April 2. 1852. at 10½ o'clk A.M.

Witness ~~words "of" "and delivered"~~ erased

Albert Pabodie
City Clerk

This Indenture

Made and executed on this Third day of April A.D. One Thousand Eight hundred and fifty two (1852) by and between Nathan Irwman, of the City & County of Providence, State of Rhode Island, of the first part & William H Clerley & Daniel B Waite, of the other part, Witnesseth,

That the said Nathan Irwman for & in consideration of the Rents & Covenants herein contained, on the part of the said Clerley and Waite, their Executors, administrators & assigns to be done performed, do hereby Lease a certain Lot of Land situate at the corner of Pine & Myrtle Streets, in said City of Providence, Being Lot No (124) One hundred & twenty four on a Plat of Land, called Plat of Timothy Wiggins Land, in the Southwesterly part of the City of Providence, by M.B. Goodwin.

To Have & to Hold the same, with all the Rights and Privileges thereof, to them the said Clerley and Waite & to their Heirs & Assigns, for & during the term of Five years from and after the date hereof.

Yielding and paying therefor, yearly and every year during said term unto the said Nathan Irwman, his Heirs and Assigns, the yearly Rent of Thirty Dollars, payable at the end of each & every Six Months during said term, the first payment whereof to be made on the Third day of October A.D. One Thousand Eight hundred and fifty two.

And the said William H Clerley & Daniel B Waite, for themselves, their Executors and Administrators do covenant to and with the said Nathan Irwman his Heirs and Assigns, that they will yearly & every year during said term, pay unto the said Nathan Irwman, his Heirs or Assigns, the yearly Rent aforesaid, at the times & in the manner hereinbefore appointed for the payment thereof, and also at the end of said term, quietly & peaceably to surrender up said Leased Premises unto the said Nathan Irwman, his Heirs or Assigns in as good condition as when received.

And it is further agreed, by and between the parties hereto as follows, Viz: That said Premises shall not be underlet by the said Clewley & Waite to any person or persons without first having obtained the written consent of the said Nathan Irwman, his Heirs and Assigns, & all the Buildings & Improvements that may hereafter be erected upon said Leased Premises shall be and remain pledged and liable for the payment of the aforesaid yearly Rent, and at the end of said term, the yearly Rent being all paid up, said Buildings & Improvements may be removed from said premises.

And Also that the said Clewley and Waite upon the payment of the sum of Five hundred and fifty Dollars, at any time within Five Years from the date hereof, shall have a Deed of said Leased Premises from the said Nathan Irwman, his Heirs or Assigns, free and clear of Incumbrances, Provided said yearly Rent is all paid up.

And Also in case the yearly Rent aforesaid, or any part thereof shall remain due and unpaid for the space of Twenty Days, after either of the times whereon the same is appointed to be paid, that then and in that case it shall and may be lawful for the said Nathan Irwman, his Heirs or Assigns to Re-enter in and upon said Leased Premises, & this Lease shall cease & be determined.

In Witness whereof, We have hereunto set our hands and

Seals. the day and year first aforewritten.
Signed Sealed and delivered
in presence of
Robert Goodwin
Sam[l] W. Lowe.
Edward Cory

Nathan Sinman. (D)
William H. Clerley. (D)
Daniel B. Waite. (D)

Recorded April 3. 1852. at 5 oclk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, James W. Arnold, of Providence, in the County of Providence, in consideration of the sum of Ten Dollars paid me by David W Pettey of said Providence. the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell & convey unto the said David, his Heirs and Assigns forever.

One Lot of in Manchester Burying Ground so called, being Number Eleven in the Seventh Range, as denoted in a Plat of said Ground on the Records in the Town Clerks Office in said Providence, for the sole use of a Burying Ground.

Witness my hand and seal. the Twenty first day of October in the year A D. 1828.

Signed, sealed & delivered in presence of
Asa Pierce
Thomas Rhodes.

Ja[s] W. Arnold. (D)

Providence Sc. In Providence October 22[d] 1828. Then personally came James W Arnold, signer to the foregoing Instrument, and acknowledged the same to be his voluntary Act and Deed. Before me, Thomas Rhodes. Jus Peace

Recorded April 7. 1852. at 4. 10 oclk P. M.

Witness (word of) Albert Pabodie City Clk

Know all Men by these Presents

That I Charles F Paine of the City of Providence in the State of Rhode Island for and in consideration of the sum of Twenty nine Dollars to me in hand paid by John Wilcocks of said City (the receipt whereof is hereby acknowledged) have bargained sold and delivered and by these presents do bargain sell and deliver unto the said John Wilcocks Five Mahogany Stuff seat chairs, one carpet purchased by me of Steere & Harkness - one mahogany Side Table, one large Mahogany framed looking glass, five kitchen chairs flag seated -

To have and to hold the said goods unto the said

John Wilcocks, his executors, administrators and assigns to his and their own proper use and benefit forever.

And I the said Charles F Paine for myself my heirs, executors and administrators will warrant and defend the said bargained goods unto the said John Wilcocks, his executors, administrators and assigns from and against all persons whomsoever.

In Witness whereof I have hereunto set my hand and seal this Eighth day of April AD 1852

Executed in presence of
Franklin J Dickman

Charles F Paine (29)

Providence Sc In the City of Providence on this 8th day of April A D 1852 personally appeared the above named Charles F Paine and acknowledged the aforegoing instrument by him signed to be his free voluntary act and deed

Before me Franklin Dickman
Justice of the Peace

Received for Record April 8th 1852 at 11 oclk A M

"voluntary" interlined Witness

Albert Pabodie
City Clerk

Know all Men, That I Jonathan G Draper of the City and County of Providence, for and in consideration of the rents & covenants hereinafter mentioned - I do hereby Lease and to farm let unto Henry Barlow of said City of Providence, his heirs and assigns for and during the term of four years from the date hereof the house & lot, N[o] 130 on the South side of Westminster Street in said Providence, together with all the yards and back buildings situate & stand upon said lot, with all the privileges & appurtenances to the same belonging, for and during said term, he the said Henry Barlow, his heirs, executors, administrators or assigns yielding and paying therefor the yearly sum as rent therefor, of five hundred and twenty five Dollars each and every year during said term in regular monthly payments in advance of forty three dollars & seventy five cents, and also to pay the taxes for water, also to shingle one half the roof of the house in the rear, and to keep the house in good repair so as to leave the same at the end of the said term in as good repair as when he took it, common wear and tear, accidents by fire & flood & the act of God excepted, and at the expiration of said term to surrender up to me the said Jonathan G Draper, my heirs, executors, administrators or assigns peaceable possession thereof

And I the said Henry Barlow for myself, my heirs executors, administrators & assigns do hereby agree to and with the said Jon-

athan G Draper, his heirs & assigns that I will take possession of and occupy & improve the aforesaid premises for and during the term aforesaid in a proper & husband like manner and hereby agree to pay the yearly rent therefor in the manner & at the times above stipulated and to pay the tax on Water and to do & perform all the above Stipulations according to the tenor thereof, and at the end of said term to surrender peaceable possession of the same as above Stipulated

In testimony whereof, we have hereunto set our hands & seals this day of November in the year Eighteen hundred & fifty one

Executed in presence of the subscribers Henry Barlow & Jonathan G Draper, acknowledged the signature here given to be their signatures

Henry Barlow [L.S.]

Jonathan G Draper [L.S.]

Providence County ss. Providence April 3d 1852
Then personally appeared before me the above named Jonathan G. Draper and acknowledged this instrument by him subscribed to be his free act & deed

Willard Sayles
Justice of the Peace

Recorded April 10. 1852 at 4.15 o clock p m

Witness Albert Pabodie
City Clerk

This Agreement of Lease, made and entered into on this tenth day of March A.D. one thousand eight hundred and fifty two (1852) by and between Elizabeth M Bicknall of the City and County of Providence, State of Rhode Island of the one part, and George Hawkins of said City of Providence of the other part

Witnesseth

That the said Elizabeth M Bicknall, for herself, her heirs, executors and administrators for and in consideration of the Rents and covenants hereinafter contained to be paid and performed by the said George Hawkins, doth hereby Lease to said George Hawkins -

The Lot of Land situated on the East Pawtucket Turnpike in the City of Providence, which said Lot is bounded West by said Turnpike, North by Harrington's Lane, East by Morris' Lane, and South by the Cooke lot

To have and to hold said leased premises, with all the rights, privileges and appurtenances thereof to him, the said Lessee, his heirs, executors, administrators and assigns, for and during the term of three years, from and after the first day of April A D One thousand eight hundred and fifty two (1852)

Yielding and paying therefor, unto her, the said Lessor or to her heirs or assigns, the yearly rent of fifty dollars for each and every year during said term payable Quarterly, at the end of each and every three months during said term, by even equal portions, the first payment whereof is to be made on the first day of July A D 1852

And the said Lessee for himself, his heirs, executors and administrators, does covenant and agree, with the said Lessor, her heirs and assigns, that he the said Lessee, or his heirs, executors administrators or assigns will well and truly pay or cause to be paid to the said Lessor, or her heirs or assigns, the yearly rent aforesaid at the times and in the manner hereinbefore appointed for the same to be paid. And also at the end of said term to surrender up said leased premises, to the said Lessor, her heirs or assigns, in like good order as when received, and it is further agreed that said Lot is not to be tilled

And it is further agreed by and between the parties hereto, That the said Lessee is to keep the fences on said lot in repair and to put twelve cords of good manure upon said lot, between the first day of September A D 1852 and the time at which this lease expires - And it is further agreed that in case said Lessor shall want said Leased premises in case a sale should be made previous to the termination of this Lease, upon notice, then this Lease shall cease, and be terminated; and should the Lessor give such notice at such time as would make positive loss to said Lessee, say at such times, as when the crop of Grapes may be grown and not harvested, or in case of the Lessee having put on the manure named above, and not had time to receive the benefit thereof, then said Lessor shall make good to said Lessee such damage or loss, and in case the parties hereto cannot in such case agree upon such damage, or the amount thereof, then the matter of damage shall be referred for Arbitration to three disinterested Men, the Lessor choosing one man, the Lessee choosing another man and they two choosing a third, whose decision shall be binding

And it is further agreed that in case the Lessor shall wish to straighten and move in the wall on the eastern boundary of said lot, he shall have the privilege of doing the same at any time when it can be done without injuring the crop of growing Grape - And it is further agreed by and between the parties hereto - That in case the yearly rent aforesaid, or any part thereof shall be due and unpaid, and remain unpaid for the space of ten days after either of the times appointed for the same to be paid, that then it shall be lawful for the said Lessor to reenter in and upon said leased premises, and this Lease shall cease and be determined

In Witness whereof, the parties hereto have hereunto affixed their names and seals this fourteenth day of April One thousand eight hundred and fifty two (A D 1852)

Signed sealed and delivered in presence of Ed J Bicknall

Elizabeth M Bicknall [L.S.]

George Hawkins [L.S.]

on-

Providence County ss. In Providence this fourteenth day of April ad 1852 Then Elizabeth M Bicknall and George Hawkins personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and deed

Henry Martin Justice of the Peace

Recorded April 14. 1852 at 3 1/4 oclock pm

Witness Albert Pabodie City Clerk

Know all men by these Presents,

That I. William B Preston, of the City & County of Providence, for & in consideration of the Trusts & conditions hereinafter set forth, to be kept & performed by Deiter A Edmands, & of One Dollar by him to me paid, have & hereby do bargain, sell, set over, convey & deliver unto him the said Deiter A Edmands, all and singular the property and estate following, that is to say:

All my right, title and interest in and to the Lot of Ground, & Building thereon situated on Pond Street, in said Providence, it being the Estate wherein I now live, said Estate being subject to Two Mortgages, one to Thankful Penner, the other to Celinda Edmands for Nine Hundred Dollars with Interest. Also One Horse, two wagons, my Smoke house & all the property therein, & all my meats & stock in trade used in the business I have of late been carrying on, also all & singular my Books of Account, accounts dues, demands, vouchers, notes, claims, balances, actions & rights of action & indebtment of whatsoever name or nature & the evidences thereof. It being my intention & I do by these Presents convey, sell & transfer & deliver unto him said Edmands, all & singular, all my Estate of every kind, name or nature whatsoever & wherever situate lying or being or however known, described or called, except only such estate as is by law exempt from attachment,

To Have and to Hold the same to him the said Edmands, his Heirs, successors & assigns forever in trust, to & for the following uses & purposes, that is to say, said Estate & all of it to have, take and reduce to possession, & by rental, exchange, bargain or sale, or by investment or reinvestment, barter, trade, pledge or by compromise, reference, demand, suit, settlement or other manner or collection, all said Estate, Goods, Chattels or dues, demands, claims or other property hereinbefore enumerated, to reduce to money, & upon such reduction the same to hold and pay out as follows, first deducting & paying the expenses hereof & hereunder with all proper charges for the care, disposition, collection, sale & reduction to money of said ~~Note~~ Estate, and all thereof, from the balance remaining to pay a certain promissory Note due at the State Bank for the sum of Four hundred Dollars, endorsed by said Deiter A Edmands, & John N Francis, & after said payment in full

Second. To pay a Note of Two hundred Dollars, due at the State Bank, & endorsed by John N Francis, after the payment of which in full,

Third. To pay and take up a certain Note, on demand, given to William S Smith, for the sum of Fifty Dollars with Interest, now amounting to about Fifty three Dollars, after the payment of which sum in full,

Fourth. to pay over to and amongst all my Creditors the balance, to their full payment, & if not sufficient, then the balance to be paid out pro rata to and amongst all such as shall within Four Months exhibit & prove their several claims in writing to said Assignee & release & discharge me the said Preston of & from the same. said payment to be in proportion their several claims shall bear to said balance. And said Assignee shall account to with me for any balance over after the making said payments in full.

In testimony whereof, I have hereunto set my hand and seal, this Fourteenth day of April A.D. 1852.

Signed sealed and delivered in presence of me, the words "investment or reinvestment" barter, trade, pledge or by" being first interlined
Horace A Manchester

Wm B. Preston. (L.S.)

State of Rhode Island & Providence Plantations, Providence Sc. In the City of Providence on this 14 day of April AD 1852. personally came William B Preston, the subscriber to the above Instrument & acknowledged the same to be his free Act & Deed

Before me. Lycurgus Sayles Justice of the Peace.

Recorded April 15, 1852. at 1.45 oclk P. M.

Witness word "Note" erased Albert Pabodie City Clk

Know all men by these Presents

That I. Edward Marr of the City & County of Providence in the State of Rhode Island for & in consideration of the sum of One hundred & seven Dollars, to me paid by John Sherman of said City of Providence, the receipt whereof, is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over & deliver to the said John Sherman, the following Articles of personal property Viz;

One Pump, two pair Blacksmiths Bellows, two anvils, one vice, one lot of hand tools, 29 pair of tongs, two sledges, 62 handle tools, lot of punches, one pair of balances, lot of hammers, which said property is now in the Shop occupied by me on Steeple Street in said City of Providence.

To Have & to Hold the same to him the said John Sherman & to his Heirs & Assigns, to his & their sole use & benefit forever

In Witness whereof, I have hereunto set my hand and seal, on this Seventeenth day of April (A.D. 1852)

Executed in presence of
David
James Mayson
Phillip Marr

Edward Marr. (L.S.)

Recorded April 17. 1852. at 10 oclk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That I James Graham of the Town of Waunatosa, in the State of Wisconsin, Engraver, have made, constituted & appointed & by these Presents do make, constitute & appoint & in my place & stead, put & depute A.T.S. Dike of Providence, in the State of Rhode Island, my true & lawful Attorney for me, & in my name, place & stead, to grant, bargain & sell all my property & Real Estate, situate in the City of Providence, in the said State, & known & designated as (No 534) Number Five hundred & thirty four North Main Street commonly called the "Wilkinson Place"; together with the Lot adjoining owned by me, with the appurtenances all my estate, right, title & interest therein, unto such person or persons, & for such price or prices as he shall think proper, & also for me & in my name, place & stead, & as my proper act & deed, to sign, seal & deliver & acknowledge all such Deeds or Deeds of Conveyance as shall be necessary for the absolute granting & assuring of the premises unto the purchaser or purchasers, in fee simple, giving & granting unto my said Attorney full power & authority to do & perform all & every act & thing whatsoever requisite & 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 & revocation, hereby ratifying & 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 Third day of April, One Thousand Eight Hundred and fifty two.

Sealed & delivered in presence of
the words "and Real Estate" interlined
before execution on 9th line of first page
Charles A. Hamilton
John H. Van Dyke

James Graham. (L.S.)

State of Wisconsin, City & County of Milwaukee ss.

On this third day of April One Thousand eight Hundred & fifty two, before me personally came James Graham, to me known to be the individual described in & who executed the foregoing power of Attorney, & acknowledged that he executed the same as his free act & Deed for the purposes therein contained

Levi Hubbell Judge of the Supreme Court of
State of Wisconsin & presiding Judge of the Circuit Court in & for the County of Milwaukee

State of Wisconsin, Circuit Court Milwaukee County, ss. I, Henry H White, Clerk of said Court do hereby certify that Hon Levi Hubbell, whose name is subscribed to the foregoing certificate, is one of the Justices of the Supreme Court of said State & presiding Judge of the Circuit Court of Milwaukee County, duly elected & qualified & authorized by law to take said Acknowledgment, & that the signature purporting to be his is genuine.

In testimony whereof, I have hereunto set my hand & affixed the seal of said Court, at Milwaukee aforesaid, this 3d day of April A.D. 1852. (L.S.)

Henry H White, Clerk &c

Recorded April 17. 1852. at 3.40 o'clk P.M.

Witness Albert Pabodie
City Clk

NOTE. { SEE DEED BOOK. No 333 Page 260

NOTE. { SEE DEED BOOK. No 333 PAGE 329

The Benefficent Congregational Sabbath School of the Benefficent Congregational Society, in the City of Providence & State of Rhode Island &c, being desirous of manifesting their appreciation of the long & faithful services of their Superintendant, William J King, of said Providence, & believing that their regard will be best effected by increasing the means of his usefulness; do hereby, through their Committee, Warren S Greene, Thomas J Stead & Benjamin Dyer, specially appointed & authorized for that purpose, give and grant unto the said William J King, the sum of Five hundred Dollars.

To Have and to Hold the same to him the said William J King, his Executors, Administrators & Assigns, upon the trusts & for the purposes following, to wit; That the said William J King shall invest the said sum of Five hundred Dollars in such productive property as he may select, with power to alter & vary the said investment from time to time as he may think proper & shall stand ~~seized~~ seized of the said sum so invested, which shall be known as the "King Testimonial Fund," upon trust, that he shall collect the annual produce thereof, and shall apply the same to such religious, charitable and educational purposes as he may select without control or account, being satisfied that the appropriation of such income by him, will be just, benefficent & wise: and upon the decease of said William J King, or upon his being desirous of resigning said trust, he shall have power, & he is hereby authorized to appoint, by deed or will duly executed, a new Trustee, who shall act in the management of said property, & in the disposition of said income, with the same powers and the same discretion that are given to the said William J King, by this Deed; and in case such new Trustee or any subsequent Trustee shall die, or decline serving, or become incapable of serving in said Trust, such new Trustee or any subsequent Trustee may nominate his successor in said trust by Deed or by Will duly executed, subject however to the approval of the Executive Committee of the American Tract Society; and if a person shall hereafter be nominated under the foregoing provisions, who shall not be approved by said Executive Committee, or if no nomination of a successor shall be made by any Trustee dying or becoming incapable to serve as aforesaid, then the said Executive Committee of the American Tract Society shall have power & are hereby authorized to appoint a new Trustee of said fund; and such new Trustee so nominated & approved or so appointed as aforesaid, shall have the same power & control over the said fund & the annual produce thereof as the Trustee hereby appointed; and the said Trustee or any subsequent Trustee shall have power & he is hereby authorized to receive any donation to said fund, to be held & applied in the same manner & to the same purposes as the fund hereby granted, & after the decease of the said William J King, the said Executive Committee of the American Tract Society are hereby authorized to require from the Trustee of said fund for the time being an account of the position of said fund & of the investment of the same, & of all additions to the same, & such subsequent Trustee for the time being shall be subject to such account for the principal sum of such investments but not for the application of the income thereof which shall continue to be in the discretion of such Trustee

In Testimony whereof, We the undersigned the Committee aforesaid, in the name & in behalf of the Benefficent Congregational Sabbath School, have hereunto set our hands & seals this Seventeenth day of April A.D. 1852.

Executed and delivered
in presence of
Benj Hoppin
Richd W Jackson

Warren S. Greene. (L.S.)
Thomas J Stead. (L.S.)
Benjamin Dyer. (L.S.)

And I the said Wm J King do hereby accept of this deed and of the trust thereby created, fully appreciating the kindness of heart and christian love which has prompted this charitable gift

Signed sealed & delivered in presence of
Oben H Glezen
Warren A Greene

William J. King. (L.S.)

Providence April 23d 1852.

I hereby acknowledge the receipt from Wm J King of Five hundred & six Dollars & twenty cents as an addition to the "King Testimonial Fund" to be held & applied in the same manner & to the same purposes as provided in the annexed deed granting said Fund

Wm J King. Trustee
"King Testimonial Fund"

The above amount has been invested in 18 Shares in Union Bank @ $55. $990.
Amount paid for interest since last dividend 16.20
$1006.20

Wm J King. Trustee

Recorded April 23. 1852. at 1½ o'clk P. M.

Witness (word "pledged" erased) Albert Pabodie City Clk

Know all men by these Presents

That I. Susannah R Tillinghast, Wife of Charles F Tillinghast of Providence, in the State of Rhode Island, in consideration of One Dollar paid me by James Y Smith of said Providence. Hereby Remise, Release and forever Quitclaim to him the said James Y Smith. His Heirs and Assigns,

All my Right or Possibility of Dower in all the Real Estate in said Providence or in the Town of Cranston, in said State. which was conveyed by the said Charles F Tillinghast to the said James Y Smith by Deed dated on the Twentieth day of December A.D. 1851. excepting only my Right of Dower in the Estate at the junction of Hope and Angell Streets, in said Providence, now occupied by the said Charles F Tillinghast & which is not intended to be released hereby.

To Have and to Hold the same to him the said James Y Smith. His Heirs and Assigns, in trust for the uses and purposes mentioned in the above named Deed from the said Charles F Tillinghast to the said James Y Smith.

In Witness whereof, I have hereto set my hand and seal, this Twenty eighth day of February A.D. 1852.

In presence of
James Tillinghast
Henry Martin

Susanna R. Tillinghast. (L.S.)

Providence County SS. In Providence this Nineteenth day of March A.D. 1852.

Then Susannah R Tillinghast the Wife of Charles F Tillinghast personally appeared before me, and being by me examined privily and apart from her said husband and having the within Instrument shown and explained to her by me, she acknowledged the same to be her free Act and Deed, and at the same time declared to me, that she did not wish to retract the same.

Henry Martin. Justice of the Peace.

Recorded April 26. 1852. at 10 40 o'clk A. M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Amey Manton, of Providence, in the County of Providence & State of Rhode Island and Providence Plantations, for the purpose hereinafter named and for & in consideration of the sum of One Dollar to me paid by the City of Providence, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold & conveyed & by these Presents, do give, grant, bargain, sell and convey unto the said City of Providence, its Successors and Assigns forever, as & for a Public Highway,

All my right, title and interest in and to a certain tract of Land, situate in the Northerly part of said City of Providence, commencing at a Granite Bound on the South line of Nash's Lane, so called, thence Southerly Four hundred & sixty two feet & five inches (462 ft. 5 in.) through Lands of said Amy Manton, to Land of Stephen Randal of North Providence; thence Westerly by Land of Stephen Randal and said Amy Manton Forty feet (40 ft.) thence Northerly through Land of said Amy to a point in the Southerly line of Nash's Lane Forty Feet (40 ft.) Westerly of the first mentioned bound; thence Easterly Forty feet (40 ft.) to the said first mentioned bounds.

To Have and to Hold the same, with all the rights and privileges thereof, and all the appurtenances thereto belonging, to the said City of Providence, its Successors and Assigns forever, for and as a Public Highway, Forty Feet (40 ft.) wide, within the bounds aforesaid, & for no other purpose.

Provided however and this Deed is upon this condition, that said Highway shall be continued Southwesterly, in a direct line through Land of said Stephen Randall, One Hundred & eleven feet & three inches. (111 ft. 3 in.) to a point One Hundred seventeen feet nine & one half inches (117 ft. 9½ in.) from Randall Street, in said City of Providence, thence Southerly Forty degrees and nineteen minutes (40° 19') East. One hundred & seventeen feet, nine & one half inches (117 ft. 9½ in.) through Land of said Stephen Randall, & holding said width of Forty feet. (40 ft.) to said Randall Street; and Provided further that said Stephen Randall shall execute to said City of Providence the necessary conveyance of said Land, for the purposes aforesaid.

In Witness whereof, I have hereunto set my hand and seal, this Seventh day of April, in the year of our Lord, One Thousand Eight hundred and fifty two (A.D. 1852)

Signed, sealed and delivered
in presence of
Stephen Manton
Joseph R Manton

Amey Manton. (L.S.)

Providence SC. In the City of Providence April 16 A.D. 1852. Personally appeared before me, Amey Manton, Subscriber to the

preceding Instrument and acknowledged the same to be her free & voluntary Act and Deed.
Before Stephen Manton
Justice of the Peace.

Recorded April 26. 1852. at 1.35 o'clk P. M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I Stephen Randal, of North Providence in the County of Providence & State of Rhode Island & Providence Plantations for the purpose hereinafter named and for & in consideration of the sum of One Dollar to me paid by the City of Providence, the receipt whereof is hereby acknowledged, have given, granted bargained, sold and conveyed, and by these Presents do give grant bargain, sell and convey unto the said City of Providence, its Successors and Assigns forever, as & for a public Highway.

All my Right, title & interest in and to a certain tract of Land situate in the Northerly part of said City of Providence commencing at the Southeast corner of Land this day conveyed by Amy Manton of said Providence, to said City of Providence; thence Southwesterly One hundred & eleven feet & three inches (111 Ft. 3 in.) through Land of said Stephen Randal, to a granite bound One hundred & seventeen feet, nine & one half inches (117 ft. 9 1/2 in.) from Randall Street in said City; thence Southerly Forty degrees nineteen minutes (40° 19' East One hundred and seventeen feet nine and one half inches (117 Ft 9 1/2 in.) to a granite Bound in the Line of Randall Street; thence Westerly by said Randall Street, Forty feet (40 Ft) thence Northwesterly holding the width of Forty feet (40 Ft) through Land of said Stephen Randall, to a Granite Bound; thence Northeasterly, holding said width of Forty feet (40 Ft) to the Southwest corner of Land this day conveyed by said Amey Manton to said City of Providence, thence in a direct line Forty feet. (40 Ft) to the first mentioned bounds.

To Have and to Hold the same, with all the rights & privileges thereof, and all the appurtenances thereto belonging, to the said City of Providence, its Successors & Assigns forever, for use as a public highway Forty feet (40 Ft.) wide, within the bounds aforesaid & for no other purpose.

And I Susan H. Randal, Wife of said Stephen Randal, for and in consideration of the sum of One Dollar paid to my said husband and for the purposes aforesaid, do hereby Release and forever Quitclaim to the said City of Providence, its Successors and Assigns, all my Right of Dower and Power of Thirds, in and to the premises aforesaid.

In Witness 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 fifty two (A.D. 1852)

Signed, sealed and delivered
in presence of
Stephen Manton, Witness to the
signature of Stephen Randal
Joseph R. Manton
George W. Starr

Stephen Randal. (L.S.)
Susan H. Randal. (L.S.)

Providence Sc. In the City of Providence April 16. A.D. 1852.
Personally appeared Stephen Randal, Subscriber to the aforegoing Instrument and acknowledged the same to be his free and voluntary Act & Deed.
Before me. Stephen Manton
Justice of the Peace.

Recorded April 26. 1852. at 1.35 o'clk P. M.

Witness Albert Pabodie
City Clk

Know all men by these Presents,

That We, Philip Allen and Philip Allen Jr. Nathan Westcott, Adah Westcott, Wife of said Nathan Westcott, Peter Cox, Albert Holbrook, Charles W. Holbrook, Obadiah Mason, Alfred Potter, John Donnelly and Amey Bensley, all of the City and County of Providence & State of Rhode Island and Providence Plantations, for the purpose hereinafter named, & for & in consideration of the sum of One Dollar to us paid by the City of Providence, the receipt whereof is hereby acknowledged, do (have given, granted, bargained, sold & conveyed by these Presents) give, grant, bargain, sell and convey unto the said City of Providence, its Successors & Assigns forever, as and for a public Highway.

All our right, title & interest in and to certain tracts of Land situate in the Northerly part of said City of Providence, commencing at the South West corner of the Asa Amey Lot so called, thence Southerly Two hundred and ninety two feet and eight inches (292 Ft. 8 in.) through Land of Philip Allen & Philip Allen Jr. to a point Ten feet (10 Ft.) East of the Northwest corner of Land of Nathan Westcott and Adah Westcott his Wife; thence Southerly through Land of said Nathan Westcott & Adah Westcott, Sixty one feet & eight inches (61 Ft. 8 in.) to a point Ten feet (10 Ft.) Easterly of the Northwest corner of Lands of Peter Cox; thence Southerly through Land of Peter Cox Thirty seven feet & three inches (37 Ft. 3 in.) to a point Ten feet (10 Ft) Easterly of the Northwest corner of Lands of Albert Holbrook & Charles W. Holbrook; thence Southerly & Southwesterly, through Land of said Albert & Charles W. Holbrook, Two hundred and Four feet & eight inches (204 Ft. 8 in) to a point Ten feet (10 Ft.) Easterly of the North West corner of Lands of Alfred Potter; thence Southerly through Land of said Alfred Potter, Eighty Six feet & eleven inches (86 Ft. 11 in.) to a point Ten feet (10 Ft.) Easterly of the Northwest corner of the Land of Obadiah Mason; thence Southwesterly through Land of said Obadiah Mason, One hundred and twenty six feet & nine inches (126 Ft. 9 in.) to a point Ten feet (10 Ft.) Easterly of the Northwest corner of Lands of John Donnelly; thence Southwesterly through Lands of said John Donnelly, Seventy feet & two inches (70 Ft. 2 in.) to a point Ten feet (10 Ft) Easterly of the Northwest corner of Land of Amey Bensley; thence Southerly through Land of said Amey Bensley, Eighty feet & six inches (80 Ft. 6 in.) to a point Five feet (5 Ft.) East of the Southwest corner of Amey Bensley's Lot; thence Westerly Five feet (5 Ft.) to said Southwest corner of said Amey Bensley's Lot; thence Westerly by Land of Philip Allen and Philip Allen Jr. Thirty five feet (35 Ft.) thence Northerly through Land of said Philip Allen and Philip Allen Jr. Eighty feet & six inches (80 Ft. 6 in.) to a point Thirty feet (30 Ft) Westerly of the Northwest corner of Land now owned by Amey Bensley; thence Northerly Holding the same width of Thirty feet (30 Ft.) to a point Forty feet (40 Ft.) Westerly of the Southwest corner of said Asa Amey Lot; thence Easterly Forty feet (40 Ft.) to the first mentioned bounds.

To Have and to Hold the same with all the Rights and privileges thereof, & the appurte=nances thereto belonging, to the said City of Providence its Successors and Assigns forever. For and as a public Highway Forty feet (40 ft.) wide, within the bounds aforesaid, and for no other purpose.

Provided forever, and this Deed is upon this condition: That said highway shall be continued holding said width of Forty feet (40 ft.) Southwesterly through Land of Amey Manton of said Providence, and Stephen Randal of North Providence to a point One hundred and seventeen feet nine and one half inches (117 ft. 9½ in.) from a granite bound on the line of Randall Street in said City of Providence: thence Southeasterly through Land of said Stephen Randal, & holding said width of Forty feet (40 ft.) to said granite on said Randall Street, and provided further that said Amey Man=ton and Stephen Randall shall execute to said City of Providence, the necessary conveyances of said Land, for the purposes aforesaid.

And We, Phebe Allen, Wife of Philip Allen, Sally Cox, Wife of said Peter Cox, Abby O. Holbrook, Wife of said Albert Holbrook, Abby M. Holbrook, Wife of said Charles W. Holbrook, Isabella Mason, Wife of said Obadiah Mason, Ann C. Potter, Wife of said Alfred Potter, Catherine Donnolly, Wife of said John Donnolly, Jr. and in consideration of the sum of One Dollar ($1.00) paid to our said husbands, for the purposes & uses aforesaid, do hereby Release forever Quitclaim to said City of Providence aforesaid, its Successors & Assigns, all our Right of Power and Power of Thirds, in & to the premises aforesaid.

In Witness whereof We have hereunto set our hands and seals, this Nineteenth day of April, in the Year of our Lord, One Thousand Eight Hundred and Fifty two. (A.D. 1852)

Signed, sealed and delivered in presence of
Joseph Whelden, Witness to
all the signatures

Philip Allen. (L.S.)
Phebe Allen. (L.S.)
Philip Allen Jr. (L.S.)
83 - 116 Nathan Westcott. (L.S.)
83 116 Adah Westcott. (L.S.)
(Witness, Joseph Whelden) Peter his X mark Cox. (L.S.)
(Witness, Joseph Whelden) Sally her X mark Cox. (L.S.)
Albert Holbrook. (L.S.)
Abby O. Holbrook. (L.S.)
Charles W. Holbrook. (L.S.)
Abby M. Holbrook. (L.S.)
Obadiah Mason. (L.S.)
Isabella Mason. (L.S.)

Alfred Potter. (L.S.)
Ann C. Potter. (L.S.)
(Witness, Joseph Whelden) John his X mark Donnolly. (L.S.)
(Witness, Joseph Whelden) Catherine her X mark Donnolly. (L.S.)
Amey Bunckley. (L.S.)

State of Rhode Island &c. Providence Sc. In the City of Providence on the Nineteenth day of April A.D. 1852.

Then personally appeared the above named Philip Allen, Philip Allen Jr. Nathan Westcott, Peter Cox, Albert Holbrook, Charles W. Holbrook, Obadiah Mason and Alfred Potter and Amey Bunckley & severally acknowl=edged the above Instrument by them signed to be their free Act and Deed. And at the same time and place appeared Adah Westcott, Wife of the said Nathan Westcott, who being by me examined privately and apart from her said Husband, & having the above Instrument shown and explained to her by me, also acknowledged it to be her free Act and Deed & at the same time declared that she did not wish to retract the same.

Before me, Charles H. Mason
Justice Peace.

Providence Sc. In the City of Providence on the twenty first day of April A.D. 1852.

Then personally appeared the above named John Donnolly and acknowledged the above Instrument by him signed to be his free Act and Deed.

Before me, Charles H. Mason.
Justice Peace.

Recorded April 26. 1852. at 1.35 o'clk P. M. the words have given grantee bargained sold & conveyed and for their Presents interlined
Witness my Signature made Albert Babcock
City Clk

This Indenture

of Two parts, made and entered into this First day of April, in the Year of our Lord, One Thousand Eight Hundred and Fifty two, by and between John Reynolds and Lydia J. Reynolds, Wife of the said John Reynolds, both of the City & County of Providence, in the State of Rhode Island, Parties of the first part and Edwin Halsey Reynolds of said City of Providence, Party of the Second Part.

Witnesseth, That the said Parties of the first part for and in consideration of the annual Rent of Sixty Dollars to be paid yearly and every Year during the joint lives of the said Parties of the first part & the life of the Survivor of them the said John Rey=nolds and Lydia J. Reynolds, to them the said John Reynolds & Lydia J. Reynolds, & to the Survivor of them, in equal semi annual payments of Thirty Dollars each, the first pay=ment thereof to be made on the first day of October next, have demised, leased & to farm let unto him the said Edwin Halsey Reynolds, his Executors, Administrators & Assigns, for & during the term of the joint lives of them the said John Reynolds & Lydia J. Reynolds, and the life of the survivor of them. A Lot of Land situate on the Southerly side

Hemenway Street, in said City of Providence & measuring on said Street, Forty feet, and holding the width of Forty feet, extends back Southerly from said Street, about Eighty five feet & is bounded on the North by said Street, on the East by Land of Solomon Simmonds, on the South by Land of Jonathan Pike & on the West by other Land of the said John Reynolds.

It being expressly understood that no Building shall be erected or placed on or near the Westerly line of said Lot, within Ten feet of the Easterly line of the Dwelling House standing on said other Second of the said John Reynolds, and the said Parties of the first part reserve to themselves their Heirs & Assigns, the Right & Privilege of entering at any & all times upon such portion of said Lot, as lies within a line drawn parallel with the Easterly line of the afore referred to Dwelling House & ten feet Easterly therefrom, for the purpose of laying or repairing Drains or for Work or Repairs upon said Dwelling House & the Lot upon which it stands.

And the said Party of the Second part, his Executors, Administrators or Assigns, shall also pay or cause to be paid in addition to said Annual Rent, all Taxes & Assessments of every kind that may be laid or assessed upon said demised Lot, during said term.

And upon the terms and conditions as aforesaid.

To Have and to Hold the said Lot with all the Rights & Privileges thereof, to him the said Edwin Halsey Reynolds, his Executors, Administrators & Assigns, for & during the term aforesaid.

But this Indenture is made, executed & delivered upon & with the express understanding, that in case any or either of said semi annual payment shall at any time, be behind and unpaid for the term of thirty days after the same shall have become due & payable, then in such case this Indenture & every part of it, shall become Null, Void and of no effect, and such Lot shall revert to & vest in the said parties of the first part, their Heirs & Assigns as of their former Estate.

And the said Edwin Halsey Reynolds on his part for himself, for his Heirs, Executors, Administrators & Assigns, promises, covenants & agrees, to & with the said John Reynolds & Lydia J Reynolds, their Heirs & Assigns, that he will pay or cause to be paid said annual Rent semi annually, promptly, & will pay or cause to be paid at the time & times that the same shall respectively become due & payable all Taxes & Assessments of every Name or description, that may during said term be laid or assessed upon said demised Lot.

And the said parties of the first part for the consideration of the sum of One Dollar to them paid by the aforenamed Edwin Halsey Reynolds, the receipt of which said sum is hereby acknowledged, & also upon & with the express understanding, That said Rent shall have been promptly paid in manner aforesaid, Do by these Presents from & after the decease of the survivor of them the said John Reynolds & Lydia J Reynolds give, grant, sell & convey unto him the said Edwin Halsey Reynolds, his Heirs & Assigns forever, the aforedescribed Lot hereinbefore demised. To Have & to Hold the same with all the rights and privileges thereof, from & after the decease of the survivor of them the said John Reynolds & Lydia J Reynolds, to him the said Edwin Halsey Reynolds, his Heirs & Assigns forever.

In testimony whereof, the Parties hereto have hereunto set their hands & seals, the day & year first aforewritten.

John Reynolds. (L.S.)

Signed, sealed and delivered in presence of Henry Martin.

Lydia J Reynolds. (L.S.)

Edwin Halsey Reynolds. (L.S.)

Providence County SS. In Providence this twenty eighth day of April A.D. 1852.

Then John Reynolds & Edwin Halsey Reynolds personally appeared before me, & severally acknowledged the preceding Instrument by them signed to be their free Act and Deed.

And at the same place & time Lydia J Reynolds, Wife of the aforenamed John Reynolds, also appeared before me being by me examined privily & apart from her said husband, having the preceding Instrument shown & explained to her by me, she acknowledged the same to be her free Act & Deed, & at the same time declared to me that she did not wish to retract the same.

Henry Martin
Justice of the Peace

Recorded April 26. 1852. at 3.50 o'clk P. M.

Witness Albert Paboden City Clk

Know all men

That I, Samuel Clark, of Smithfield, Assignee of Charles Holden 2d, of Providence, hereby constitute & appoint Charles Holden 2d, my true and lawful Attorney, for me and in my Name to take profession of any and all the property belonging to me as Assignee as aforesaid and to sell and dispose of the same as soon as practicable, for the most he can obtain for the same, to collect the proceeds of such sale, and collect all the debts due me as Assignee as aforesaid and pay over the same to me or to my order, and generally to take the care and custody of all said assigned property, as fully as I might do.

Witness my hand and seal at Providence this 15 day of December A.D. 1851.

In presence of
James R Holden

Samuel Clark. (L.S.)

County of Providence SS. In the City of Providence on this 28 day of April A.D. 1852. Then personally appeared the above named Samuel Clark before me & acknowledged the preceding Instrument by him signed to be his free Act and Deed.

Nathaniel Searle
Justice of the Peace.

Recorded April 28. 1852. at 11.10 o'clk A.M.

Witness Albert Paboden
City Clerk

Providence County SS. In Providence this Twenty third day of April A.D. 1852. Then Alexander Duncan, Sarah Duncan, Wife of the said Alexander Duncan, Horatio Burke, and A. Lewis Mason personally appeared before me; and the said Alexander Duncan and Sarah Duncan, in their capacity as Trustees & the said Horatio Burke & A. Lewis Mason, severally acknowledged the preceding Instrument by them signed, to be their free Act & deeds, and at the same time, the aforenamed Sarah Duncan, Wife of the aforenamed Alexander Duncan being by me examined privily & apart from her said husband, having the preceding Instrument shown and explained to her by me, acknowledged the same to be his free Act & deed & at the same time

declared to me, that she did not wish to retract the same.

Henry Mowlin
Justice of the Peace.

Providence County Ss. In Providence this Twenty fourth day of April A.D. 1852.
Then Philip Allen Jr. personally appeared before me & acknowledged the preceding Instrument by him signed, to be his free act & deed.

Henry Mowlin
Justice of the Peace.

N.B. The Instrument of which the preceding are acknowledgments is recorded on page 18. of this Book.

Recorded April 30. 1852.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Charles A Pabodie of the City and County of Providence, State of Rhode Islands, for & in consideration of the sum of One hundred Dollars, to me paid by James Eames of said City of Providence, the receipt whereof I do hereby acknowledge, do hereby sell, convey, assign and set over unto him the said James Eames his executors, administrators and assigns

A certain Building situate in Westminster Street in said City, erected over a Gangway adjoining on the East side of the Danielson Estate, being the same Building conveyed to me by Deed from William Douglas & William Wentworth, bearing date the 26 day of March A.D. 1850. and recorded in the Records of said Providence in Book 120. page 90.

Reference thereto being made.

To Have and to Hold the same unto him the said James Eames, his Executors, administrators and assigns forever.

In Testimony whereof, I have hereunto set my hand and seal, this 30 day of April A.D. 1852.

Executed in presence of
Benj F. Eames

C. A. Pabodie. (L.S.)

Recorded April 30. 1852. at 5.05 o'clk P.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease,

Made and entered into on this Eighteenth day of March, in the year Eighteen Hundred & forty four, by and between Chace Sowris of the City & County of Providence, of the first part and Isaac Saunders, of said Providence of the second part. Witnesseth,

That the said party of the first part doth by these Presents Lease unto the said party of the second part a certain Lot of Land, situate in the Southwesterly part of said Providence, on Point Street, on which said Street it measures Forty feet and extends Easterly One Hundred & seven feet, then Westerly Forty feet, then North about One hundred feet to said Street, (being the Easterly part of a Lot of Land conveyed to the Grantor by Deed from William Field) for & during the Term of ten years, commencing on the day of the date of this Lease, at the annual Rent of Twenty seven Dollars and fifty cents for each & every year during said term, payable semi annually, the first payment whereof is to be made on the Eighteenth day of September A.D. 1844.

And the said party of the second part for himself his executors, administrators and assigns doth covenant and agree to with the said Party of the first part his Heirs & Assigns, well & truly to pay the annual Rent aforesaid, at the times & in the manner hereinbefore appointed for said Rent to be paid.

And it is further agreed by and between the Parties aforesaid, that no Lumber shall be carried off said premises during the continuance of this Lease, and also that all the Improvements made on said Premises shall be and remain holden for the payment of the annual Rent aforesaid.

And the said Party of the first part for himself, his Executors & Administrators, does hereby covenant and agree to and with the said Party of the second part, his Executors, Administrators and Assigns, that at any time during the continuance of this Lease, upon the payment of the sum of Four hundred & thirty three Dollars, he, the said party of the first part, his Heirs, Executors or Administrators will make & execute a good & sufficient Deed of said premises, in fee simple, to him the said Party of the second part, his Executors, administrators & assigns, & then this Lease shall cease & be determined.

In Testimony whereof, the Parties aforesaid have set over hands & seals, the day & year first aforewritten.

Signed, sealed and delivered
in presence of
N Searle

Chace Sowris. (L.S.)
Isaac Sanders. (L.S.)

In the City of Providence on this 20th day of March A.D. 1844.
Then the above named Chace Sowris & Isaac Sanders severally acknowledged the aforegoing Instrument by them signed to be their free Act and Deed.

Nathaniel Searle
Public Notary.

For the consideration of the sum of Three Hundred Dollars to me paid by Henry Merchant of Providence, in the State of Rhode Island, I, Isaac Sanders, the aforenamed Lessee do hereby assign, transfer & set over to him the said Henry Merchant his executors, administrators and assigns, the preceding Lease and my Right, Title & Interest, in & to the Lands therein described. To Have and to Holde the

same for and during the unexpired term thereof, to him the said Henry Marchant, his Executors, Administrators & Assigns. He or they paying all Rents and fulfilling all Covenants therein contained, on the part of the Lessee, his Executors, Administrators or Assigns, to be paid kept & performed.

In Testimony whereof, I have hereunto set my hand & seal, this Eleventh day of November, in the Year One Thousand Eight hundred & forty five. Executed in presence of

Henry Martin Isaac Sanders. (D)

Providence County SS. In Providence this Eleventh day of November A.D. 1845 then Isaac Sanders personally appeared before me and acknowledged the preceding Transfer by him signed to be his free & voluntary act and Deed.

Henry Martin
Public Notary.

Recorded May 5. 1852. at 8.55 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Henry Marchant of the City of Providence, in the State of Rhode Island, in consideration of One Dollar to me paid by Sully D. Brown of said Providence, the receipt whereof is hereby acknowledged, do hereby assign, transfer & set over to the said Brown, his Executors, Administrators and Assigns, All my right, title and interest in & to a Lot of Land situate on Point Street in said Providence which I hold by virtue of a Lease thereof to Isaac Sanders, executed by Chace Gorris on the Eighteenth day of March A.D. Eighteen hundred & forty four & by said Sanders transferred to me the said Marchant on the Eleventh day of November A.D. Eighteen hundred & forty five. To Have and to Hold the same to him the said Brown his Executors, Administrators & Assigns in as ample manner & subject to all the conditions & covenants as I now hold the same. And I, the said Marchant in consideration as aforesaid do also hereby bargain, sell & convey to the said Brown his Executors, Administrators & Assigns forever, all my Right in & to any & all Buildings & Improvements on said Lot.

Witness my hand & seal, this Thirtieth day of April A.D. Eighteen hundred and fifty two. (1852)

Signed, sealed & delivered in presence of
James Tillinghast Henry Marchant. (D)

Providence Sc. In the City of Providence this 4 day of May 1852.
Then personally appeared Henry Marchant & acknowledged the within Instrument by him signed, to be his free and voluntary Act and Deed.

Before me, Sam'l W. Peckham
Justice of the Peace.

N.B. The Lease transferred above is recorded on preceding page

Recorded May 5. 1852. at 9 o'clk a.m.
Witness Albert Pabodie City Clk

We, Charles Dyer and Joseph Knowles, of the City & County of Providence, State of Rhode Island, have agreed to Let & Demise, & do hereby let & demise unto Nathan D. Pearce, of said City, County & State, his Heirs and Assigns.

A certain Tract of Land, being part of the Dyer Meadow Lot, so called, in the City aforesaid, & described as follows. Beginning at a point in the Southwesterly line of Dorrance Street, thirty six feet Northerly of Dyer Street & runs Westerly bounded Southerly by Land leased by said Charles Dyer to Halliday & Baker, One hundred & twenty feet, more or less to a point One hundred & twelve feet Southerly from Clifford Street, on a line at Right Angles therewith, then Northerly towards Clifford Street, and at Right Angles therewith, Fifty feet, then Easterly parallel with the first line to Dorrance Street, then Southerly on that Street to the place of beginning.

To Have and to Hold the same with the rights & privileges thereof, for the term of Five Years from the first day of June next ensuing the date hereof; On condition of the payment of a yearly Rent therefor, of Two Hundred Dollars, in quarterly instalments of Fifty Dollars, each, at the expiration of each & every quarter year of said term, for the payment of which, with the interest thereon, if at any time in arrear, the Buildings & Improvements on said Land shall be pledged & holden, that the Grantors, their Heirs, Executors, Administrators or Assigns, may enter upon & take possession of the said granted Premises, & the Buildings & Improvements thereon for Rent in arrear for more than thirty days, & that such to be made or not made at the option of said Grantors, shall not diminish their other rights hereunder.

And I, the said Nathan D. Pearce, for myself, my Heirs, Executors, Administrators & Assigns, do covenant with the said Charles Dyer & Joseph Knowles, their Heirs, Executors, Administrators & Assigns, to accept the demise, & observe & perform all the conditions aforesaid & at the expiration of said term or whenever sooner thereto required for just cause of Rent in arrear, to surrender quiet peaceable possession of said premises, or of said Land and Improvements if for such cause, in as good order & condition as when received, common wear & tear excepted, I, the said Pearce being allowed to remove my Buildings & Improvements at the expiration of said term, in full payment of Rents and Interest to the time of removal.

Witness our hands & seals, at said Providence this fifth day of May, A.D. One Thousand Eight Hundred and Fifty two.

Signed, sealed and delivered in presence of
C. A. Updike Charles Dyer. (D)
Joseph Knowles. (D)
Nathan D. Pierce. (D)

Providence Sc. In the City of Providence this Fifth day of May A.D. 1852. Then personally came the within named Charles Dyer, Joseph Knowles & Nathan D. Pearce, & severally acknowledged the foregoing Instrument by them signed, to be their free Act and Deed.

Before me, Caesar A. Updike
Justice of the Peace.

Recorded May 5, 1852. at 4.50 o'clk P.M.

Witness Albert Pabodie
City Clk

Be it Known, That I. John N Francis, now residing in the City County of Providence, State of Rhode Islands & Providence Plantations, have, by these Presents do hire & lease from Charles Potter, also a resident of the City, County & State aforesaid, certain Cellars for Eating & Cook Rooms with the appurtenances thereunto belonging, situate in said Providence. Being the two front Cellars under the Franklin House (now being altered into one Room) which is to be used as a respectable Eating House, together with the small south back Cellar as far as the Partition now is, being Sixteen feet East of the front Cellar, also the North Cellar as far back as a line drawn from the middle of the Window to the East side of the doorway that is in the partition that leads into the small South Cellar. It is mutually covenanted & agreed by the Lessee & the Lessor, that all alterations & betterments are to be made at the expence of the Lessee, in a secure & substantial manner, which are to belong to & be a part of the premises & not to be removed. No alterations or change of fixtures or any thing attached to the Building shall be made without first obtaining Lessors consent in writing.

Ingress & Egress to be in front from Market Square. Nothing is to be thrown from the windows nor below the floors. The drains, ground & walls below the floors not to be used or touched in any way, nor the sidewalks obstructed.

It is further agreed that no business shall be done that shall in any way annoy the other occupants of said Franklin House. The Lessor reserves the right for himself his Heirs & Assigns to pass through the premises to & from the East Cellars with such articles as may be wanted from time to time, making as little hindrance as possible.

It is expressly agreed that no intoxicating Liquors, Drinks or any other intoxicating Articles shall be kept, sold or used on said premises.

For and during the term of Six years from and after the first day of March 1852, to the 1st of March 1858, inclusive.

And that I will well & truly pay to said Potter or his Assigns, an annual Rent for the premises aforesaid of Two hundred Dollars for said term of Six Years, in equal quarterly payments in advance, on the first days of January, April, July & October, during the time aforesaid, of Six Years; and should I refuse or neglect to pay for more than three days, the annual Rent aforesaid, at the times & in the manner aforesaid, then it may be considered that I have violated my contract and said Potter, or his Assigns may forthwith re-enter and repossess themselves of the premises, holding me liable for all unpaid Rents, also for whatever expence may be incurred in obtaining possession.

And it is further agreed & understood, that at the expiration of this Lease, quiet and peaceable possession of the premises will be surrendered up to the said Potter, or his Assigns, in as good order & condition as at this present, ordinary wear & tear excepted.

And it is further agreed, that the said John N Francis shall not, during the continuance of the said term, let, demise, sell, under let, or assign over the said premises, or any part thereof, to any person or persons whomsoever; nor allow the use & occupation to any persons for any term or time whatsoever, without the license & consent in writing first had & obtained from said Potter.

It is further agreed and understood, that at least three Months notice shall be given in writing of an intention to vacate the premises, at the termination of this Lease. It is however expressly understood, that if said premises

shall be destroyed, or so injured as to be untenantable, then this Agreement is to cease & determine.

Mutually agreed, signed and sealed, at Providence aforesaid, this Eighth day of March One Thousand Eight Hundred and Fifty two.

The words "six" interlined, and the words "one" or "occupy the premises"; or "be responsible for one quarter of the aforesaid annual Rent" erased before signing

Witness George Waverley. Charles Potter. (L.S.)

John N. Francis. (L.S.)

Providence Sc. In the City of Providence this Eighteenth day of March AD 1852.

Personally appeared Charles Potter & John N Francis & severally acknowledged the above Instrument by them signed to be their free Act and Deed. hand and seal.

Before me, Thomas C Greene
Justice of the Peace.

Recorded May 6. 1852. at 9 1/4 oclk A.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That it is covenanted and agreed by and between the undersigned for themselves, their Heirs, Executors, administrators and Assigns respectively as follows. to wit:

That the undersigned Dyer & Knowles now the owners in fee of the Two certain Lots of Land described in two certain Leases from said Dyer, one to P.A. & G Sanford & Robert B Ives, recorded in Book No 98 and page 264. of the Providence Records, the other to P.A. & G Sanford, bearing date December 1. 1846. & recorded in Book No page of said Records (to both which said Leases and the divers assignments and transfers thereof in said Records reference is here made) shall and may re enter upon & take possession of said Lots & of the Buildings & other Improvements thereon, & the same henceforth hold and enjoy free from all claim or demand on the part of the others of the undersigned or either of them, in virtue or on account of the said Leases or either of them, otherwise than as hereinafter provided, to wit:

The Buildings & Improvements upon the said Lot first above referred to, shall remain the property of the present owner thereof, subject to the right of the said Dyer & Knowles & their Assigns, to hold, occupy and enjoy the same, free of all charge & exempt from all obligation to repair them or to insure them against loss or damage by fire, until the 17 of September A.D. 1855, and subject also to the lien thereon, of said Dyer & Knowles, now subsisting for the Rent of said Lot now in arrears (amounting to the sum of One hundred and seventeen 92/100 Dolls, & the interest that may accrue thereon) with the right on the part of said present owner to remove said Buildings and Improvements upon payment of said sum of $117 92/100 Dollars, with interest thereon from the date hereof. such removal however not to be made until after the said 17 of September 1855. & to be effected within the period of Ten days thereafter. That the said

Leases be and hereby are cancelled, and the covenants therein reheard & the said present owners of said Buildings & Improvements discharged from all obligation to pay Rent for said Lots or either of them after the date hereof.

In Witness whereof We hereunto set our hands & seals in duplicate this First day of May 1852.

Executed by C.D. J.K. & H.A.K. in presence of John P Knowles
Executed by S.C. in presence of
and executed by J.A.S. in presence of
Henry C Clarke

Charles Dyer. (L.S.)
Joseph Knowles. (L.S.)
Henry A. Howland. Trustee. (L.S.)
Sterry Clarke. (L.S.)
Joseph A. Scott. (L.S.)

Recorded May 6. 1852. at 12.35 o'clk P.M.

Witness Albert Pabodie City Clk

I Charles Dyer of Providence, Rhode-Island, have let & demised and hereby let & demise unto Samuel B. Halliday & Seth W. Baker of said Providence, their heirs & assigns, Two certain tracts of land, being parts of my meadow lot, fronting on Dyer, Dorrance & Clifford Streets in said Providence, severally described as follows: Begin at the Southwesterly corner, at the crossing of Dorrance & Dyer Streets, and run Southerly on Dyer Street fifty four feet & eight fifteenths of a foot: Thence Westerly, at right angles with Eddy Street One Hundred and Seventy feet: thence Northerly, parallel with Eddy Street & one hundred feet Easterly therefrom, to a point one hundred & twelve feet Southerly from Clifford Street at right angles therewith: thence Easterly, parallel with that Street, fifty five feet & nine inches: thence Easterly a straight line to a point in the westerly line of Dorrance Street thirty six feet northerly of the corner of Dorrance & Dyer Streets aforesaid: thence Southerly, on Dorrance Street to said corner.

The other tract begins on the Westerly line of Dorrance Street at the Northeast corner of a lot, leased by me to Hezekiah Van Reuren: thence northerly on Dorrance Street to Clifford Street: thence Southwesterly on that Street One hundred & thirty two feet & six inches: thence Southeasterly, at right angles with that Street One hundred & twelve feet, to the first mentioned tract: thence easterly on that tract eleven feet & six inches: thence northerly at right angles with Clifford Street, to the Northwesterly corner of the land leased to Van Reuran aforesaid: then Easterly bounded Southerly by Van Reuren's line, to the place of beginning.

To have and to hold the said demised lands, with the rights, privileges & appurtenances thereof, to them the

said Halliday & Baker, their heirs & assigns, from the date hereof, until the first day of April which will be in the year of our Lord eighteen hundred & fifty four; On Condition of the payment of rent therefor at the rate of Seven hundred & fifty eight dollars a year from the date hereof until the first day of April A.D. 1847 then to be due & payable & at the rate thereafter, of Nine hundred dollars a year in equal & successive quarter yearly instalments, the first thereof on the first day of July A.D. 1847; that the buildings & improvements on the premises shall be holden for said rents, with interest on such as shall be in arrear; & that for rent in arrear for more than thirty days, the Lessor, so choosing, may take possession of said Lands, buildings & improvements, without prejudice to other rights or remedies hereunder.

And We the said Samuel B. Halliday & Seth W Baker, for ourselves, our heirs, executors, administrators & assigns, do covenant with the said Charles Dyer and his like representatives & substitutes, to accept the demise & observe & perform the conditions, aforesaid, and on the entry of the Lessor, his representatives or substitutes aforesaid, for just cause of rent in arrear as aforesaid, or on the expiration of the term of this lease which soever shall first happen, to surrender quiet and peaceable possession of the premises, in as good order as when received, common wear and tear excepted.

And the parties hereby lay out a gangway, of the width of ten feet, for their common & exclusive use & advantage; the same being described as follows; to wit, begin at the Southwesterly corner of the demised premises on Clifford Street and run Southerly, at right angles with said Street eighty four feet, eight inches; then Southwesterly parallel with Clifford Street, to a point One hundred feet from Eddy Street; then Southerly parallel with that Street, to gain a width of ten feet at right angles; then Easterly, parallel with Clifford Street, to a point ten feet Easterly of the range of the first line: then Northerly, parallel with & ten feet easterly at right angles from said first line to Clifford Street: then South westerly on that Street to the place of beginning.

Executed in duplicate & interchangeably delivered on the fifteenth day of January, in the year of our Lord Eighteen hundred and forty seven.

In presence of
James A Eddy
Francis E Hoppin

Samuel B Halliday (L.S.)
Charles Dyer (L.S.)
Seth W Baker (L.S.)

Providence ss In Providence this fifteenth day of January A.D. 1847 then personally appeared the above named Samuel B Halliday, Charles Dyer & Seth W. Baker, and acknowledged the preceding instrument by them signed to be their free act and deed

Before me Francis E Hoppin Justice of the Peace

Recorded May 7 1852 at 9 40 o'clk A.M.

Witness Albert Pabodie City Clerk

Whereas George Trott deceased late of Boston in the State of Massachusetts and John Bumstead of Roxbury in said State were at the time of the decease of said George Trott the owners jointly of two hundred and twenty shares of the Capital Stock of the Manufacturing Corporation in Providence in the State of Rhode Island, called the Steam Cotton Manufacturing Company and which shares are numbered from One to two hundred and from Three hundred and twenty two to three hundred and forty one

And Whereas we the said John Bumstead and George Trott Administrator to the Estate of said George Trott deceased have agreed to make a partition thereof so that each may hold his respective shares in severalty

Now this indenture witnesseth, that I the said George Trott Administrator as aforesaid in consideration of the premises and of One dollar in hand paid hereby grant, bargain, sell and assign to him the said John Bumstead, all the right, title and interest of the said George Trott deceased in and to One hundred and Sixty shares of the said Capital Stock numbered as follows, namely One to One hundred and Sixty

To have and to hold the same to him the said John Bumstead, his Executors, administrators and assigns, for his and their own use

And I the said John Bumstead in consideration of the above premises hereby grant bargain sell and assign to him the said George Trott all my right title and interest in and to Sixty Shares of the said Capital Stock numbered as follows namely from One Hundred and Sixty one to two hundred and from Three hundred and twenty two to three hundred and forty one

To have and to hold the same to him the said George Trott, his Executors, administrators and assigns to his and their own use.

In Witness whereof we have hereto set our hands and seals this fifth day of May A D 1852

In presence of
The word from in first line of second page being first erased
Henry Martin
I M Fisher
Chas E Stevens
L H Buckingham

John Bumstead L S

George Trott L S
Administrator

I hereby ratify approve of & confirm the foregoing agreement, conveyance & transfer made between John Bumstead Esq & my brother George Trott as administrator of the Estate of my late father George Trott deceased

In Witness whereof

I have hereto set my hand & seal this fifth day of May A D 1852

In presence of
Henry Martin
J M Fesher

John B Trott L S

Providence County ss. In Providence this fifth day of May A D 1852 Then George Trott personally appeared before me, and in his capacity as Administrator, acknowledged the instrument on the preceding page by him signed to be his free act and deed, and at the same place and time John B. Trott also appeared before me and acknowledged the preceding Instrument by him signed to be his free act and deed

Henry Martin Justice of the Peace

Commonwealth of Massachusetts
Suffolk ss

On this Seventh day of May in the Year One thousand eight hundred and fifty two before me, the Subscriber a Commissioner, in and for said Commonwealth, appointed by the Governor of the State of Rhode Island and with power to administer oaths and to take Depositions and affidavits to be used in that State, and also to take the acknowledgement of any Deed or other Instrument to be used or recorded in that State; personally appeared the within named John Bumstead, who is known to me, to be the individual described in and who signed the within deed and acknowledged to me that he had executed the same for the uses and purposes therein named. In Witness whereof I have hereunto set my hand and Official Seal at Boston in the County of Suffolk and Commonwealth of Massachusetts on the day & year aforesaid

J H Buckingham
A Commissioner for
the State of Rhode Island L S

Recorded May 10 1852 at 12-10 o'clock P M

Witness Albert Pabodie City Clerk

Know all Men

That we the Corporation of Grace Church, in Providence a body corporate legally established in the City of Providence in the State of Rhode Island &c in consideration of Twenty five Dollars to us already paid by Fanny G. Haswell do hereby grant, bargain, sell and convey to the said Fanny G. her heirs and assigns One lot of land in the Cemetery of said Corporation situated on Eighth Avenue, and numbered Three hundred eighty four (№ 384) 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 Fanny G. her heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following; to wit:-

1st No fence shall be erected upon or around said lot, except in the mode prescribed or approved by the vestry of said Corporation

2d Said Lot shall not be used for any other purpose than as a repository of the dead; and no trees within the lot or borders 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 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 Corporations hereto affixed this Seventh day of May in the year of our Lord 1852 by Charles H Mason our Treasurer for that purpose duly authorized In Presence of
W S Grinnell — C. H. Mason Treasurer of Grace Ch Providence

Providence ss In the City of Providence this Seventh day of May 1852 personally came Charles H Mason Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed in said Capacity, with the Common Seal of said Corporation thereto affixed

Before me Augustus Hopkins
Justice of the Peace

Recorded May 11 1852 at 10 o'clock A M
Witness
Albert Pabodie
City Clk

Know all men by these Presents

That I Fanny G Haswell of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Twelve Dollars and fifty cents to me paid, by Isaiah Horton of said City of Providence, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey, the one equal undivided half part of a Lot of Land in the Grace Church Cemetery, situate on Eighth Avenue and numbered (384) Three Hundred and Eighty four on the Plat of said Cemetery made by Cushing and Walling & 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 Isaiah Horton, his heirs and assigns forever subject to the Conditions & restrictions and with the privileges following viz

No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of Grace Church Corporation

Said Lot shall not be used for any other purpose, than as a repository for the dead, and no Trees within the Lot, or border around the same shall be destroyed or mutilated, without the consent of said Vestry,

The proprietor may erect Stones, monuments and sepulchral Structures, and cultivate trees, shrubs & plants on said Lot, and shall keep in repair, at his or her expense, the Landmarks put thereon by the Corporation

If any Tree, Shrub or Plant on said Lot shall, by its Roots, Branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to Passengers, it shall be the right & duty of said Vestry, to cause the same, or such parts thereof, as constitute the Nuisance, to be removed

If any Stone, Structure or inscription upon said Lot shall be deemed offensive or improper, by said Vestry, it shall be their right & duty to cause the same to be removed

The Cemetery and its appurtenances shall be under the custody and superintendence of the Vestry of said Corporation & 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

In Witness whereof I have hereunto set my hand and Seal on this Eleventh day of May A D one thousand eight hundred and fifty two. (1852)
Signed, Sealed and delivered in presence of Nath l Searle — Fanny G Haswell

County of Providence ss In the City of Providence on this 11th day of May A D 1852 then personally appeared the above named Fanny G. Haswell & acknowledged the preceding Instrument by her signed, to be her free act & deed

Nathaniel Searle
Justice of the Peace

Recorded the foregoing Deed May 11 1852 at 10 o'clock A M
Witness Albert Pabodie City Clerk

This Indenture of Lease made and entered into this Ninth day of November in the year of our Lord One thousand eight hundred and forty eight, by and between Patience Batley of the City and County of Providence in the State of Rhode Island of the one part and Erastus Edwards and Ephraim Richmond, both also of said Providence of the other part

Witnesseth That the said Patience Batley for and in Consideration of the Rents, Covenants and Agreements hereinafter named and contained on the part of the said Erastus Edwards and Ephraim Richmond, their Executors, Administrators or Assigns, to be paid kept and performed, hath demised, leased and to farm let, and by these presents doth demise, lease and to farm let unto them the said Erastus Edwards and Ephraim Richmond, their Executors, Administrators and Assigns for the term of Five Years from the date hereof, to wit; until the Ninth day of November in the year 1853 (One thousand eight hundred and fifty three)

One Lot of Land situate on the corner of South Street and Parsonage Street in the Westerly part of said City of Providence and measuring on South Street Twenty feet and on Parsonage Street Fifty feet

To have and to hold the same, with all the Rights and Privileges thereof or thereunto appertaining to them the said Erastus Edwards and Ephraim Richmond, their Executors, Administrators, and assigns, for and during the term aforesaid, they yielding and paying as an Annual Rent the sum of Sixty Dollars and which said Rent shall be paid Quarter Yearly except the Rent for the two first Quarters which Rent shall be paid on the delivery of this Lease

And it is agreed by and between the parties hereto in manner following to wit: That on the expiration of the aforenamed term of Five years, this Lease shall be renewed for a further term of five years, at such an Annual Rent as shall be agreed upon by the Parties hereto, but in case the said parties cannot agree, then, at such an Annual Rent as shall be fixed and determined by three judicious and disinterested Men, one to be chosen by each party 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 hereto

That all the Buildings and Improvements that may at any time during the continuance of this Lease be on or erected or placed upon said demised Lot, shall be pledged for the payment of all Rents accruing under this Lease, and said Buildings shall not be used for any purpose that may be deemed hazardous

That in case Default shall be made in the payment of any Rent accruing under this Lease and such Default shall continue for the term of Thirty Days, the said Patience Batley may at her pleasure enter upon said demised premises and terminate this Lease

And that as said demised premises are held by the said Patience Batley as a Life Estate in case of her Decease during said term of Five Years or of the further term of the renewal thereof, this Lease shall thereupon terminate

And the said Erastus Edwards and Ephraim Richmond on their part for themselves and for their Executors, Administrators and Assigns, promise covenant and agree to and with the said Patience Batley, that they will pay or cause to be paid in manner as aforesaid promptly the rents accruing under this Lease, and on the termination thereof will surrender and yield up the full and quiet possession of said demised premises

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

Signed, Sealed and delivered in presence of
The words "nor for the sale of Spirituous Liquors" being erased before signing
Henry Martin

Patience Batley (L.S.)
Erastus Edwards (L.S.)
Ephraim Richmond (L.S.)

Providence County ss In Providence this Eleventh day of November A.D. 1848
Then Patience Batley, Erastus Edwards and Ephraim Richmond personally appeared before me and severally acknowledged the preceding Lease by them signed to be their free and voluntary act & deed
Henry Martin Public Notary

Recorded May 14 1852 at 10.15 o'clock A m
Witness Albert Pabodie
City Clerk

Know all Men by these Presents

That We Stephen K Rathbone and Seth Padelford of Providence, in the County of Providence, for and in consideration of the sum of Ten Dollars to us paid by Alphonso R Janes of Providence in the County of Providence & State of Rhode Island, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, conveyed and confirmed to him the said Alphonso R Janes his heirs and assigns One half of Lots in No 79 (Seventy nine) in the Burial Ground laid out by us, the Grantors, in the South Westerly part of said Providence, being the piece of Ground purchased by us of Sylvester R Jackson and formerly occupied by a windmill, as fully described in a plat of said Ground on record in the City Clerks Office, reference thereto being had; To have and to hold the premises

above described, with all the privileges thereto belonging, to him the said Alphonso R Janes, his heirs and assigns to their only proper use, benefit and behoof, for the sole use of a Burying Ground forever, subject to a tax of one ninetieth part of all expenses that may be incurred, by keeping the fence around said Burying Ground, in good repair. No fence to be around the Lot.

Witness our hands and seals this 18th day of July A D 1844

In presence of
Henry Martin

S. K. Rathbone LS
Seth Padelford LS

Providence, ss In Providence the Eighteenth day of July A D 1844 personally came the aforesaid Stephen K Rathbone and Seth Padelford signers to the above instrument, and acknowledged the same to be their voluntary act and deed, hand & seal

Before me Henry Martin Public Notary

Recorded May 15 1852 at 10 25 o'clock a m

Witness
Albert Pabodie City Clerk

This Indenture of two parts made and entered into this first day of May A.D. Eighteen Hundred and Fifty Two, by and between Anstis P. Manton of the first part and A. M. Leland of the second part, both in the City of Providence State of Rhode Island &c

Witnesseth

That the said party of the first part, for and in consideration of the Rents Covenants Agreements and Stipulations herein after mentioned, to be by the party of the second part kept paid observed and performed, hath and doth hereby demise, and lease unto the party of the second part his Heirs Executors, Administrators and Assigns the following described tenement in her house on Mathewson Street in said City viz: the second story of said house (excepting the north west front room and the room over the wash room) together with one room in the attic, and the room in which the stairway lands, leading from the small entry adjoining the dining room into the attic.

To Have and to Hold the same, to him the said party of the second part, his Heirs Executors, Administrators and Assigns, for and during the term of Five Years from the said First of May A.D. Eighteen Hundred & Fifty Two to be completed and ended.

And the party of the second part in consideration of the demise aforesaid, for himself his Heirs Executors, Administrators & Assigns, doth hereby Covenant, Stipulate and Agree to and with the party of the first part her Heirs Executors, Administrators and Assigns, to accept and occupy the demised Premises for the term aforesaid: to pay unto the party of the first part, her Heirs, Executors, Administrators & Assigns a yearly

rent for and during the term aforesaid, of One Hundred and Seventy Five Dollars, in quarter yearly installments in each and every year on the first days of August, November, February and May, also to pay the Water tax for said tenement, amounting to Ten Dollars per annum, and at the expiration of said lease, or sooner on the termination of this lease as hereinafter provided, peaceably, and quietly, to surrender possession of the premises aforesaid, in like good order and condition as when taken, ordinary wear, destruction by fire, or other casualty excepted.

It is agreed by the parties aforesaid that interest shall be charged on rent in arrear, and that if any installment or any part thereof shall be due, and unpaid for thirty days after the same is due and payable by the terms of this lease as hereinbefore provided, then the party of the first part may at her option, enter upon the premises and determine the lease, without prejudice to her rights or remedies already acquired thereunder.

It is agreed by and between the parties, that the party of the second part may relet the premises to a suitable tenant, during the term of this lease, he the party of the second part his Heirs, Executors Administrators & Assigns, keeping and performing all the Covenants, Agreements, and Stipulations herein contained, according to the true intent and meaning thereof. In case the party of the second part shall wish to relet the premises, he may if required have one more room in the attic, and should he at any time require a Stairway from the wash room to the cellar the same to be furnished by the party of the first part, on request of the party of the second part.

In testimony whereof we have hereunto affixed our Hands and Seals at Providence aforesaid this fourteenth day of May A.D. Eighteen Hundred & Fifty Two.

Signed Sealed and
delivered in presence of
Benjamin Dyer

A. P. Manton LS
A. M. Leland LS

Prov. Ss In the City of Providence May 14. 1852. personally appeared before me Anstis P. Manton and acknowledged the foregoing Instrument by her signed to be her free act and Deed.

Albert Pabodie City Clerk

Recorded May 17th 1852 at 9. 40 o'clock A.M.

Witness
Albert Pabodie
City Clk

This Instrument of Lease &c. of two parts made this first day of March in the year of our Lord, one thousand eight hundred and fifty two, by and between Samuel W. Bridgham of the City, County and State of New York, of the first part— And George E. Cleveland David A. Cleveland and Charles S. Cleveland— of the City and County of Providence in the State of Rhode Island and Providence Plantations, Cabinet Makers and Turners transacting business under the firm of Cleveland and Brothers of the second part Witnesseth— That the said Bridgham in consideration of the Rents and Agreements herein after specified on the part of the Clevelands to be paid and performed, doth hereby lease and to farm let unto the said Clevelands their heirs and assigns, a certain lot of land situate in said Providence on the Westerly side of Mill Street, bounded as follows:- Easterly on said Mill Street, Southerly on land now or late belonging to the heirs of Jos. Metcalf deceased, Westerly on Moshassuck river and northerly on land belonging to said City of Providence, for and during the term of thirty years from the date hereof, they paying the rents and performing the Agreements hereinafter mentioned. And the said Clevelands for themselves, their heirs, executors, administrators and assigns, do hereby covenant and agree to and with the said Bridgham, his heirs, executors, administrators and assigns, that they the said Clevelands, their heirs, executors, administrators and assigns shall pay to the said Bridgham, his heirs, executors, administrators and assigns, the sum of Seventy five dollars yearly during each of the first ten years of the said term of thirty years, in equal quarterly payments at the end of each quarter.— And the sum of Eighty dollars yearly during each of the second ten years of the said term of thirty years, in equal quarterly payments at the end of each quarter— And such sum yearly during each of the third ten years of the said term of thirty years in equal quarterly payments at the end of each quarter, as the parties hereto shall agree, and if they cannot agree, then such quarterly sum to be paid quarterly as aforesaid, as such two disinterested persons as shall be agreed upon by said parties, shall determine. And the said Lessees for themselves their heirs, executors, administrators and assigns hereby pledge and bind all buildings, which now are or hereafter shall be erected or placed upon said leased premises, for the payment of the aforesaid Rents— And do further hereby covenant and agree that the said Lessor his heirs, executors, administrators and assigns, shall have liberty, if he or they choose to purchase, at any time, the building or buildings now or hereafter erected or placed on said leased premises, at such price as the said parties hereto shall agree upon, and if they cannot agree, then at such price as shall be determined upon by three disinterested persons, one to be appointed by each party hereto, and the third by the two persons so appointed, and if so purchased during the continuance of this lease, the said Lessees, their heirs, executors, administrators or assigns will pay to the said purchasers, their heirs, executors administrators or assigns for the remaining term of this lease, the sum of eight and one half, per cent upon such purchase money, annually in quarterly payments at the end of each quarter, as rent for the use and occupation of said building or buildings in addition to the rent hereby reserved & covenanted to be paid for the use and occupation of said land.

And it is hereby further covenanted and agreed by and between the parties hereto their heirs, executors, administrators and assigns, that if any quarterly payment, either for the rent of the land or for the rent of the building or buildings if the same be purchased by the lessors, shall remain due and unpaid for the space of ten days after the same shall become due and payable, then it shall be lawful for said lessors, their heirs, executors, administrators or assigns to put an end to this lease, and to reenter upon said leased premises and take possession, and of said building or buildings also, if purchased, if he or they see fit so to do." And it is further hereby covenanted and agreed by and between the parties hereto, their heirs, executors, administrators and assigns, that at the end of said term of thirty years, if the lessor, his heirs, executors, administrators or assigns, shall not have purchased the

Brick Building lately erected and placed on said premises by the lessees for a turners and cabinet Makers Shop &c, and if the said parties do not agree to a further lease of said premises, then that the Lessor, his heirs, executors, administrators or assigns, shall within sixty days next after the end of said term, pay or cause to be paid to the Lessees, their heirs executors, administrators or assigns, the just value of said building, considering the state and condition in which the same shall then be remaining; and if the parties shall not mutually agree upon the value thereof, and upon the terms of payment, then such value and terms shall be determined by such three judicious and disinterested arbitrators as shall be agreed upon by the said parties— but if they shall not agree, then one of such arbitrators shall be appointed by each party, and the third arbitrator by the two arbitrators so appointed, and the award of said arbitrators or any two of them made in Writing in the premises, shall be final and conclusive between the said parties.

In Witness whereof the parties aforesaid have hereunto interchangeably set their hands and seals at said Providence, the day and year first above written

Signed sealed and delivered in presence of (the words "eight and one half" being first interlined in the second page, twenty fourth line)
Willard Sayles
Wm S. Patton

Samuel W. Bridgham. L.S.
George E. Cleveland. L.S.
David A. Cleveland. L.S.
Charles S. Cleveland. L.S.

Providence May 20. 1852.

Providence County ss.

Then personally appeared before me the above named Samuel W. Bridgham, George E. Cleveland, David A. Cleveland and Charles S. Cleveland, and acknowledged the Instrument by them subscribed to be their free act and deed.

Willard Sayles
Justice of the Peace.

Recorded May 20th 1852. at 1.55 O Clock P.M.

Albert Pabodie City Clk

Know all men by these Presents, That I. Cornelius Donovan of Providence in the County of Providence for and in consideration of the sum of one Dollar to me in hand paid by Patrick Wallace of said City of Providence, and in further consideration of the trust and conditions hereinafter set forth, have given, granted, bargained, sold & delivered, & by these presents do give, grant, bargain, sell & deliver unto him the said Patrick Wallace his heirs and assigns forever all the Stock manufactured & unmanufactured now in the building, now or late occupied by me on Exchange Place in said City of Providence together with all the tools & other property in and about said building— also all debts due and owing to me by Note or Book account & all other articles of personal property to me belonging wheresoever situated— To have and to hold the above bargained & sold premises to him the said Patrick Wallace in Trust— That he the said Patrick Wallace shall forthwith take possession of said Property, & shall collect said debts & shall sell said property at public or private sale in such manner & at such time as he shall deem expedient & shall appropriate the proceeds to the payment of all sums of money due from said Cornelius to said Patrick & the residue if any the said Patrick shall pay over to said Cornelius his heirs, executors,

administrators or assigns.

And I the said Patrick Wallace hereby accept said Trust and for myself, my Executors Administrators covenant & agree to & with the said Cornelius Donovan his heirs, executors, administrators & assigns, that I will faithfully discharge the same according to the terms hereinbefore set forth.

In Witness whereof, we have hereunto set our hands & seals at Providence this twenty first day of May A.D. 1852.

Cornelius Donovan L.S.

Signed, Sealed & in presence of Geo Rivers

Patrick Wallace L.S.

In Providence this 21 day of May A.D. 1852.

Personally came the above signed Cornelius Donovan & Patrick Wallace and acknowledged the above contract by them subscribed to be their free act & deed.

Before me — George Rivers
Just. of the Peace.

Recorded May 21 1852 at 5.55 Oclock P.M.

Witness word "take" & hereby interlined Albert Pabodie City Clk.

This Indenture made this third day of May in the year one thousand eight hundred and fifty two Between James Turner of the Village of East Nassau in the County of Rensselaer of the first part and Warren S Kelly of the City of Albany in the County of Albany and State of New York, a receiver appointed by order of Hon. Ira Harris of the second part; Whereas in and by an Order made by Hon. Ira Harris in a certain proceeding supplementary to an execution under Chapter II of Title IX of the Code of Procedure, pending before said Ira Harris upon a judgment in the Supreme Court, in favor of George W Peckham, Rufus W Peckham & Joseph S Colt plaintiffs against James Turner defendant, which order bears date the 30 day of April in the year One thousand eight hundred and fifty two, it was ordered that Warren S Kelly of the City of Albany be appointed receiver of all the debts, property, equitable interests, and things in action, of the said party of the first part, at the time of service of the order made by said Ira Harris in said proceeding on the 30 day of April 1852 which order was duly served on said party of the first part on the thirtieth day of April One thousand eight hundred & fifty two — And that the said party of the first part, assign, transfer and deliver over to such receiver, all the property, real and personal, and all equitable interests, things in action, and other effects which belonged to or were held in trust for said party of the first part or in which he had any beneficial interest at the time of service of said last mentioned order as aforesaid, except such articles of personal property as are exempted by law from sale on execution, to be applied to the payment of said judgment and the costs of said proceeding

And whereas the said party of the second part has given

and filed the requisite security, pursuant to the provisions of the said Order;

Now this Indenture Witnesseth, that the said party of the first part, in obedience to the said order, and in consideration of the premises aforesaid, and of One Dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, assigned, transferred and delivered over to the said party of the second part, all and every real and personal, chattels real, moneys outstanding debts, things in action, equitable interests, property and effects whatsoever, and wheresoever, of or belonging, or due to, or held in trust for the said party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to; to wit on the thirtieth day of April in the year One thousand eight hundred and fifty two except such articles of personal property as are exempt by law from sale on execution, and more especially this instrument is intended to grant and convey all the property, equitable interests, things in action, and effects described or enumerated in the Schedule hereto annexed; and also all deeds, writings, leases muniments of title, books of account, papers vouches, and other evidences relating or appertaining to the property equitable interests, things in action, and effects hereby granted and conveyed or intended so to be;

To have and to hold the same unto him the said party of the second part, as such receiver as aforesaid and to his successors and assigns subject to the present and future order, direction and control of the said

In Witness whereof the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed & delivered in presence of Abraham A Warden James Turner L.S.

State of New York
City of Albany ss I certify that on the 20th day of May 1852 before me personally appeared James Turner and acknowledged the within Assignment to be his free act & deed

J A A Parsons Justice of the Peace of the City of Albany

Recorded May 24th 1852 at 4.20 o'clock P.M.
Witness
Albert Pabodie City Clk

Know all men by these Presents

That We Isaac Hedly and Samuel Hedly both of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Thirty one hundred & fifty two Dollars and 32 cents to us paid by Harrison G O Merriam of Lowell in the State of Massachusetts, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, set over and convey to the said Harrison

G.O. Merriam and to his heirs and assigns forever, that part of the Building situate on Charles Street, which belongs to us & which we purchased of Charles F Tillinghast & used by us for the Manufacturing of Chemical Soap and joining the Northerly end of Earl P Mason's part of the Building - together with the Barn and Shed on the same Lot & all the fence round said Soap Work

Also all and singular, the Stock, fixtures, tools, implements materials, horses, Wagons & harness and other property in or connected with the Soap Works, formerly known as the 'Canal print Works' situate on the Easterly corner of Smith and Charles Street as per Schedule hereunto annexed, the same as we purchased of Joseph Adams Assignee of Wm H Cooke & T. P Merriam

To have and to hold the same, with all the Rights, privileges and appurtenances thereof to him the said Harrison G O Merriam and to his heirs and assigns, to his and their sole use and benefit forever

And We the said Isaac Hedly and Samuel Hedly, for ourselves and for our heirs, executors and administrators, do hereby covenant to and with the said Harrison G O Merriam, his heirs and assigns, that we are the true, sole, and lawful owners of the property hereby conveyed, that we have a 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 him the said Harrison G O Merriam and to his heirs & assigns forever; against the lawful claims and demands of all persons whatsoever,

In Witness whereof, We have hereunto set our hands and seals on this fifteenth day of May A D One thousand eight hundred and fifty two (1852)

Signed, Sealed & delivered in presence of N Searle

Isaac Hedly & Co

County of Providence ss In the City of Providence on this 17th day of May A D 1851 Then personally appeared the above named Isaac Hedly and Samuel Hedly before me and severally acknowledged the preceding Instrument by them signed to be their free act & deed

Nath[l] Searle
Justice of the Peace

Recorded May 22 1852 at 4½ o clock P M
Witness
Albert Pabodie City Clk

Mr Harrison G O Merriam

Bot of Isaac Hedley & Co

The Soap Works situated at the Corner of Smith & Charles Street being the same as we purchased of Joseph Adams Assignee of T P Merriam and Wm H Cooke including all the Manure Leach & unleach Ashes, together with every thing that there is in and about the Factory in the form of Kettles, Leaches Coolers, Buildings & all lumber added to E P Mason building by T P Merriam and two Counting Rooms in said Mason part of the building, together with all the Sundries tools &c &c

viz

One Building ft by feet situated at the North end of E P Mason Building, fronting on Charles Street being the same we bought of said Joseph Adams. One Shed attached to building on Charles Street, One barn in back yard with all the Fences around the yard and Gates with the fence in front of E P Mason building on Smith Street, with 2 Scuttles in the front yard,

One Counting room on the 2[d] Floor at the East End and one at the West end on the first floor with all the partitions, Stairs, doors Scuttles and all the Lumber in Ventilators, Slides, Doors, Floor in the Cellar &c &c that is attached to or put up by T. P Merriam in or about said Masons building that we bought of said Adams, also 2 large Wrought Iron Soap Kettles with Curbs, 2 large Iron Fry Kettles in Cellar with all the bricks & Stone attached to them, 3 Large Wrought Iron Leaches with platform planks Stone &c under them, 3 Wooden Leaches with platform of Plank & Stone under them (all the Lead under them, 614 Soap Racks (Mason interest in the said Racks excluded) 39 Soap Coolers, 5 Copper pumps, 2 platform Scales, all the Lye Cask, Tubs Cisterns for Cooling Soap, Grindstone & Frame, Hay Cutter, Shovels, Ladles, Pails, Forks, with all the Tools & fixtures and Gearing &c &c in or about said Soap Work as per Schedule which we had of Joseph Adams, being more or less, with all the old Iron &c &c in the Attic, and as per our Invoice given this day for $3500.00

To Policy of Insurance 41.50, 1 Do 300, 1 Do 445		48.95
" 1 Horse $70.- 1 Horse $25. One Sleigh $9.50		104.50
" 2 Harnesses $8.- Freight & Drayage on Rosin $14.60		22.60
" 63 Casks of Extra Rosin	@ 10/6	110.25
" 10 " " "	3.12½	31.25
" 2 Carboy of Aq Am	9¢	16.61
" 47 M Boxes 2.35, Soft Soap 3.00 Nails 1.50		6.85
" 35 B W Boxes 2.80, 10 Large Do 1.70 marine Soap 2.40		6.90
" 2 Oil Cans & Oil 3.00, 88 lb Tallow 4.84		7.84
" 2 Cask of Soap Grease 7.51 - 250 - 500 lb at 3		15.00
" 1587 lb Tolis B W in Scraps Soap	@ 7¢	111.09
" 202 " of Marine " "	3	6.06
" One Covered Wagon $57.00, 1 Do 52. & Geers as they are		119.-
" Interest on amount to be paid in Soap as per agreement		45.42
		3152.32

100

Contra

By our Note given up with interest $835.82
" 8 Notes as follows viz 1st on 2 Months May 15/52
for 84 Boxes of Good handsome Chem Olive Soap
2d Ten Months May 15/52 for 84 Boxes do do
3d Ten Months after date May 15/52 for 84 Boxes do do
4th Five " " " May 15/52 " 84 " " "
5th Eleven " " " May 15/52 " 84 " " "
6th Seventh " " " May 15/52 " 84 " " "
7th Eight " " " May 15/52 " 84 " " "
8th Nine " " " May 15/52 " 84 " " "
or 40288 lb of Chem Olive Soap at 5 3/4 ¢ 2316.56
3152 38

Received payment as above it is now Settled
Providence May 15th 1852
Isaac Hedley & Co.

Recorded May 22 1852 at 4 1/4 o clock p m
Witness
Albert Pabodie
City Clk

This Indenture, made this 4th day of May in the year One thousand eight hundred and fifty two, Between James Turner of the first part and Warren S Kelly of the City of Albany in the County of Albany and State of New York, a receiver appointed by order of Justice Harris of the second part; Whereas in and by an order made by Justice Harris in a certain proceeding supplementary to an execution under Chapter 2 of Title IX of the Code of Procedure, pending before said Justice Harris upon a judgment in the Supreme Court, in favor of Hiram Wright & others plaintiff against James Turner defendant which order bears date the 4th day of May in the year 1852 it was ordered that the Receivership of Warren S Kelly heretofore appointed receiver in the suit of George W Peckham & others in the Supreme Court against said Turner be extended to the above entitled action at the time of service of the order made by said Justice Harris in said proceeding, on the 4th day of May 1852 which order was duly served on said party of the first part on the 4th day of May 1852. And that the said party of the first part, assign, transfer and deliver over, to such receiver, all the property real & personal and all equitable interests, things in action, and other effects which belonged to or were held in trust for said party of the first part, or in which he had any beneficial interest at the time of service of said last mentioned order as aforesaid, except such articles of personal property as are exempted by law from Sale on execution to be applied to the payment of said judgment and the costs of said proceeding

And Whereas the said party of the second part has given and

filed the requisite security, pursuant to the provisions of the said order;

Now this Indenture Witnesseth, that the said party of the first part, in obedience to the said order, and in consideration of the premises aforesaid, and of One Dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, conveyed, assigned transferred and delivered over to the said party of the second part, all and every the Estate real and personal, Chattels real, moneys, outstanding debts, things in action, equitable interests, property and effects whatsoever and wheresoever, of or belonging or due to, or held in trust for, the said party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to: to wit on the 4th day of May in the year 1852 except such articles of personal property as are exempt by law from Sale on execution, and more especially this instrument is intended to grant and convey all the property, equitable interests things in action, and effects described or enumerated in the Schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers and other evidences relating or appertaining to the property, equitable interests, things in action, and effects hereby granted and conveyed or intended so to be;

To have and to hold the same unto him the said party of the second part, as such receiver as aforesaid and to his successors and assigns; subject to the present and future order, direction and control of the said

In Witness whereof, the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed & delivered in presence of Abraham A Warden — James Turner [L.S.]

State of New York } I certify that on this 20th day of May
City of Albany ss } 1852 before me personally appeared
James Turner and acknowledged the within assignment to be his act and deed

H A Parsons Justice of the Peace of the City of Albany

Recorded May 24. 1852 at 4. 25 o clk p.m
Witness
Albert Pabodie City Clk

This Indenture made this 4th day of May in the Year One thousand eight hundred and fifty two Between James Turner of the first part & Warren S Kelly of the City of Albany in the County of Albany and State of New York, a receiver appointed by the order of Justice Harris of the second part; Whereas in and by an order made by Justice Harris in a certain proceeding supplementary to an execution under Chapter 2 of Title IX of the Code of Procedure, pending before

said Justice Harris, upon a judgment in the Supreme Court in favor of Warren C. Cox plaintiff, against James Turner defendant, which order bears date the 4th day of May in the year 1852, it was ordered that the Receivership of Warren S Kelly, heretofore appointed receiver in the suit of Geo. W Peckham & others in the Supreme Court against said Turner be extended to the above entitled action, at the time of service of the order made by said Justice Harris in said Proceeding on the 4th day of May 1852 which order was duly served on said party of the fist part on the 4th day of May 1852.

And that the said party of the fist part, assign, transfer and deliver over to such receiver, all the property real and personal, and all equitable interests, things in action, and other effects, which belonged to or were held in Trust for said party of the fist part, or in which he had any beneficial interest at the time of service of said last mentioned order as aforesaid, except such Articles of Personal property as are exempted by law from sale on execution, to be applied to the payment of said judgment and the costs of said Proceeding

And whereas the said party of the second part has given and filed the requisite security, pursuant to the provisions of the said order: Now this Indenture witnesseth, that the said party of the fist part, in Obedience to the said Order, and in consideration of the premises aforesaid, and of One Dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, conveyed, assigned, transpired and delivered over to the said party of the second part, all and every the Estate real and personal, chattels real, moneys, outstanding debts, things in action, equitable interests, property and effects whatsoever and wheresoever of or belonging, or due to, or held in trust for, the said party of the fist part, or in which he had any right, title or interest, at the time of service of said last-mentioned order above referred to; to wit, on the 4th day of May in the year 1852 except such articles of personal property as are exempt by law from Sale on Execution, and more especially this instrument is intended to grant and convey all the property equitable interests, things in action, and effects described or enumerated in the Schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers, and other evidences relating or appertaining to the property, equitable interests, things in action and effects hereby granted and conveyed, or intended so to be: To have and to hold the same unto him the said party of the second part, as such receiver as aforesaid, and to his successors and assigns: subject to the present and future order, direction and control of the said

In Witness whereof, the said party of the fist part hath hereunto set his hand & seal the day and year fist above written

Sealed & delivered in presence of

Abraham H Warden

James Turner [L.S.]

State of New York } I cetify that on this 20th day of May 1852
City of Albany } ss: before me personally appeared James Turner,

and acknowledged the within assignment to be his act and deed

H. H. Parsons Justice of the Peace
of the City of Albany [L.S.]

Recorded May 24 1852 at 4.25 o'clk p m
Witness
Albert Pabodie
City Clk

This Indenture, made this 4th day of May in the year One thousand eight hundred and fifty two Between James Turner of the fist part and Warren S Kelly of the City of Albany, in the County of Albany and State of New York, a receiver appointed by the order of Justice Harris of the Second part: Whereas in and by an order made by Justice Harris in a certain proceeding supplementary to an execution under Chapter 2 of Table 18 of the Code of Procedure, pending before said Justice Harris upon a judgment in the Supreme Court, in favor of Bernice B Smith plaintiff against James Turner, defendant, which order bears date the 4th day of May in the year 1852; it was ordered that the Receivership of Warren S Kelly heretofore appointed receiver in the suit of George W Peckham & others in the Supreme Court against said Turner be extended to the above entitled action, at the time of service of the order made by said Justice Harris in said Proceeding on the 4th day of May 1852 which order was duly served on said party of the fist part on the 4th day of May 1852.

And that the said party of the fist part assign, transfer and deliver over to such receiver, all the property, real and personal, and all equitable interests, things in action, and other effects which belonged to or were held in trust for said party of the fist part, or in which he had any beneficial interest at the time of service of said last mentioned order as aforesaid; except such articles of personal property as are exempted by law from sale on execution, to be applied to the payment of said judgment and the costs of said proceeding

And Whereas the said party of the second part has given and filed the requisite security, pursuant to the provisions of the said order: Now this Indenture witnesseth, that the said party of the fist part, in obedience to the said order, and in consideration of the premises aforesaid, and of one dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold conveyed, assigned, transpired and delivered over to the said party of the second part, all and every the estate real and personal, chattels real, moneys, outstanding debts, things in action, equitable interests, property and effects whatsoever, and wheresoever of or belonging, or due to, or held in

trust for, the said Party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to; to wit, on the 4th day of May in the year 1852, except such articles of Personal property as are exempt by law from Sale on execution, and more especially this instrument is intended to grant and convey all the Property, equitable interests, things in action, and effects described or enumerated in the Schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers, and other evidences relating or appertaining to the Property, equitable interests, things in action, and effects hereby granted and conveyed, or intended so to be: To have and to hold the same unto him the said Party of the second part, as such receiver as aforesaid, and to his successors and assigns; subject to the present and future order, direction and control of the said

In Witness whereof, the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed & delivered in presence of Abraham A Warden — James Turner [L.S.]

State of New York, City of Albany ss. — I certify that on this 20th day of May 1852 before me personally appeared James Turner and acknowledged the within assignment to be his act & deed

S H A Parsons Justice of the Peace of the City of Albany

Recorded May 24 1852 at 4-25 o-clock p m

Witnes Albert Pabodie City Clk

This Indenture made this 4th day of May in the year One thousand eight hundred and fifty two, Between James Turner of the first part, and Warren S Kelly of the City of Albany, in the County of Albany and State of New York, a receiver appointed by the order of Justice Harris of the Second part: Whereas in and by an order made by Justice Harris in a certain proceeding supplementary to an execution under Chapter 2 of Title IX, of the Code of Procedure, pending before said Justice Harris upon a judgment in the Supreme Court, in favor of Philip W Dater & another, plaintiffs against James Turner defendant which order bears date the 4th day of May in the year 1852, it was ordered that the Receivership of Warren S Kelly heretofore appointed receiver in the suit of Geo. W. Peckham & others in the Supreme Court against said Turner be extended to the above entitled action, at the time of service of the order made by said Justice Harris in said proceeding on the 4th day of May One thousand eight hundred and fifty two which order was duly served on said party of the first part on the 4th day of May 1852

And that the said

party of the first part, assign, transfer and deliver over to such receiver all the property real and personal, and all equitable interests, things in action, and other effects which belonged to or were held in trust for said party of the first part, or in which he had any beneficial interest at the time of service of said last mentioned order as aforesaid, except such articles of personal property as are exempted by law from Sale on execution, to be applied to the payment of said judgment and the costs of said proceeding.

And Whereas the said party of the second part has given and filed the requisite security, pursuant to the provisions of the said order: Now this Indenture Witnesseth, that the said party of the first part, in obedience to the said Order, and in consideration of the premises aforesaid, and of one Dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged hath granted, bargained, sold, conveyed, assigned, transferred and delivered over to the said party of the second part, all and every the estate real and personal, chattels real, moneys, outstanding debts, things in action, equitable interests, property and effects whatsoever and wheresoever, of or belonging, or due to, or held in Trust for, the said party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to; to wit, on the 4th day of May in the year One thousand eight hundred & fifty two except such articles of personal property as are exempt by law from Sale on execution, and more especially this instrument is intended to grant and convey all the property, equitable interests, things in action, and effects described or enumerated in the schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers, and other evidences relating or appertaining to the property, equitable interests, things in action, and effects hereby granted and conveyed, or intended so to be; To have and to hold the same unto him the said party of the second part as such receiver as aforesaid, and to his successors and assigns; subject to the present and future order, direction and control of the said

In witness whereof the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed and delivered in presence of Abraham A Warden — James Turner [L.S.]

State of New York, City of Albany ss. — I certify that on this 20th day of May 1852 before me personally appeared James Turner, and acknowledged the within assignment to be his act and deed

S. H. A. Parsons Justice of the Peace of the City of Albany

Recorded May 24 1852 at 4-25 o-clock p m

Witnes Albert Pabodie City Clk

trust for, the said Party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to; to wit, on the 4th day of May in the year 1852, except such articles of Personal Property as are exempt by law from Sale on execution, and more especially this instrument is intended to grant and convey all the Property, equitable interests, things in action, and effects described or enumerated in the Schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers, and other evidences relating or appertaining to the Property, equitable interests, things in action, and effects hereby granted and conveyed, or intended so to be; To have and to hold the same unto him the said Party of the second part, as such receiver as aforesaid, and to his successors and assigns; subject to the present and future order, direction and control of the said

In Witness whereof, the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed & delivered in presence of Abraham H Warden — James Turner [L.S.]

State of New York, City of Albany ss. — I certify that on this 20th day of May 1852 before me personally appeared James Turner and acknowledged the within assignment to be his act & deed

J H H Parsons Justice of the Peace of the City of Albany

Recorded May 24 1852 at 4-25 o'clock p m

Witness Albert Pabodie City Clk

This Indenture made this 4th day of May in the year One thousand eight hundred and fifty two, Between James Turner of the first part, and Warren S Kelly of the City of Albany, in the County of Albany and State of New York, a receiver appointed by the order of Justice Harris of the second part: Whereas in and by an order made by Justice Harris in a certain proceeding supplementary to an execution under Chapter 2 of Title 18, of the Code of Procedure, pending before said Justice Harris upon a judgment in the Supreme Court, in favor of Philip W Dales & another, plaintiffs against James Turner defendant which order bears date the 4th day of May in the year 1852, it was ordered that the Receivership of Warren S Kelly heretofore appointed receiver in the Suit of Geo. W. Peckham & others in the Supreme Court against said Turner be extended to the above entitled action, at the time of service of the order made by said Justice Harris in said proceeding on the 4th day of May One thousand eight hundred and fifty two which order was duly served on said party of the first part on the 4th day of May 1852

And that the said

party of the first part, assign, transfer and deliver over to such receiver all the property real and personal, and all equitable interests, things in action, and other effects which belonged to or were held in trust for said party of the first part, or in which he has any beneficial interest, at the time of service of said last mentioned order as aforesaid, except such articles of personal property as are exempted by law from Sale on execution, to be applied to the payment of said judgment and the costs of said proceeding.

And Whereas the said party of the second part has given and filed the requisite security, pursuant to the provisions of the said order: Now this Indenture Witnesseth, that the said party of the first part, in obedience to the said Order, and in consideration of the premises aforesaid, and of one Dollar to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged hath granted, bargained, sold, conveyed, assigned, transferred and delivered over to the said party of the second part, all and every the estate real and personal, chattels real, moneys, outstanding debts, things in action, equitable interests, property and effects whatsoever and wheresoever, of or belonging, or due to, or held in Trust for, the said party of the first part, or in which he had any right, title or interest, at the time of service of said last mentioned order above referred to; to wit, on the 4th day of May in the year One thousand eight hundred & fifty two except such articles of personal Property as are exempt by law from Sale on execution, and more especially this instrument is intendeed to grant and convey all the property, equitable interests, things in action, and effects described or enumerated in the schedule hereto annexed; and also all deeds, writings, leases, muniments of title, books of account, papers, vouchers, and other evidences relating or appertaining to the property, equitable interests, things in action, and effects hereby granted and conveyed, or intendeed so to be; To have and to hold the same unto him the said party of the second part as such receiver as aforesaid, and to his successors and assigns; subject to the present and future order, direction and control of the said

In witness whereof the said party of the first part hath hereunto set his hand and seal the day and year first above written

Sealed and delivered in presence of Abraham H Warden — James Turner [L.S.]

State of New York, City of Albany ss. — I certify that on this 20th day of May 1852 before me personally appeared James Turner, and acknowledged the within assignment to be his act and deed

J. H. H. Parsons Justice of the Peace of the City of Albany

Recorded May 24 1852 at 4.25 o'clock p.m.

Witness Albert Paboodie City Clk

This Indenture executed on the first (1st) day of May A D Eighteen Hundred and fifty two between Isaac A Brooks of Providence in the County of Providence and State of Rhode Island of the one part and Charles W Carter and Phebe Ann Carter wife of said Charles of the other part Witnesseth

That the said Isaac Brooks in consideration of the rents and covenants herein contained on the part of said Charles W Carter and Phebe Ann Carter their executors administrators and assigns to be paid and performed, doth hereby demise and to farm let a certain lot of land with all the buildings and improvements thereon, situate in said Providence at the corner of Hammond & Cranston Streets, bounding westerly on Hammond Street and Southerly on Cranston Street, being the lot of land numbered One hundred & twenty nine (129) on the City plat of the Dexter Donation land recorded in Book No 2 of Plats in the City Clerks Office of said Providence

To have and to hold said premises with their appurtenances unto said Phebe Ann Carter her executors, administrators and assigns from henceforth until the first (1st) day of May A D. Eighteen Hundred and fifty four (1854) yielding and paying therefor yearly and every year during said term unto said Brooks his heirs and assigns, the yearly rent of one Dollar per year on the last day of each year in said term.

And said Charles W. Carter and Phebe Ann Carter for themselves, their heirs, executors and administrators do covenant and agree to and with I Brooks his heirs and assigns, that the said Phebe Ann Carter, her executors, administrators & assigns shall yearly and every year during said term pay unto said Brooks the yearly rent aforesaid at the time and in the manner hereinbefore appointed for the payment of the same

And the parties aforesaid for themselves respectively and for their respective heirs, executors and administrators each with the other, and their respective heirs, executors, administrators and assigns, do further covenant and agree as follows,

That the said Brooks his heirs and assigns may at any time terminate said lease by paying unto said Phebe Ann Carter, her executors, administrators or assigns forty one cents and one tenth of a cent (41/10 cents) for each day of the aforesaid term, which at the time of such payment shall remain unexpired, that is forty one Dollars and ten cents if one hundred days & twenty dollars and fifty five cents if fifty days of said term remain unexpired and so at the same rate of 41/10 cent, pr day for any other portion of said term which may remain unexpired, and shall thereupon have the right to reenter and repossess the said premises as in his former estate

That the said Charles W Carter and Phebe Ann Carter, their executors, administrators or assigns shall at all times during said term, until this lease shall be terminated

as herein before provided, keep the said propety in good order and make all necessary repairs thereupon except repairs of the fences, it being hereby agreed that Isc Brooks his heirs and assigns shall keep the fences in repair; If however the said propety shall be wholly or in part destroyed by fire, in that case said Brooks, his heirs or assigns shall forthwith rebuild the same and put said Buildings in as good condition as they now are

That the said Charles W Carter and Phebe Ann Carter will make over and transfer unto said Brooks, his heirs or assigns all insurances upon the small building on said Lot nearest to the corner of Hammond & Cranston Street free of expense to said Brooks

That if the said Phebe Ann Carter, her executors, administrators or assigns shall use said Propety for any illegal purpose during the term aforesaid, that she and they shall thereupon forfeit the remainder of said term, and the said Brooks, his heirs or assigns may thereupon, reenter and repossess the premises aforesaid without paying unto her or them any compensation for the unexpired term of said lease

And that said Brooks his heirs and assigns may at any proper time enter said premises for the purpose of examining the State of the property

In Witness whereof, we have hereunto interchangeably set our hands and seals the day and year first aforewritten

Signed, Sealed & delivered in presence of Charles Holden Jr witness to signature I A B & C W C Joseph A Scott to Phebe Ann Carter signature

Isaac A Brooks (L.S.)
Charles W Carter (L.S.)
Phebe A Carter (L.S.)

Providence Jc Providence May 25 A D 1852 Then Charles W Carter & Isaac A Brooks within named acknowledged the within instrument by them signed to be their free and voluntary act and deed

before me Charles Holden Jr
Justice of the Peace

Providence Jc Providence May 25th A D 1852 Then Phebe Ann Carter wife of Charles W. Carter being by me examined privily and apart from her said husband, acknowledged the aforegoing instrument which was by me shewn & explained to her, to be her free & voluntary act & deed and declared that she does not wish to retract the same Before me Joseph A Scott
Justice of the Peace

Know all men, that We Charles W Carter & Phebe Ann Carter wife of said Charles within named in consideration of the sum of Two hundred dollars paid us by Brayton Gardner of Providence in the State of Rhode Island, do hereby grant, assign, transfer and set over to said Gardner, his heirs and assigns the within

described premises for and during the remainder of the term therein mentioned. To have and to hold the same with the appurtenances thereof to said Gardner, 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 Gardner his executors, administrators & assigns paying & performing the rent and covenants therein required. In witness whereof, we have hereunto set our hands and seals this twenty fifth day of May A D 1852

Signed sealed & delivered in presence of Joseph A Scott to Phebe Ann Carter

Charles W Carter [L.S.]

Phebe A Carter [L.S.]

Providence ss Providence May 25th 1852 Then Charles W Carter acknowledged the aforewritten assignment of this lease to be his voluntary act & deed, and at the same time Phebe Ann Carter wife of the said Charles W Carter being by me examined privily and apart from her said husband acknowledged the aforegoing assignment of lease which was by me shewn and explained to her, the her free & voluntary act & deed, and that she doth not wish to retract the same before me Joseph A Scott Justice of Peace

Recorded May 26 1852 at 9 o'clk a m Witnes Albert Pabodie City Clerk

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This Indenture of two parts made and entered into this first day of May A.D. Eighteen hundred & fifty two by and between the Providence Aqueduct Company a Corporation created by the Legislature of the State of Rhode Island &c of the first part and John Brown and Dexter Gorton of the City of Providence in said State of the second part Witnesseth

That the party of the first part for and in consideration of the rents, covenants, agreements and stipulations hereinafter mentioned to be by the party of the second part paid, kept, observed and performed hath and hereby doth demise and lease unto the party of the second part a certain lot of land situated on Stewart Street in said City being part of lot number twenty on a plat of Lots owned by said Aqueduct Co which said plat is on record in the Clerks Office in said City in Book of Plats page nine said Lot meanning forty feet on Stewart Street and extending back about ninety seven feet, to lot number twenty one on said plat and being the Southerly part of said Lot number twenty

To have and to hold the same to them the said party of the second part their heirs, executors, administrators and assigns for and during the term of Five Years, from the said first day of May 1852 fully to be completed

and ended And the party of the second part in consideration of the demise aforesaid for themselves, their heirs, executors, administrators and assigns do hereby covenant, stipulate and agree to and with the party of the first part, their successors and assigns, to accept and occupy the demised premises for the term aforesaid; to pay unto the party of the first part, their successors and assigns, a yearly rent for and during the term aforesaid of Forty eight Dollars, in quarter yearly installments on the first days of August, November February and May in each year and at the expiration of said term or sooner on the termination of this lease as hereinafter provided peaceably and quietly to surrender possession of the premises aforesaid in as good order and condition as when taken. It is agreed by the parties aforesaid that interest shall be charged on rent in arrear; and that if any installment or part thereof shall be due and unpaid for twenty days after the same is due and payable by the terms of this Lease as hereinbefore specified then the party of the first part may at their option enter upon the premises and determine this lease without prejudice to their rights or remedies already acquired hereunder, It is agreed by the parties that the party of the first part shall have a lien on any building which the party of the second part may place on said lot for the payment of the rent herein covenanted to be paid and that said building or buildings shall not be removed from the premises aforesaid until the covenants and agreements herein contained are faithfully performed according to the true intent and meaning thereof It is agreed by the parties that the demised premises shall not be used in any manner or any thing be placed thereon which can by any possibility cause injury to the water in the fountain belonging to the party of the first part or the springs from which the same is supplied

It is agreed by the parties, that the party of the second part may during the last quarter of the term of this lease remove his buildings therefrom he making good all damages and breakages occasioned thereby and having paid the rent to the end of the term

In testimony whereof we have hereunto affixed our hands and seals at said Providence this twenty seventh day of May A.D. Eighteen hundred & fifty two, the Treasurer of the said Aqueduct Company, Benjamin Dyer being authorized so to do by vote of the Company at a meeting holden March 6 1851

Signed, sealed and delivered in presence of, the word "quarter of the" being first interlined Albert Pabodie to the sigs of J B & D G

John Brown [L.S.]

Dexter Gorton [L.S.]

Albert Pabodie to B D Sigs

Prov. Aqueduct Co per Benjamin Dyer Treasurer [L.S.]

Providence ss Providence May 27 1852 personally appeared before me Benjamin Dyer and acknowledged the preceding Instrument by him signed as Treasurer of the Pro. Aqueduct Company to be his free act & deed and the free act of said Company also appeared before me John Brown and Dexter Gorton & severally acknowledged the within Instrument to be their free act & deed

Albert Pabodie City Clk

Recorded May 27 1852 at 1.45 o'clk p m
Witness
Albert Pabodie City Clerk

Know all men, by these presents, That I Horace C Tallman of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of thirteen hundred and seventy five Dollars, to me paid by Thomas Pearce of said City of Providence, the receipt of which said Sum is hereby acknowledged, have given, granted, sold, assigned, transferred and set over, and do by these presents give, grant, sell, assign transfer and set over to him the said Thomas Peace, his executors, administrators and assigns forever,

The Building recently erected by me situate on the Westerly side of Dyer Street in said City of Providence and all other Improvements on the same lot, being a lot of land, leased by me of him the said Thomas Pearce

Together with said Lease and all my right, title and interest, in and to the lot of land demised and described in and by said Lease

Said Premises are subject to a Mortgage heretofore given by me to Allyn V Dike to secure a Note for the sum of Fifteen Hundred Dollars, payable in one year from the fifteenth day of August A D 1851 with Interest thereon payable Semi Annually, the payment of which said Note is assumed by the said Thomas Pearce as an additional consideration of this conveyance, and which said Mortgage Deed is on Record in Book number 5 of the Record of Mortgages of Personal property page 324 and subject to which said Mortgage

To have and to hold the same with all the rights & privileges thereof, to him the said Thomas Pearce, his executors administrators and assigns forever. And I the aforenamed Horace C Tallman for myself, and for my heirs, executors and administrators do covenant with him the said Thomas Pearce, his executors, administrators and assigns that (excepting only the afore referred to Mortgage Deed) said Premises are free from all Incumbrances and that I will warrant and defend the same to him the said Thomas Pearce, his executors, administrators and assigns forever against the lawful Claims and demands of all persons excepting as aforesaid the Claim under said Mortgage

In witness whereof I have hereunto set my hand and seal this twenty ninth day of May in the year of our Lord One thousand eight hundred and fifty two

(1852) Signed, sealed and delivered in presence of
Henry Martin

Horace C Tallman LS

Providence ss In Providence this first day of June A D 1852 Then Horace C Tallman personally appeared before me and acknowledged the preceding Instrument by him signed to be his free act and deed

Henry Martin Justice of the Peace

Recorded June 1. 1852 at 10-20 o'clock a m
Witness
Albert Pabodie City Clerk

Know all men by these presents, that Calvin Kent of the City of Providence in consideration of the sum of Sixteen Dollars paid me by Gardner T Swarts of said, the receipt whereof I do hereby acknowledge do hereby give, grant, bargain, sell & convey unto the said Gardner T Swarts, heirs and assigns forever one Lot in the Manchester Burying Ground so called, being number two (2) in the Eight bury as described in a plot of said Ground on the records of said City for the sole use of a Burying Ground

Witness my hand & seal the nineteenth day of May A D 1852
In presence of
Wm C Barker

Calvin Kent LS

Providence County ss In Providence this 21st day of May A D 1852, Then Calvin Kent personally came and appeared before me and acknowledged the preceding instrument by him signed to be his free and voluntary act & deed

Wm C Barker
Justice of the Peace

Recorded June 4 1852 at 10-20 o'clock a m
Witness
Albert Pabodie
City Clk

Know all men by these presents

That I Thomas J A Gross of the City & County of Providence in the State of Rhode Island, for and in consideration of the sum of One hundred Dollars to me paid by Nathan C Jenckes of said City of Providence, the receipt whereof is hereby acknowledged do by these presents bargain, sell assign, convey, set over and deliver to the said Nathan C Jenckes

One dark Chesnut colored Horse, Switch Tail, about nine years Old, One Chaise and Chaise Harness

To have and to hold the same to him the said Nathan C Jenckes and to his heirs and assigns forever And I the said Thomas J A Gross, for myself and for my heirs do covenant to and with the said Nathan C Jenckes, his heirs and assigns, that I have a good right to sell and convey the same as aforesaid, that the same is free and clear of all Incumbrances & that I will forever warrant and defend the same, to him the said Nathan C Jenckes, his heirs and assigns against the lawful claims & demands of all Persons whatsoever

In Witness whereof I have hereunto set my hand & seal on this fifth day of June A D 1852

Executed in presence of Nathaniel Searle — Thos J. A. Gross (L S)

Recorded June 5. 1852 at 9.45 o'clock a m

Witness Albert Pabodie
City Clerk

This Indenture made this fifteenth day of June in the year one Thousand eight hundred & fifty two between John Brumstead of Roxbury Massachusetts party of the first part & Lloyd W Wells of the City of New York party of the second part witnesseth. That the said party of the first part for & in consideration of the Sum of Four thousand eight hundred dollars to him paid by the said party of the second part the receipt whereof is hereby acknowledged has by these present granted, bargained, sold and assigned unto the said party of the second part all the right, title, interest and claim of the said party of the first part in and to Fifty Shares of the Capital Stock & property of the Steam Cotton Manufacturing Company in Providence Rhode Island now Standing in the name of Wells & Spring on the books of said company & represented by Certificate No 445 containing Shares Number 252 to 301 inclusive, being the same as was conveyed to the party of the first part by the said party of the second part by deed dated 29th day of September 1848 and recorded Oct 2d 1848 in book 110 page 288 of the Record for deeds in the City of Providence aforesaid, it being understood that the deed conveys to the said party of the second part all the right title, interest and claim of the said party of the first part conveyed to him by said deed of 29th day of September 1848 above mentioned & no other

To have and to hold the same to him the said party of the second part his Executors, Administrators and assigns for his & their own use

In Witness whereof the said party of the first part has hereunto set his hand & seal the day & Year first above written

Sealed & Delivered in presence of The date having been previously altered to June 16th 1852 — Samuel Baily — John Brumstead (L S)

The State of Rhode Island and Providence Plantations
Providence County ss

In Providence this fifteenth day of June A D 1852 Then John Brumstead personally appeared before me and acknowledged the preceding instrument by him signed to be his free act and deed

Henry Martin
Justice of the peace

Recorded June 17th 1852 at 10.15 O. clock A. M

Witness word "was" erased Albert Pabodie
City Clerk

This Indenture of lease in two parts entered into at Providence this 25th day of April A D 1849 by & between Holden Pierce & Joseph R Hood both of the City and County of Providence in the State of Rhode Island. Witnesseth

That the said Pearce hereby agrees to demise and let to the said Hood his heirs and assigns a certain dwelling house situated on the corner of Ship and Clifford Streets in said Providence with the appurtenances thereto belonging for the term of Ten Years from the date hereof. Subject however to the following conditions Viz—

1st That the said Hood his heirs or assigns shall pay as Rent therefor the Year by Sum of one hundred and ninety dollars payable in equal monthly payments on the 25th day of each month Commencing on the 25th day of May 1849

2d That there shall be no Gambling on the premises and no sale of intoxicating drink and no disorderly family shall be kept therein during the continuance of said Lease 3d That the wood house may be used as it now is but for no other purpose. That the well may be used in common by all the tenants of the said Pearce on Clifford Street. That the cellar under the wood house shall be reserved for the exclusive use of said Pearce 4th That no Carpenters shop or other building shall be erected by said Hood on said premises whereby the insurance may be endangered 5th That said Pearce shall have the liberty to sell said Estate at any time during the continuance of this lease giving the said Hood three weeks notice of such Sale and a preference at the price for which it may be sold and on such sale this lease shall terminate and be at an end. But if such sale shall be made within five Years from the date hereof to any person other than the said Hood his heirs or assigns the said Hood shall have a compensation for improvements and fixtures either six months rent free after said sale or the amount of six months rent paid in cash at the option of the purchasers of said Estate

6th That the said Hood shall keep the said buildings in good order and repair, ordinary wear and tear and casualty by fire excepted

and in case said building is burnt so as to be untenantable this lease shall be void. And the said Wood hereby accepts the said demise and hereby covenants with the said Pearce that he will perform all the conditions of said lease. And it is further agreed by and between the parties that if any one of the conditions above mentioned shall be broken by the said Wood his heirs or assigns then it shall be at the option of the said Pearce to terminate said lease and take peaceable possession of said Estate

To the performance of the above covenants and agreements we hereby bind ourselves our respective heirs Executors administrators and assigns. In testimony whereof we have hereunto set our hands and seals at Providence day and year above mentioned

Executed in presence of
being first read to the parties
Witness W. W Updike
Nathan Weaver

Holden Pearce L.S.
his
Joseph R + Wood L.S.
mark

Providence ss. Providence August 21st 1849

There came Holden Pearce and Joseph R Wood and acknowledged the above instrument by them signed to be their free act and deed

Before me Caesar A Updike
Justice Peace

I Joseph R Wood the aforenamed lessee in consideration of the sum of fifty dollars to me paid by Nathan Weaver of Providence hereby assign transfer set over and convey to the said Weaver his heirs and assigns the afore written lease with all the right and privileges conveyed and granted me by the same

Witness my hand & seal at Providence this 18th day of June A D 1852

Executed in presence of the same
being first read to the parties
C A Updike
C D Vinton

Joseph R + Wood L.S.
his
mark

Providence ss

In the city of Providence the 18th day of June 1852 then personally appeared Joseph R Wood who having the under written transfer read and explained to him acknowledged the same to be his free act & deed

Before me
C A Updike
Justice of the peace

Recorded June 18th 1852 at 11½ O. clock A.M.
Witness
Albert Pabodie
City Clk

Know all men by these presents

That I Vincent Carr of the town of Westerly County of Washington and State of Rhode Island for and in consideration of one dollar to me paid by Jonathan P Stillman & Amos Stillman of the firm of J P Stillman & Co. of the town county & State aforesaid and in consideration of the trusts hereinafter declared to be performed by said Jonathan and Amos do hereby grant assign bargain sell convey release and confirm unto the said Jonathan and Amos their Heirs and assigns all my said Carrs individual Real and Personal Estate and property whether in the Town of Westerly or elsewhere

To have and to hold all said Real & Personal Estate together with all the privileges and appertenances thereof to them the said Jonathan and Amos their Heirs & assigns. In Trust for the following uses and purposes. That is to say In trust first for the individual creditors of the said Vincent Carr and the said Jonathan & Amos are hereby authorized at such time or times as they shall deem expedient to sell at Public Auction or at Private sale all said Real & Personal Estate hereby conveyed and which may come in to their hands under this instrument. And the proceeds of such sale they shall appropriate to the payment of all costs charges and Expenses attending the case and management of said Estate keeping the same in good repair and insured. the making and executing of this assignment and the trusts herein declared including a reasonable compensation for their Services. And after the payment in full of all the costs charges & Expenses aforementioned then to pay in full (if sufficient) and if not sufficient then to pay ratably) all debts due owing or payable from the said Vincent Carr individually which may be presented and proved on or before the first day of July A D One Thousand Eight Hundred & fifty one. And after paying in full the aforementioned claims then to pay from the residue if any to such of the creditors of the firm of Richmond & Carr as shall on or before the first day of July next Ensuing come in under this assignment and respectively execute seal and deliver to the said Vincent Carr a full discharge of all their claims and demands against him as a copartner of said firm such dividend as said residue will pay divided among all the creditors of said firm according to their respective demands and the residue if any after said payments the said Jonathan and Amos shall pay over to the said Carr. Always reserving and excepting however from the operation of this deed all such property as is exempt from attachment by law. In testimony whereof I hereunto set my hand & seal this fifth day of August in the Year of our Lord One Thousand Eight Hundred and fifty A.D. 1850.

In presence of
B. Franklin Crosby
J. Herbert Crosby

Vincent Carr L.S.

State of Rhode Island &c
Washington ss
Westerly August 5th A.D. 1850

Personally appeared. Vincent Carr. Signed and Sealed of the foregoing instrument and acknowledged the Same to be his Voluntary act & deed

Before me

I. Hobert Crop

Town Clerk

Recorded June 21. 1852 at 11.10 O. clock A. M.

Witness

Albert Pabodie

City Clk

Know all men by these presents

That I Avis L Harris of Providence in the county of Providence and State of Rhode Island. in consideration of one dolear paid to me by the city of Providence the receipt whereof is hereby acknowledged. and in further consideration. that the price of land herein granted and conveyed is to be appropriated and used as a part of the Street or highway called Meeting Street. in said providence to be used and improved as a Street or highway and part of Meeting Street. A piece or parcel of land situated in said providence it being so much of the Grantors land. bounded northerly by said meeting Street. as will make said meeting Street forty five feet wide from Hope Street to the westerly line of said land. measuring from the north line of said Street as laid down on the plat of the Halsey Estate. Said Strip of land being 19. 5/100 feet wide at the junction of Meeting Street with Hope Street. and four feet wide at the westerly line of the Grantors said lot. as will appear by the plat of land belonging to Avis L Harris. in the city of Providence by enclosing and January. 1852. reference thereto to be had. on record.

To have & to hold said granted premises. with all the rights. privileges and appurtenances thereof to the said City of Providence. to and for the uses and purposes aforesaid forever. And I the said grantor. for myself. my heirs. Executors and administrators. do covenant to and with the said city of Providence. That I am seized and lawfully possessed of the aforegranted premises in fee simple that I have in me a good right to sell and convey the same as aforesaid that the same is free and clear of all incumbrances. and that I will forever warrant and defend the same to the said City of Providence against the lawful claims and demands of all persons. claiming by through or under me

In Witness whereof I have hereunto set my hand & affixed my Seal this day of the date Month (June) in the Year of our Lord. One Thousand Eight Hundred & fifty two. 1852.

Signed. Sealed & Delivered
in the presence of us
Wm J Harris
Phebe Harris

Avis L Harris

Providence ss. On the city of Providence June 21st AD 1852
Then personally appeared Avis L Harris and acknowledged the within written instrument by her Subscribed to be her free act & deed

Before me

Robert Knight

Justice of the peace

Recorded June 22. 1852 at 9 1/4 O. clock A. M.

Witness

Albert Pabodie

City Clk

This Instrument of Lease of two parts. made by and between Williams Thayer of Woodstock in the State of Connecticut of the first part & William C Millerd & William A Douglass. Cabinet makers of Providence in the State of Rhode Island of the Second part. Witnesseth

That for and in consideration of the rents & agreements hereinafter specified on the part of the part of the said Wm C Millerd and Wm A Douglass to be paid & performed. the said Thayer hath leased & to farm let and by these presents doth hereby lease & to farm let. unto them the said Millerd & Douglass their Heirs & assigns for the term of five years from the first day of January AD One Thousand Eight Hundred & fifty two a certain lot of land situate in the Southerly part of said Providence on Mill Street. at its Junction with Williams Street and running northerly from said Williams Street and bounding Westerly on said Mill Street. fifty one (51) feet and running Easterly from said Mill Street and bounding Southerly on said Williams Street and holding the same width of fifty one (51) feet. until it comes to land now leased by said Thayer to John C Hopkins

To have & to hold the said described lot with the privileges & appurtenances thereto belonging unto them the said Millerd & Douglass their heirs and assigns for the said term of five Years from said first day of January AD 1852. they paying the rents & performing the covenants contained herein

And the said Wm C Millerd & Wm A Douglass for themselves their heirs assigns &c. hereby covenant & agree to & with the said Thayer his Heirs. assigns &c. that they the said Wm C Millerd & Wm A Douglass their Heirs. assigns &c. shall pay the said Thayer. his Heirs. assigns &c. as the annual rent for the said lot. the sum of One hundred & fourteen dollars & Seventy five cents being at the rate of two dollars & twenty five cents per foot fronting on said Mill Street. the first payment under the lease of said 114 dollars & 75 cents to be made on the first day of January AD 1853 And each succeeding payment to be made on the first day of January in each Year. during the continuance of this lease and interest to be allowed on all sums not paid when due. title paid.

It is agreed that at the Expiration of this lease it shall be renewed for another term of five years. And if the parties hereto their Heirs. assigns &c cannot

agree upon the rent for the second term. then each party shall select one disinterested person & those two shall select a third. and the three thus chosen shall determine & fix the rent and at the expiration of the second term of five years to be again renewed & the rent determined as aforesaid. and thus to be renewed & the rent determined at each succeeding expiration until the respective parties hereto their Heirs. assigns &c shall by mutual agreement. come to some other arrangement.

Provided nevertheless. and it is hereby especially agreed & understood that the said Thayer. his Heirs. assigns &c. shall. at the first or any succeeding expiration of this lease have the right and privilege (at option) of reentering upon & again possessing the above described premises. free and discharged from all the conditions & obligations of this lease. and of cancelling the same by giving the other party their Heirs. assigns &c at least three months previous notice in writing of an intention so to do & paying for the Buildings that may then be on them. and if the respective parties hereto their Heirs. assigns &c cannot agree upon the value of said Buildings. then it shall be determined by three disinterested persons. to be chosen as above designated for determining the rent. And it shall also be optional with the said William C Millerd & Wm A Douglass to cancel this lease and give up said premises again at the first or any succeeding Expiration of it. by giving said Thayer his Heirs. assigns &c at least three months previous notice in writing of an intention so to do. and removing from said premises all buildings that may then be on them. having first paid all the rents that may then be due under this lease. The buildings to be removed within three months from the time that the notice is given.

It is also agreed & understood that the said Wm C Millerd & Wm A Douglass their heirs assigns &c shall pay all taxes that may be assessed on said premises for any purpose during the continuance of this lease

It is also agreed & understood that all buildings & other improvements. that now are on said premises. or that may be put on them during the continuance of this lease. shall be and are hereby pledged for the payment of said rent. interest & taxes

It is also agreed & understood that all leases. of any part of said premises. that may have been made heretofore. between any of the parties hereto (especially one that was made between the said William Thayer and the said Wm C Millerd, of a part of the lot now hereby leased on the first day of July A D 1847. shall be cancelled and are hereby declared to be null & void & of no effect from & after the execution of the presents

In Testimony of all which [illegible] ourselves. our Heirs. Executors. administrators and assigns we have hereunto set our hands & seals to two instruments of same tenor & date this eight day of Jany A D One Thousand eight Hundred & fifty two

Executed in presence of
H. B Knowles
Joseph E Greene

Williams Thayer (L.S.)
Wm C Millerd (L.S.)
William A Douglass (L.S.)

Providence ss. January 8th 1852

Then personally appeared the within named Williams Thayer. William C Millerd & William A Douglass and acknowledged the within to be their free act and deed

Before me
Roger W Potter
Justice of the peace

Recorded June 23d 1852 at 9.05 O. clock A.M.
Witness
Albert Pabodie
City Clk

This Indenture of two parts. made & executed this twenty fourth day of the 3th month A D 1852 by and between Anna A Jenkins of the city and county of Providence. State of Rhode Island &c of the first part & Samuel Boyd Tobey of said Providence of the second part

Witnesseth

That whereas the said Anna A Jenkins is seized & possessed of a large amount of real estate under & by virtue of the last will & testament of her late great grandfather. Moses Brown late of said Providence deceased. and is also entitled to a large amount of real & personal estate under & by virtue of the last will & testament of her Mother Anna A Jenkins late of said Providence deceased. all which Estate has been during the minority of the said Anna A Jenkins under the control & management of the said Samuel Boyd Tobey as her guardian & the greater portion of which is still subject to his control under the last will and testament of her late Mother. And the whole of which is owned in common with her brother who is still a minor & also with others.

Now therefore for the more convenient management & the better improvement of said Estate & for the security & preservation of the same & to render the same more productive & in consideration of the trusts covenants. and agreements hereinafter made & created & to be kept & performed by the said Samuel Boyd Tobey. and for the further consideration of Fifty dollars paid to the said Anna A Jenkins by the said Samuel Boyd Tobey. before the ensealing thereof. the receipt whereof is hereby acknowledged. the said Anna A Jenkins does hereby grant bargain sell & convey unto the said Samuel Boyd Tobey his Heirs & assigns. all and singular the real & personal estate belonging to her or to which she is or may be entitled under the wills aforesaid or otherwise. meaning & intending to convey all her property & estate of every name & kind. whatsoever & wheresoever or however situated. actual or contingent in possession or action. reversion or remainder. & except such articles of personal property as are within her more immediate control or use.

To have and to hold. the same with all the rights. privileges & appurtenances thereto belonging. to him the said Samuel Boyd Tobey his Heirs. Executors administrators & assigns. to his & their use upon the trusts & for the purposes following. to wit. That the said Samuel Boyd Tobey shall take pos-

-cision & seizen of all said property & Estate & shall stand seized of the same for and during the term of the natural life of the said Anna A Jenkins upon trust. that he shall collect & receive the interest. dividend. Rents issues. profits & annual produce of all said trust property & Estate & shall apply & appropriate such collections & receipts. in manner following. to wit. the said trustee shall pay out of the same all taxes & all sums necessary to keep said property in Suitable repair & improvement & for insurance & also such sums as may be necessary to the proper care & management of said property. including a reasonable compensation for his services as trustee & shall pay over the residue of said interest. dividends. Rents. issues. profits & annual produce to the said Anna A Jenkins at such times & in such sums as She may require the same and upon her sole & separate receipt & exclusive of the control of any husband she may hereafter marry & such receipts. shall be a full discharge to said trustee for the sums so paid to the said Anna A Jenkins whether single or married. And if the whole of such annual income shall not be expended as aforesaid. or paid to said Anna A Jenkins in any one year. the said trustee shall invest any such surplus in his name as trustee or in her name. in his discretion. and if invested in his name he shall convey the same to the said Anna or pay over the proceeds. thereof whenever thereto in writing by her requested.

And for the better care. management & improvement of said trust property & Estate & the better to enable said Trustee to execute this trust. the said trustee shall have power & he is hereby authorized & empowered in his discretion to sell and convey in fee simple any portion of said estate at Public or private Sale. to lease any portion of the same for such period & upon such terms as he may think proper. to make partition of any estate or any portion thereof which she owns in common with others. to execute. Seal. acknowledge & deliver in his own name as trustee. any deeds leases or other instruments. which may be necessary to the execution of said trust and of the power hereby given & to receive and accept any conveyances from others. and if any of said property. shall be sold by said trustee. he shall invest the proceeds thereof in his own name as trustee in such other property & securities as he may select & he may sell any property so purchased by him by way of investment & reinvest the proceeds in other property & securities. & he shall hold all such property & securities & the proceeds thereof under the trusts herein declared.

And upon the decease of the said Anna A Jenkins. the said Samuel Boyd Tobey shall convey all said trust. estate & property. then remaining in his hands or possession or seizen to such persons & in such manner & in such proportions. as she shall by last will and testament. duly Executed appoint & such appointment shall be valid although the said Anna may be married at the time of making & Executing such last will & testament. And in case of her decease intestate. leaving issue. then to convey all said Estate to such issue in the proportion to which they would be entitled to the same as her Heirs at law. and if she dies intestate without issue. then to convey all said Estate both Real & personal to the persons who would have inherited the said Real Estate from her if this deed had not been made in the same proportions. that they would have been

entitled to the same under the Statute of Rhode Island. now in force. for the distribution of intestate Estates & upon such conveyance this trust shall be terminated. Provided however that it shall be lawful for said trustee in his discretion at any time during the life time of said Anna A Jenkins & upon her written request thereto. to convey to her the whole or any portion of said trust estate & property & upon such conveyance. this trust as to the property so conveyed shall be terminated.

And in case the said Samuel Boyd Tobey shall at any time be desirous of declining to serve any longer in the duties of said trust. it shall be lawful for him to appoint by deed duly executed & with the assent of the said Anna A Jenkins in writing. a new trustee of all said trust. property. & Estate. and in case of his decease during the continuance of this trust. it shall be lawful for him to appoint by his last will & testament a new trustee of all said property & estate & in default of such appointment by him by will. it shall be lawful for the said Anna A Jenkins to appoint a new trustee by and duly Executed. and upon such appointment all said trust property & Estate shall be transferred to & vest in such new trustee & be held by him upon the same terms & with the same powers liabilities & discretion that the same is held by the trustee hereby appointed & the former trustee or the representatives of the deceased trustee shall be held liable to make all such conveyances as shall be necessary to transfer said property to & vest the same in such new trustee.

And it shall be the duty of said trustee to keep accurate accounts in books to be kept for that purpose of all receipts & Expenditures in said trust & of all transfers of any of said property & of all investments & reinvestments of the same & of any of the income & proceeds thereof. which books shall at all times be open to the Examination of said Anna A Jenkins & the said accounts shall be kept & stated so as to show the state. condition & annual produce of said property from year to year. as nearly as the same can be done.

And the said Samuel Boyd Tobey does hereby accept of this deed and of the trusts herein created. and in consideration of the same & of the trust & confidence reposed in him thereby. he does hereby covenant promise & agree with the said Anna A Jenkins. that he will faithfully & conscientiously execute the trusts herein created & which he hereby assumes.

In testimony whereof we the said Anna A Jenkins & the said Samuel Boyd Tobey have hereunto set our hands & seals respectively this day & year first above written.

Executed & delivered in presence of
Thomas F Hoppin

Anna A Jenkins (L.S.)
Samuel Boyd Tobey (L.S.)

Providence ss. In the city of Providence this eighth day of June A.D. 1852. Then personally appeared the within named Anna A Jenkins. Samuel Boyd Tobey. & severally acknowledged the foregoing instrument by them signed to be their free act & deed.

Before me
J. A Jenckes
Justice of the peace

Recorded June 24th 1852 at 9.35 O. clock A.M
Witness word "late" erased Albert Pabodie
City Cld

This indenture made & executed between Pardon P Sillson of North Providence in the county of Providence and State of Rhode Island Guardian of the persons & Estates of Dexter Spencer Brown Son of the late Benedict Brown Henry D. S. Young Son of George Young and my son Andrew D. S. Sillson of the one part & Peleg Hull 2d of the city & county of Providence & State aforesaid of the other part. Witnesseth. That the said Pardon P Sillson as Guardian as aforesaid. for the consideration herein after named. hath demised. granted & to farm let. and doth hereby demise grant & to farm let unto said Peleg Hull 2d. his Executors. administrators & assigns. one certain lot of land situated on the west side of the River in said Providence bounded Westerly on other land belonging to said Wards. and this day leased by said Sillson as guardian to Godfrey Greene Forty feet. Northerly on land formerly owned by Benjamin Field. deceased. forty Seven and a half feet. Easterly on land of Forty feet. and Southerly on South Street forty Seven and a half feet. being the South Easterly half of a certain lot of land that was conveyed to Dexter Spencer. deceased by deed from Wm Field 2d Son of John. dated December 14th A.D 1816. which deed is recorded in Book No 43. Page 281. of the Record of the city of Providence for recording deeds &c. reference thereto being had. Together with all the privileges and appurtenances thereto belonging.

To have and to hold said demised premises with their appurtenances for and during the term of ten years from the first day of February Instant, fully to be complete and ended. And the said Peleg Hull 2d for himself his heirs. Executors and administrators. doth covenant and agree to pay. or cause to be paid. to said Pardon P Sillson as Guardian or his Successor in said office. the sum of twenty dollars per year for each & every year during said term of ten Years as aforesaid. as rent for the same. and to pay the same annually. at the End of each & every year during said term of ten years as aforesaid. and the said parties respectively & for their respective heirs. Executors and administrators. further covenant and agree that the said Gideon Hull 2d his Heirs. Executors. administrator & assigns. at the Expiration of the aforesaid term of time. shall have liberty to remove all the buildings which he or others may erect on said lot. provided they have paid all the rent due up to said removal. Provided always, that if said yearly rent. or any part thereof. shall be behind & unpaid by the Space of ten days after either of the said days whereon the same is appointed to be paid as aforesaid. that then it shall be lawful for said Pardon P Sillson. as Guardian as aforesaid. or his Successor in said office in and upon said premises. or any part thereof. in the name of the whole to reenter and the same to have again repossess & Enjoy. as the former estate of his said wards. and furthermore if said rent is not paid at the time Specified as aforesaid. to pay interest on the same after till paid. And the said Peleg Hull 2d hereby pledges & binds all the buildings & improvements now made. or that may be hereafter made on said lot. for the payment of the aforesaid rent & the interest on the same.

In testimony whereof the said parties have hereunto. interchangeably set our hands and Seals. this Thirteenth day of February. in the Year of our Lord. Eighteen Hundred & forty Seven

Signed. Sealed & delivered in presence of Robert Knight

Pardon P Sillson Guardian (L.S.)
Peleg Hull 2d (L.S.)

Providence Ss. On the city of providence Feby 13. AD 1847.
Then personally appeared Pardon P Sillson in his capacity as guardian. and Peleg Hull 2d. Subscribers and parties to the foregoing lease. and severally acknowledged the same to be their free Act & Deed. hands & Seals

Before me
Robert Knight
Justice of the peace.

Recorded June 24. 1852 at 10¼ O clock A.M
Witness word "year" interlined Albert Pabodie
City Cld

This Indenture of Lease. made and entered into this twenty sixth day of April. in the year of our Lord. One thousand eight Hundred & fifty two. by & between Alexander H Vinton & Eleanor S Vinton. his wife both of Boston. in the State of Massachusetts. for themselves & for their Minor Children. Charles S Thompson & Clara B Thompson his Wife both of Pomfret. in the State of Connecticut for themselves & for their Minor Children. Thomas Thompson of Providence in the State of Rhode Island for himself & for his minor children. Cyrus B Kelley of Metamora in the State of Illinois. for himself & in behalf of his minor Children by his late Wife. Anna (formerly Anna Thompson of said Pomfret) Parties of the first part. & Nathaniel P Potter of Providence aforesaid party of the second part. Witnesseth.

That the said parties of the first part for & in consideration of the Rents. covenants & agreements. hereinafter named & contained on the part of the said party of the second part. his Executors. Administrators or assigns to be paid. kept & performed have demised and let & by these presents do demise & let. unto him the said Nathaniel P Potter. his Executors. Administrators & assigns. for & during the full and entire term of ten years. from the first day of June next. to wit. until the first day of June in the year one thousand Eight Hundred & fifty two.

The Wharf Estate situate on the Westerly side of Providence River in said Providence & bounded North Westerly on Dyer Street. North Easterly by land of the devisees of the late Cyrus Butler. Deceased. South Easterly by the Harbor Line and

South Westerly by land of Lewis P Child. together with all the right title & Interest of the said parties of the first part. in and to the Docks on the North Easterly & South Westerly lines of said Wharf Estate.

To have and to hold. the same with all the Rights & Privileges thereof, to him the said Nathaniel F Potter his Executors. Administrators & Assigns for and during the term aforesaid. he or they paying or causing to be paid. as an Annual Rent therefore. the sum of Four hundred & fifty dollars. in Equal semi Annual payments of two Hundred & twenty five dollars each & also paying all City & State Taxes upon said Estate.

And it is agreed by & between the parties hereto in manner following.

That said demised premises shall be kept in good order & repair. at the proper costs and charges of the said party of the second part his Executors. Administrators or Assigns. That all buildings & improvement that may at any time during said term. and of the Extension of said term. as is hereinafter provided for. be erected on. placed upon said demised premises shall be pledged for the payment of all Rents. accruing under this lease and the renewal hereof. That in case default shall be made in the payment of any rent accruing under this lease or the renewal hereof. And such default shall continue for three months. the said parties of the first part or either of them in the name of all. may if they think proper. Enter upon said demised premises. eject the said party of the second part. and those holding under him therefrom and terminate this lease and for the time of such Default. Interest shall be charged and paid on the Amount of such rent. That all rents having been previously paid on the Expiration of said term of ten years. this Lease shall be renewed for a further term of ten Years. at such an Annual Rent as shall be agreed upon by the parties hereto or their legal Representatives. But in case the parties hereto or their legal representatives cannot agree upon the Amount of such Annual Rent then at such an Annual Rent as shall be fixed & determined by three Judicious & disinterested men or either two of them agreeing. One to be chosen by each party. and the third by the two so chosen. but in such appraisal of Rent for said second term of ten years. the Betterments & improvements made to or upon said Estate. by said party of the second part his Executors. Administrators or assigns shall not be estimated as adding to the Value of said Estate. And that (all rents accruing under this Lease and the renewal thereof being fully paid) the said party of the second part his Executors. Administrators or assigns shall have the right to remove off & from said Wharf Estate such buildings as he or they may have placed thereon.

And the said Nathaniel F Potter for himself & for his Heirs. Executors & administrators and assigns. promises. covenants and agrees. to & with the said parties of the first part & their legal representatives. that he will pay or cause to be paid all said Rent promptly. that he will pay all city & State taxes upon said Estate when due. that he will Keep said Estate in good order & Repair and on the Expiration of said second term of ten years or other sooner termination of this Lease will surrender

and yield up to the said parties of the first part or their legal representatives. the full and quiet possession of said demised premises. in good order and repair.

In testimony whereof. the parties hereto have hereunto to set their Hands & Seals the day & year first aforewritten

Signed. Sealed & delivered in presence of Francis O Watts witness to A H V & E S V — Alex H Vinton — Eleanor S Vinton

Henry Martin to the signatures of Thomas Thompson by Attorney of Ezra B Kellogg by Attorney & also to signature of Nathaniel F Potter — Charles S Thompson — Thomas Thompson by his Attorney James R Dorrance — Ezra B Kellogg by his Attorney John Barstow

Job Williams. Daniel Parrott. witnesses to the signatures of Chas S Thompson — Nathaniel F Potter

Commonwealth of Massachusetts. Suffolk ss

In Boston this third day of May A D 1852 Then Alexander H Vinton personally appeared before me & acknowledged the within instrument by him Signed. to be his free act & deed. And at the same place & time Eleanor S Vinton wife of the aforenamed Alexander H Vinton also appeared before me. and being by me examined privily & apart from her said husband and having the within instrument shewn & Explained to her by me she acknowledged the same to be her free act & deed and at the same time declared to me that she did not wish to retract the same

Francis O. Watts
Justice of the peace

Providence County ss.

In Providence this fourth day of May A D 1852. Then James R Dorrance personally appeared before me & in his capacity as Attorney of Thos Thompson and acknowledged the preceding Instrument by him signed as attorney to be his free act & deed. and the free act & deed of Thomas Thompson. also appeared John Barstow. and in his capacity as Attorney of Ezra B Kellogg. acknowledged the preceding instrument by him signed as attorney to be his free act & deed and the free act & deed of Ezra B Kellogg. And also appeared Nathaniel F Potter & acknowledged the preceding instrument by him signed to be his free act and deed

Henry Martin
Justice of the peace

State of Connecticut. Windham county ss. Pomfret May 11th 1852. Then personally appeared Charles S Thompson signer & Sealer of the foregoing instrument & acknowledged the same to be his free act & deed.

Before me. Job Williams. Justice of the Peace

Recorded June 25. 1852 at 11.50 O. clock A. M.

Witness Albert Pabodie City Clk

Know all men by these presents

That I Obadiah Arnold of the City and county of Providence in the State of Rhode Island being about to be absent from the State. do hereby constitute & appoint Samuel Willson of said City of Providence my true and lawful attorney for me and in my name & for my own proper use & benefit to ask demand sue for and recover & receive of and from James Greene of North Kingston all such sum & sums of money debt dues & demands whatsoever which may from time to time be due & coming to me the said Obadiah Arnold from the said James Greene on account of five promissory notes signed by the said James Greene & all bearing date April 16 AD 1852 and all payable to the said Obadiah Arnold or order which said five Promissory Notes are secured by Mortgage upon the estate purchased by the said James Greene of me the said Obadiah Arnold by deed dated April 16 1852 And for me & in my name to take and use all lawful ways and means for the recovery thereof by suit at law or otherwise and to give good & sufficient discharges and acquittances for the same

And also for me and in my name to discharge all and any Deed of Mortgage standing in my name and also to transfer all policies of insurance transferred to or standing in my name And to do all other lawful acts whatsoever concerning the premises as fully & effectually in every respect as I myself might do were I personally present at the doing thereof

Hereby Ratifying and confirming and by these present allowing whatsoever my said attorney shall in my name lawfully do or cause to be done in and about the premises by virtue of these presents

In testimony Whereof I have hereunto set my hand and seal on this Seventh day of may AD one thousand eight Hundred & fifty two (1852)

Signed Sealed & delivered
in presence of
Nathaniel Searle

Obadiah Arnold (L.S.)

County of Providence ss. In the city of Providence on this 7th day of May AD 1852

Then personally appeared the above named Obadiah Arnold before me & acknowledged the preceding instrument by him signed to be his free act & deed and voluntary

Nathaniel Searle
Justice of the Peace

Recorded June 26. 1852 at 9. 35 O. clock A M

Witness the words "good" "any" "and voluntary" interlined
Albert Pabodie
City Clk

Know all men by these presents

That The Providence Marine Corps of Artillery a corps legally incorporated by the General Assembly of the State of Rhode Island and Providence Plantations in consideration of the sum of six Hundred Dollars to them paid by the State of Rhode Island and Providence Plantations and for other valuable consideration furnished by said State of Rhode Island and Providence Plantations to said Providence Marine Corps of Artillery in the Erection of the Building known as the state Arsenal & located on the premises hereby conveyed the receipt of which sum and said other considerations is hereby acknowledged have given granted bargained sold and conveyed & by these Presents do give grant bargain sell and convey unto the said State of Rhode Island and Providence Plantations and its Successors forever

One certain Lot of land with all the improvements thereon situated in the Easterly part of the city of Providence being Lot No 1 (one) on a plat of a part of the estate of Amey Angell late of said Providence deceased which said plat is on record in the City Clerks office in said Providence in Book of Plats page 50 and more particularly described as follows to wit

Commencing at the corner of the Gangway and Benefit Street thence running northerly on the westerly line of said Benefit Street Forty Seven Feet (47 ft) more or less to the Carter estate so called thence running Westerly on the southerly line of said Carter Estate Seventy Four feet (74 ft) more or less to the northeasterly corner of Lot No 2 two on said plat thence running Southerly on the easterly line of said lot No 2 two Forty nine feet and three inches (49 ft. 3 in.) more or less to the aforementioned Gangway thence running Easterly on the northerly line of said Gangway Eighty Six feet and two inches (86 ft. 2 in) more or less to the first corner or place of beginning reference to said Plat being had

Meaning & intending hereby to convey the same premises that were conveyed to them by Deed from Matthew Watson bearing date the twentieth day of January A D. 1843 on record in the City Clerks office in said providence in Book No 85. page 199. (246)

To have & to hold the same with all the rights & privileges thereof to the said State of Rhode Island & Providence Plantations and its successors forever

In Witness whereof The Providence Marine Corps of Artillery hereby execute this deed and affix their corporate seal thereto by Joseph P. Balch Charles T Robins and George L Andrews specially authorized thereto by a vote of said Corps passed April 16th AD 1852 a copy of which is hereunto annexed this twenty third day of June in the year of our Lord one thousand eight Hundred & fifty two

Signed Sealed & delivered
in presence of
In A Field

Joseph P. Balch Col. (L.S.)
Chas T. Robins Lt Col. (L.S.)
George L. Andrews Majr (L.S.)

State of Rhode Island and Providence plantations.
Providence ss. Providence June 26. 1852

Personally appeared the above named Joseph P Balch Lt. Chas T Robbins 2d Lt. & Geo S Andrews Maj. and severally acknowledged the foregoing instrument by them signed. to be their free and voluntary Act & Deed

Before me

Thomas S. Anthony

Justice of the Peace

Providence Marine Corps of Artillery

Providence April 16th 1852

Resolved. That Col Balch. 2d Lt Robbins and Maj Andrews be and they are hereby authorized to complete the agreement made by and between Hon. Edward Carrington. Amasa Sprague and Samuel Ames as a committee in behalf of the State. (or other. or subsequent committees) and this Company respecting the ownership and Joint occupancy of the Arsenal Building. and that the said Committee have full power to execute such Deeds or other conveyances as may be necessary to complete the arrangement resting in each party the right and privileges provided for under the original agreement.

A True copy. as appears of Record.

In witness whereof I have hereunto set my hand & seal affixed of said Providence Marine Corps of Artillery this twenty second day of June in the Year A.D. Eighteen hundred and fifty two.

Thomas S. Anthony } (L.S.)
Pay Master & Clerk }

Recorded June 26. 1852 at 10.25 O. clock A.M.

Witness Albert Pabodie City Clk

Whereas Thomas I Stead. George S Rathbone. Leonard Blodgett. Isaac Greene. and Nathaniel Greene by a vote of the General Assembly of the State of Rhode Island & Providence Plantations. passed at the January session thereof AD 1852 were authorized to complete the agreement made by and between Hon Edward Carrington. Amasa Sprague & Samuel Ames. as a Committee in behalf of said State of Rhode Island & Providence Plantations and the Providence Marine Corps of Artillery" respecting the ownership and joint occupancy of the Arsenal Building. And were vested with full power to execute such Deeds. leases or other conveyances as may be necessary to complete the arrangement. resting in each party the right & privileges provided for under the original agreement.

Now Therefore the said State of Rhode Island and Providence Plantations. by the said Thos I Stead. Rathbone Blodgett. Isaac and Nathaniel Greene. in pursuance of the power in them vested as aforesaid. for and in consideration of a certain conveyance of Real Estate made by said Providence Marine Corps of Artillery to said State of Rhode Island & Providence Plantations. bearing even date herewith does hereby demise and lease unto the said "Providence Marine Corps of Artillery" their successors and assigns. the following described premises. to wit. That portion of the State Arsenal. so called. situated in the city of Providence. which said Providence Marine Corps of Artillery now occupies. consisting of the Hall & Entire room upon the Street to be

held to the sole and exclusive use of said Providence Marine Corps of Artillery. their Successors and assigns. the south Tower of said Building to be held to the exclusive use of said Providence Marine Corps of Artillery. their successors and assigns as a flag and storage Room and for other purposes.

The said "Providence Marine Corps of Artillery" their successors and assigns. to have and enjoy a right of entrance in common with said State of Rhode Island & Providence Plantations at the main door upon the Street. the said "Providence Marine Corps of Artillery" their Successors and assigns. with the officers of the Quarter Master Generals department respectively keeping Keys of the same.

The said "Providence Marine Corps of Artillery" their Successors and assigns. also having the privilege of using and occupying the Basement of said Building for the purpose of keeping therein their cannon. caisson. harnesses and other Equipments. with a right of entry thereto for the purpose of taking them out and returning them. and also for the purpose of Reaching and taking care of their furnace situated in the North East corner of said Basement. and for such other purposes as may be allowed by the Quarter Master General for the time being.

The said "Providence Marine Corps of Artillery" their Successors and assigns. also having the privilege of using and occupying such other parts of said Building as may be allowed them by the Quarter Master General for the time being provided such use and occupation does not interfere with the use and occupation thereof by said State of Rhode Island and Providence Plantations when so desired.

To have and To hold. the said Premises. with their appurtenances. to them the said "Providence Marine Corps of Artillery" their Successors and assigns. for and during the term of one Thousand Years from and after the date hereof. they paying therefor to said State of Rhode Island and Providence Plantations and its Successors. the Yearly rent of six and a quarter Cents.

And the said State of Rhode Island and Providence Plantations. for itself and its Successors. does hereby covenant to and with the said "Providence Marine Corps of Artillery" their Successors and assigns. that they shall quietly hold and enjoy the Premises aforesaid for the term aforesaid. without lawful let or hindrance from any person or persons whatever.

And the said "State of Rhode Island and Providence Plantations" for itself and its Successors. does hereby further covenant to and with the said "Providence Marine Corps of Artillery" their Successors and assigns. that in case the premises or any part thereof. shall during said term be destroyed or 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 said State of Rhode Island and Providence Plantations. shall forthwith repair or rebuild said Premises and put them in proper condition for use and occupation by said "Providence Marine Corps of Artillery" their Successors and assigns. or shall provide for said "Providence Marine Corps of Artillery" their Successors and assigns. some other equally suitable and convenient place

or shall pay to said "Providence Marine Corps of Artillery" their successors and assigns. such sum of money as shall fully remunerate them according to the nature and extent of the injury sustained.

In testimony whereof the State of Rhode Island and Providence Plantations hereby execute this Deed by Thomas J Stead. George S Rathbone. Leonard Blodget. Isaac Greene and Nathaniel Greene. who in the name and behalf of the State of Rhode Island and Providence Plantations. and by virtue of the authority aforesaid. a copy of which is hereunto annexed. have hereunto set their hands and Seals. this Twenty third day of June in the year of our Lord one thousand eight hundred and fifty two.

Signed. Sealed & delivered
in presence of
W. S Burgess
George W Hale

Thomas J Stead (L.S.)
Geo. S Rathbone (L.S.)
Leonard Blodget (L.S.)
Isaac Greene (L.S.)
Nath[l] Greene (L.S.)

(L.S.)

State of Rhode Island &c. In General Assembly. January Session A.D. 1852. Resolved. That Messrs. Stead. Rathbone & Blodget of the House and I. Greene and N Greene of the Senate be and they hereby are authorized to complete the agreement made by and between Messrs. Edward Carrington. Amasa Sprague and Samuel Ames. as a committee in behalf of the State and the Providence Marine Corps of Artillery. respecting the ownership and joint occupancy of the Arsenal Building. and that said committee have full power to execute such Deeds. Leases or other conveyances as may be necessary to complete the arrangement. vesting in each party the rights & privileges provided for under the original agreement And in order that the property may pass into the hands of the State. free. the sum of Six Hundred dollars is hereby appropriated to procure a perfect title to said arsenal estate. subject only to a right to occupy and use that portion of the building by the Providence Marine Corps of Artillery as stipulated in the original agreement. this sum of Six Hundred Dollars to be paid by the General Treasurer on the order of said committee.

True Copy
Witness. A. Potter Secy

Recorded June 26. 1852 at 10. 30 O. clock A. M.

Witness
Albert Pabodie
City Clk

The words "taking them out and returning them and also for the purpose of" interlined

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Know all men.

That I Henry L Barney of the City of Cincinnati Ohio. do hereby constitute and appoint Henry Howard of Providence Rhode Island. my true & lawful Attorney to ask demand and receive of Charles Battey of Rhode Island the proceeds of one Note of hand which I hold against said Battey drawn dec 3d 1850. due one year after date for the sum of fifteen hundred dollars $1500 when due with interest on the same. also to ask demand and receive of Wm Potter of Providence Rhode Island. the proceeds of one note of hand which I hold

against said Potter drawn Dec 9th 1850. due one year after date for the sum of Three Thousand dollars $3000. or when due with interest due on the same. also to cancel certain mortgages held by me against said Charles Battey and William Potter and assigned to the same parties certain policys of Insurance which were assigned to me as collateral security If the above sums of money are paid when due - or at any time thereafter when the said sums are paid in full with interest accruing thereon and all costs that may be made in collecting the same.

Hereby ratifying and confirming whatsoever my Attorney may do. the same as if I was personally present and did the same. In witness whereof I do set my hand and seal this day Nov. 18. 1851.

Signed. Sealed & acknowledged
in the presence of
Ebenezer Hanison
Isaac Lyons

H L Barney (L.S.)

State of Ohio. Hamilton County.

Be it known that on this 18 day of November 1851. before the Subscriber a Justice of the peace in and for said County. personally came Henry L Barney the above named grantor and acknowledged the signing and sealing of the foregoing Power of Attorney to be his voluntary act and Deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal on the day and year above mentioned.

Ebenezer Hanison (L.S.)
Justice of the peace

State of Ohio. Hamilton County ss.

I Edward C Roll clerk of the Court of Common Pleas within and for said County of Hamilton. do hereby certify that Ebenezer Hanison. before whom the foregoing acknowledgement of H L Barney appears to have been taken was at the time of taking and subscribing the same an acting justice of the peace. in and for the County of Hamilton. duly commissioned and qualified. and that full faith and credit are due to all his official act as such. and that his signature thereto written is genuine.

In Testimony whereof. I the clerk aforesaid have hereunto set my hand and affixed the seal of the said Court. at Cincinnati. in the said County of. this 18th day of November A.D. 1851.

E. C. Roll clerk &c. C.P.
By J J Snider Dpy

(L.S.)

State of Ohio. Hamilton County ss.

I R B Warden. President Judge of the Ninth Judicial Circuit of the Court of Common Pleas. within and for the State of Ohio. the same being a Court of Law and Record. in and for the County of Hamilton. do hereby certify. that Edward C Roll. is clerk of said court. and was such clerk at the

time of making and subscribing the foregoing certificate And I S Snider his Deputy duly appointed and Qualified. and that his attestation aforesaid is in due form of Law and that to all acts by him so done full faith and credit are and ought to be given. in judicature and thereout

In testimony whereof I do hereto subscribe my name at Cincinnati this 18th day of November AD 1851

R. B. Warden
President Judge

Recorded June 29th 1852 at 12.20 O. Clock. P.M.
Witness
Albert Pabodie
City Clk

This Indenture of Lease. made and entered into on this First day of June AD 1852 one thousand Eight Hundred and fifty two. by and between Arba B Dike of the city of Providence of the one part and Wm A Williams of said city of Providence of the other part. Witnesseth"

That the said Arba B Dike. for the consideration hereinafter mentioned. doth hereby lease unto the said Wm A Williams. his Executors. administrators and assigns. a Lot of land situate on the corner of Orange and Friendship Streets in said City of Providence. Being all that portion of Lot No 28 Twenty Eight on the plat of the Dorrance Street Lands which has not heretofore been leased by the said Arba B Dike. to Anthony Wheatley. by Lease dated June first AD 1851.

To have and to hold. said leased premises to him. the said Wm A Williams & to his Heirs and assigns. for and during the term of Five Years. from and after the date of this Lease. And the said William A Williams. for himself and for his Heirs. Executors. administrators and assigns. doth covenant and agree to pay. or cause to be paid. to the said Arba B Dike. his Heirs. Executors. administrators or assigns. the sum of Fifty Dollars. Yearly and every year during said term. for Rent and hire of said leased premises. in Semi Annual payments of Twenty Five Dollars each. the first payment whereof. to be made on the first day of December AD 1852. And in case of Failure on the part of the said Williams. his Heirs. Executors, administrators, or assigns to pay said Semi annual Rent. within thirty days next after it shall become due as aforesaid. or to conform to all of the conditions of this Lease. the said Dike or his legal representatives. shall be at liberty to declare this Lease to be at an End & terminated. and thereupon to take immediate possession of said leased premises. And the said Wm A Williams. for himself his Heirs. Executors. administrators and assigns. doth covenant. that he and they. will use and improve said leased premises in a proper manner. not committing any injury or waste thereon. and at the expiration of this Lease to surrender the possession of said leased premises to the said Arba B Dike or to his legal representatives. in as good order as the same now are. And the said Arba B Dike for himself & for his Heirs. Executors. administrators and assigns. on the conditions and terms aforementioned. do hereby

agree. that the said Williams his Heirs. Executors. administrators or assigns. may use. possess. occupy. and enjoy said leased premises for the term aforesaid. And it is agreed by and between the parties hereto. That all the Buildings & Improvements. that may at any time during said term. be erected. placed or standing upon said leased Premises. shall be pledged as Security for the Rent aforesaid.

In Witness whereof the Parties aforesaid. have hereunto set their hand & seals the day and year first aforewritten.

Executed in presence of
I. A D. Doshie

A B. Dike (L.S.)
Wm A Williams (L.S.)

Providence ss. In Providence this twenty Eighth day of June AD 1852. Then personally appeared Arba B Dike and Wm A Williams. Before me and severally acknowledged the preceding and voluntary Instrument by them signed to be their free act and Deed

I. A D. Doshie
Justice of the peace

Recorded June 29th 1852 at 2.35 O. clock P.M.
Witness
Albert Pabodie
City Clk

Know all men by these presents

That I Charles J Barney of Providence. County of Providence and State of Rhode Island. For and in consideration of the sum of one hundred and ten Dollars. to me in hand. well and truly paid by Jonathan P Barney Jr. of the same place. at and before the ensealing 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 Jonathan P Barney Jr. One Bay Horse. Waggon and Harness.

To have and to hold. the said goods. unto the said Jonathan P Barney Jr. his Executors Administrators. and assigns. to his. and their own proper use and benefit forever. And I the said Charles J Barney. for myself and my heirs. Executors and administrators. will warrant. and defend the said bargained premises. unto the said Jonathan P Barney Jr. his Executors. administrators. and assigns. from and against all persons. whomsoever.

In Witness whereof I have hereunto. set my Hand and Seal this Twenty Sixth day of June AD 1852.

Signed. Sealed and Delivered
in presence of
Kingsley P Studley
his
Elkanah X Sweet
mark

Charles J Barney (L.S.)

Recorded June 30th 1852 at 9 1/2 O. clock A. M.
Witness
Albert Pabodie
City Clk

I William W Cummings of the City and County of Providence in the State of Rhode Island. for and in consideration of the Sum of Twenty Eight Hundred Dollars to me paid by Caroline Ball of said City of Providence. the receipt whereof is hereby acknowledged. have given. granted. bargained. sold and conveyed & by these presents do give grant. bargain. sell and convey unto her the said Caroline Ball. and to her assigns forever. All the Buildings and Improvements. Standing on a lot of Land situate on Mickenden Street. in the Southerly part of said City of Providence and bounded as follows. viz. Northerly on Mickenden Street. on which it measures Seventy Feet. Westerly on Ann Street on which it measures Fifty Five Feet. Southerly on Land of Martin Page. on which it measures Seventy Feet & Easterly on Land of the Third Baptist Church on which it measures Fifty Five Feet.

Being a Lot of land leased by Jacob W Sorrell of Martin Page by lease dated Feby 15th AD 1846 & Recorded in the Land Records of said City of Providence in Book 98. Page 375. Reference to said Lease being had which said Lease was transferred by the said Jacob W Sorrell to the said Wm W Cummings by Deed. dated March 29th 1848 & Recorded in the Land Records of said City of Providence in Book 105. page 488. Reference thereto being had Also all my Right. Title. Interest. Property. Claim and Demand in and to the aforenamed Lease and to the Premises therein described.

To have and to Hold the same with all the Rights. Privileges and appurtenances thereof to her. the said Caroline Ball and to her Heirs and assigns to her and their sole use and benefit. And I the said Wm W Cummings for myself & for my Heirs. Executors & administrators. do covenant to and with the said Caroline Ball. her Heirs and assigns. that I am the sole and lawful owner of the above granted Buildings & Improvements. that I have a good right to sell and convey the same as aforesaid. that the same are free and clear of all Incumbrances & that I will forever warrant & defend the same to her the said Caroline Ball and to her Heirs and assigns. against the lawful claims and demands of all persons whatsoever.

In Witness Whereof. I have hereunto set my Hand & Seal on this thirtieth day of June A D one thousand. Eight Hundred & fifty two 1852.

Signed Sealed & delivered
in presence of
Nathaniel Searle

William W. Cummings (L.S.)

County of Providence ss.

In the City of Providence on this 30th day of June A D 1852. Then personally appeared the above named Wm W Cummings. before me and acknowledged the preceding instrument by him signed to be his free act & Deed.

Nathaniel Searle
Justice of the Peace

Recorded June 30th 1852. at 4. 05 o'clock p. M
Witness Albert Pabodie City Clk

Know all men by these Presents

That we. Wm Monroe of Providence in the county of Providence as principal and Pardon Clarke of Barrington in the county of Bristol as surety are held and firmly bound unto James F Eddy of Providence in said County of Providence in the sum of ten thousand dollars. to be paid to the said James F Eddy. his executors. administrators and assigns. to which payment well and truly to be made. we bind ourselves. and each of us by himself. for and in the whole. and the Heirs. executors and administrators of all and each of us firmly by these presents.

In testimony whereof we have hereto set our hands and Seals. this fourth day of November AD eighteen Hundred and fifty One.

The condition of this obligation is such that. whereas the said James F Eddy and Wm Monroe have heretofore been in copartnership in the Jewelry business. under the name and style of Monroe & Eddy. And the said Eddy has this day sold and conveyed to the said Monroe all his right. title and interest of every name and nature in and to said business. and all the property and effects belonging or in any wise appertaining thereto. and the said Monroe has assumed on himself the payment of all the debts and liabilities now owed or incurred by said firm. and has agreed with said Eddy to save him harmless and free from all damage & expense. on account thereof.

Now if the said Wm Monroe or any one in his behalf. shall well and truly pay or cause to be paid. all debts & liabilities. now owed or incurred by said firm. as they now appear upon the Books of said firm. and shall well and truly Keep and Save the said James F Eddy his executors and administrators harmless and free from all damage. expense and trouble on account of said debts and liabilities. then this obligation is to be void. otherwise to be and remain in full face and effect

Signed. Sealed and delivered
in presence of
Benj. F Lapham
Ephraim Ide

Wm Monroe (L.S.)
Pardon Clarke (L.S.)

Recorded July 3d. 1852 at 2. 15 O. Clock P M

Witness Albert Pabodie
City Clk

Be it Known. That I William H Greene now residing in the City of Providence County of Providence. State of Rhode Island. and Providence Plantations. have and by these presents do hire and lease from Nathan T. Morse also a resident of City. County and State aforesaid. a certain the Mechanics Hotel or. Bull dog tavern so called with the appurtenances thereunto belonging. Situate on Charles Street in said providence for a Store and tenements. except thirty. 30 feet North of said premises. let to W. A. Fisher for and during the term of Three Years from and after the first day of April A D 1851. & that I will. well & truly. pay to said Morse or his assigns. an Annual Rent for the premises aforesaid of one hundred & fifty. 150. Dollars in Equal. quarterly payments. on the first days of July. October. January and April. during the time I occupy the premises. and should I refuse or neglect to pay for more than five days. the Annual Rent aforesaid at the time and in the manner aforesaid. then it may be considered that I have violated my Contract. and said Morse or his assigns may forthwith reenter and possess themselves of the premises. holding me liable for all unpaid Rent. also for whatever expense may be incurred in obtaining possession.

And it is further agreed that the said Greene shall Keep said premises in good Repair. that is weather tight in every respect. suffer no leak in the Roof or any other part of said building. and that whatever improvements said Greene may make upon said premises. shall remain and be for the use of and benefit of said Morse. without pay on his part. 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 the said Morse or his assigns in as good order and condition as at the present. ordinary Wear and tear excepted.

And it is further agreed that the said Wm H Greene shall not during the continuance of the said term. let. demise. Sell. Underlet. or assign over the said premises or any part thereof. to any person or persons whomsoever. nor allow the use and occupation to any persons for any term or time whatever. without the licence and consent in writing. first had and obtained from said Morse. It is however expressly understood that if the said premises shall be destroyed or so injured as to be untenantable. then this agreement is to cease and determine.

Mutually agreed. Signed and Sealed at Providence aforesaid this thirty first day of March. One Thousand. Eight Hundred & fifty One. 1851.

Witness
M K Holbrook

N. T. Morse
Wm H Greene

I further agree that said Greene has the privilege of extending the lease one Year more. making four years from April 1st 1851. at his Election by giving three months notice previous to the expiration of three years.

N. T. Morse

Recorded July 6th. 1852 at 11. 45 Oclock A M
Witness
Albert Pabodie
City Clk

This. Indenture of Lease. made and entered into on this first day of July A D 1852. by & between Josiah Keene of North Providence. in the County of Providence. State of Rhode Island of the one part. and Luther A Martin of the City of Providence. in the aforesaid County & State of the other part. Witnesseth. That the said Josiah Keene. in consideration of the Rents and covenants. hereinafter contained. on the part of the said Luther A Martin. his Heirs. Executors. administrators & assigns. to be paid and performed. doth hereby Lease to the said Luther A Martin. a certain lot of Land. situate on Prospect Hill. on the northerly side of Keene Street. in said city of Providence. Measuring on said Keene Street fifty feet. and holding that width extend back about one hundred and thirty eight feet. Being Lot No 8. right on Plat of House Lots belonging to Lessor. Surveyed and platted by Cushing & Walling in 1849 & Recorded. in Land Records of said Providence in Book of Plats No 4. Page 8. Reference to said plat being had.

To have and to hold the same with all the Rights & Privileges thereof. to him the said Luther A Martin his Heirs and assigns. for and during the term of Five Years. from and after the day of the date of this Lease. Yielding and paying therefor. Yearly and every year during said term. unto the said Josiah Keene his Heirs and assigns. the Yearly Rent of Fifty Dollars. to be paid at the end of each and every Six months. during said term. by even equal portions. the first payment whereof. to be made on the first day of January A D 1853. And the said Luther A Martin. for himself. his Heirs. executors and administrators doth covenant and agree. to and with the said Josiah Keene. his Heirs and assigns. that he & they will Yearly and every Year. during said term. pay unto the said Josiah Keene his Heirs and assigns. the Yearly Rent aforesaid. at the times and in the manner herein before appointed for the same to be paid. and to pay all taxes that may be assessed on said premises during said term. And also. that all buildings and improvements. that may hereafter be erected upon said Leased premises. shall be and remain pledged for the payment of the Yearly Rent aforesaid. and also. that no House Carpenter Shop. shall be erected on said Leased premises during said term. and it is further agreed by and between the parties hereto. That in case the yearly Rent aforesaid. shall be behind & remain due & unpaid. for the space of Twenty days after either of the times whereon the same is appointed to be paid. that then & in that case. it shall be lawful for the said Lessor. or his legal Representatives. to reenter in and upon said Leased premises & this Lease shall cease and be determined at the option of the Lessor or his assigns. and it is further agreed by & between the parties hereto. That the said Luther A Martin. his Heirs or assigns. shall have the Right & privilege of purchasing said

Leased Premises. at any time within Five Years from the date hereof. upon the payment to the said Josiah Keene or to his legal representatives. the Sum of Eight Hundred & Fifty Dollars"

In witness whereof the parties aforesaid. have hereunto set their Hands & Seals the day and year first afore written.

Executed in presence of
A B Dike
I a D Joslin

Luther A Martin (L.S.)
Josiah Keene (L.S.)

Providence Comty ss. In the city of Providence this Seventh day of July a D 1852. Then personally appeared Josiah Keene & Luther A Martin. before me and acknowledged the preceding instrument by them signed to be their free voluntary act & Deed.

I a D Joslin. Justice of the peace

Recorded July 8th 1852 at 11 O. clock A M
Witness
Albert Pabodie
City Clk

To all persons to whom these presents shall come. Know Ye. that I Thomas P Cole of Cranston in the County of Providence. have and by and his assigns these presents. do put. place. constitute and appoint Albyn B Dike of the city and County of Providence. my true. sole and lawful Attorney with full power and authority for me and in my name to appear do. act. negotiate. and transact any and all matters and things. whatsoever. relating to or touching the interest of me said constituent and more particularly to enter into. act. transact. do. perform and execute all and singular the agreement. acts. transactions. sales. bargains or conveyances of the estate. or relative to the debt or security in a mortgage. executed by Thomas Farrell to me said constituent dated the 16th day of October a D 1848. and Recorded in Records of City of Providence Lib. 114 fol 107. and for me and in my name to exercise and discharge. fulfil and complete. all and singular the powers. duties. rights liabilities. acts and doings. Sales and conveyances. and all and every other matter as the same is authorized. directed or empowered in and by the power of Attorney. in said Mortgage Deed contained. and as fully. effectually. in the same manner. and to the same effect as though done by myself and I were personally present and acting I hereby ratifying and confirming all the actings and doings in the premises of my said attorney or of his agents or attorneys by him employed or authorized to act for him or me and in my Name or Stead.

In witness whereof. I have hereunto set my hand & Seal this 2d day of May a D 1849.

Signed. Sealed & delivered
in presence of.
the words "and his assigns"
being first interlined
Witness. Dean Kimball

Thomas P Cole (L.S.)

Providence County ss. In Cranston this 2d day of May a D 1849 then personally appeared before me. Thomas P Cole Subscriber to the aforewritten instrument and acknowledged the same to be his free voluntary act. Deed. Hand & Seal

Dean Kimball
Notary Public

Recorded July 8th 1852 at 11-10 O. clock P M
Witness
The words "and his assigns" interlined
Albert Pabodie
City Clk

Know all men by these Presents

That I Charles Potter of the City and County of Providence and State of Rhode Island. for and in consideration of the sum of One hundred and forty nine 40/100 dollars to me paid by Nicholas Carr of said City. do hereby sell. assign. transfer and set over to him the said Carr. his executors. administrators and assigns all my Right. title and interest in and to a certain Indenture of Lease. made May 21st 1845 by and between said Potter & Charles B Lee of said City and in and to another certain Indenture of Lease made May 9th 1846 by and between said Potter & Sarah Maria Child of said City and in and to the premises described in said Leases and the Rents now due or which may after the date hereof become due by virtue of said Leases. Reference to said Leases on Record in the City Clerks office in said City being had for a description of said premises.

To have and to hold the same to him the said Carr. his executors administrators and assigns. in as full and ample manner and subject to all the Rents. conditions. covenants and provisions as and under which I now hold the same.

In witness whereof I have hereunto set my hand & Seal this twentieth day of January a D. 1852.

Executed in presence of
Rollin Mathewson

Charles Potter (L.S.)

Providence ss. City of Providence July 7th 1852. Then Charles Potter acknowledged the foregoing instrument by him signed to be his free act & Deed. Before me

Rollin Mathewson
Justice of the Peace

Recorded July 8th 1852. at 6 O. clock P. M
Witness
Albert Pabodie
City Clk

Know all men by these Presents

That I Samuel B Wheaton of Providence for and in consideration of the sum of Forty Dollars to me paid by Sylvester R Jackson of Providence the Receipt whereof I hereby acknowledge have given. granted. bargained. sold. conveyed and confirmed to him the said Sylvester R Jackson his heirs and assigns one Lot No one hundred & fifty nine in the Burying Ground laid out by Thomas Sprague in the Southwesterly part of the City of Providence and called. Spragues Burying Ground. as fully described in a plat of said Ground on Record in the city clerks office in said Providence Reference thereto being had.

To have and to hold the premises above described with all the privileges thereto belonging. to him the said Sylvester R Jackson his heirs and assigns to their proper use. benefit and behoof for the sole use of a Burying Ground forever. And the said Saml B Wheaton for myself. my heirs. executors and administrators do promise to and with the said Sylvester R Jackson his heirs and assigns the above granted premises. against the lawful claims of any person or persons whatever. forever to warrant secure and defend by these Presents.

Witness my hand and Seal this fifteenth day of May A D. One thousand Eight Hundred & forty eight.

Witness
Joseph W Taylor

Samuel B Wheaton (Ls)

Providence County ss. In Providence this Fifteenth day of May. A D 1848. Then Samuel B Wheaton personally appeared before me and acknowledged the preceding Instrument by him signed. to be his free and voluntary act & Deed.

Henry Martin
Public Notary

Recorded July 16. 1852 at 11-35 O. clock A M
Witness
Albert Pabodie City Clk

I Sylvester R Jackson of the city and County of Providence. in the State of Rhode Island. for and in consideration of the sum of twenty Dollars. to me paid by Christian M Nestell of said city of Providence the receipt whereof is hereby acknowledged. have given. granted. bargained sold. conveyed and confirmed. to him the said Christian M Nestell. his Heirs and Assigns. Lot No one hundred and fifty Nine 159 in the Burying Ground laid out by Thomas Sprague in the South westerly part of said City of Providence. and called Spragues Burying Ground. as fully described on a Plat of said Ground. on Record. in the city clerks office in said Providence. Reference thereto being had. Being the same Lot that was conveyed to the said Sylvester R Jackson. by deed. from Saml B Wheaton. dated May 15th A D 1848. Reference thereto being had.

To

Have and to Hold. the aforedescribed premises. to him. the said Christian M Nestell & to his Heirs and assigns. to his and their proper use and benefit forever. for the sole use of a Burying Ground forever. And I the said Sylvester R Jackson. for myself. my Heirs. executors & administrators do promise to and with the said Christian M Nestell. his Heirs and assigns that I will forever warrant and defend the above granted premises. to him the said Christian M Nestell & to his Heirs and assigns. against the lawful claims and demands of all Persons whatsoever.

In witness whereof. I have hereunto set my hand and Seal on this fifteenth day of July A D. one thousand. Eight Hundred and Fifty two 1852.

Signed. Sealed & Delivered in presence of
Nathaniel Searle

Sylvester R Jackson (Ls)

County of Providence ss. In the city of Providence on this 15th day of July A D 1852. Then personally appeared the above named Sylvester R Jackson. before me and acknowledged the preceding instrument by him signed. to be his free act and Deed.

Nathaniel Searle
Justice of the Peace

Recorded July 16th 1852 at 11-37 O. clock A M
Witness
Albert Pabodie City Clerk

word "sole" erased & "proper" interlined

Know all men by these Presents

That I Thomas M Burgess of the city of Providence. in the State of Rhode Island. for and in consideration of the sum of one dollar to me in hand paid by Frederick Burgess of said City. the receipt of which I hereby acknowledge. do hereby bargain. sell and convey to him the said Frederick. his executors and administrators. and to his and their assigns. Ten Shares in the National Bank. subject to certain debts to said Bank. one Share in the Providence Athenaeum. one Pew in Grace Church. all my Right. title and interest in and to certain property or the income thereof held by Marian Clifford and Ezra R Howard Trustees which is subject to a Mortgage to Thomas Burgess. as appears on Record in the Records of the City of Providence. upon part of which said mortgage or the debts secured thereby having been paid. together with all other Real and Personal Estate and property of every description. owned & possessed by me. Provided that this conveyance shall not authorize the said Frederick to take possession of any property belonging to the firm of John Waterman and company without the consent of John Waterman. neither shall it in any way effect any property held by me as Trustee or Guardian nor a certain claim upon the Mutual Life Insurance Company of New York for the sum of three thousand dollars insured in my individual Name on the Life of Andrew J Waterman deceased. which insurance was made for security & when collected is to be used for payment of certain debts of about the

same amount. due from the said deceased to Joseph Howard a Minor. of whose Estate I am Guardian.

To have and to hold to him the said Frederick. his executors and administrators forever. in Trust. That he the said Frederick his executors and administrators shall sell and dispose of said property at Public or Private Sale. and after paying the proper expenses. shall divide the Remainder rateably among the Creditors of me the said Thomas M Burgess. until they are fully paid. and after they are fully paid Shall divide the Remainder rateably among the creditors of John Waterman and Company in rateable proportion according to the amount of each claim against said firm.

In testimony whereof I hereunto set my hand & Seal this Sixteenth day of July A D One Thousand Eight hundred and fifty two.

Signed. Sealed and Delivered in presence of
Nathaniel Searle

Thomas M Burgess

State of Rhode Island. County of Providence ss. Be it Remembered that in the city of Providence on this 16th day of July A D 1852 personally appeared the above named Thomas M Burgess before me the Subscriber. a Public Notary. by Legal authority admitted. commissioned & Sworn and residing & practising. in the city. county and State aforesaid. and acknowledged the aforewritten instrument. by him Signed. to be his free and voluntary Act & Deed. hand & Seal.

In witness whereof I the said Notary. have hereunto subscribed my Name & have affixed my Seal of office the day and year last aforewritten.

Nathaniel Searle
Public Notary

Recorded July 16th 1852 at 7-20 O. clock P.M.
Witness
Albert Pabodie
City Clk

Know all men.

That we Welcome Tenner and Edwin F Manchester of the City and county of Providence and State of Rhode Island. administrators on the estate of Israel G. Manchester. Late of said Providence. Deceased. are firmly bound. to Samuel J Knowles of the city and county of Providence aforesaid. in the Sum of one thousand dollars to be paid to said Samuel J Knowles. his Executors. administrators or assigns. to which payment we bind ourselves as administrators. our heirs. Executors and administrators. Sealed with our Seals. and dated this Sixteenth day of July. in the year of our Lord. Eighteen Hundred and fifty two.

The condition

of the above obligation. is that whereas said Israel G Manchester before his decease. sold by contract unto said Knowles a certain Lot of Land. Situated on the west side of the River in said Providence at the corner of Pond and A Street. a little southerly from Mr Balch's Bake House with a Cart and other improvements thereon. for which said Knowles was to pay said Manchester. deceased. the Sum of Five Hundred dollars. and whereas the said Edwin F. and said Welcome. as administrators. are desirous of fulfilling the contract made between said Israel G. Manchester and said Knowles in regard to said Lot. and whereas Said Knowles has already dug a Well. and made other improvements on said Lot. and has it in contemplation to build him a House on said Lot. but is unwilling to do so. unless he can be indemnified against any loss he may sustain by so doing. in case he should fail to receive a good and valid Deed of said Lot. for which purpose the aforegoing bond is given.

Now therefore if said Welcome Tenner and Edwin F Manchester as administrators. or otherwise on the request of said Knowles. and payment of Five Hundred Dollars by him made shall execute & deliver. or cause to be executed and delivered. to said Samuel J Knowles his Heirs or assigns. a good and sufficient deed of said Lot. and therein warrant and assure the same to him. and them. free from all incumbrances. and shall permit said Knowles. his Heirs and assigns. for his and their own use. to receive the Rents. and profits of said Lot. and to have full possession. management and control of the same until such deed and assurance shall be made as aforesaid. without any molestations if any person or persons whatsoever. Said Deed to be executed and delivered by said Tenner and Edwin F Manchester as soon as they are authorized to do so by the Municipal Court of the City of Providence. Exercising Probate Jurisdiction. then this obligation to be Null and Void. otherwise to Remain and be in full force and virtue. and if said Knowles or his Heirs or assigns. should refuse to accept said Deed. and pay over said Five hundred dollars. with interest from the date hereof. to said administrators. as aforesaid. then in that case this obligation to be void.

Signed. Sealed and Delivered in presence of
said Lot bounds westerly on said A Street forty five feet holding that width and running back Easterly bounding northerly on said Pond Street 100 feet.
Robert Knight

Welcome Tenner

Edwin F Manchester

Recorded July 17th 1852 at 10.33 O. clock A.M.
Witness
Albert Pabodie
City Clk

Know all men. That we. the Corporation of Grace Church in Providence. a body corporate legally established in the city of Providence. in the State of Rhode Island &c. in consideration of Thirty Nine 00/100 dollars to us already paid by George S Wardwell do hereby grant. bargain. sell and convey to the said George S Wardwell his Heirs and assigns Two Lots of Land in the Cemetery of said Corporation situated on Lynden and Lylac Avenues. and numbered one hundred and Sixty four and one hundred and Eighty four. on the plat of said Cemetery. made by Russell Warren and Recorded in the Land Registry of said City"

To have and to hold the same unto the said George S Wardwell 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 expence 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 superintendance of the Vestry of said Corporation. and all the Lots therein shall be subject to such further regulations. for the preservation of the Cemetery and to secure the Rights of Proprietors therein as said Vestry shall. from time to time. deem expedient.

7th. The proceeds of all the Cemetery Lands. when sold. and all other the income of said Cemetery. shall be a fund in the Hands of the Treasurer of said Corporation. distinct and seperate from all its other funds. and exclusively applicable to the payment of the Debts incurred on account of said Cemetery. and to its security. improvement and current expenses. A yearly Statement of the accounts shall be prepared and submitted to the inspection of the proprietors. at every Annual Meeting of the Corporation.

Witness the common Seal of said Corporation hereto affixed this Fourteenth day of September in the year of our Lord 1835 by Reuben Waterman our Treasurer for that purpose duly authorized.

In presence of
Wm J Greene

Reuben Waterman. Treasurer

Providence ss. In the city of Providence this thirteenth day of October 1835 personally came Reuben Waterman. 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
Wm J Greene.
Justice of the Peace

Recorded July 20th 1852 at 1½ o'clock P.M.
Witness
Albert Pabodie
City Clk

Know all men. That we. the Corporation of Grace Church in Providence. a body corporate legally established in the City of Providence. in the State of Rhode Island &c. in consideration of Thirty Nine 00/100 dollars to us already paid by Austin Shinkwin. do hereby grant. bargain sell and convey to the said Austin Shinkwin his Heirs and assigns Two Lots of Land in the Cemetery of said corporation. situated on Lynden and Lylac avenues and numbered One Hundred and Sixty three and One Hundred and Eighty three. on the plat of said Cemetery. made by Russell Warren. and Recorded in the Land Registry of said City.

To have and to hold the same unto the said Shinkwin 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 & cultivate Trees. Shrubs and plants on said Lot. and shall Keep in Repair at his or her expence. 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 pasengers. it shall be the Right and duty of said Vestry to cause the same. or such parts thereof as constitute the nuisance. to be removed.

5th If any

Stone. Structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry. it shall be their Right and Duty to cause the same to be Removed.

6th. The Cemetery and its appurtenances shall be under the custody and superintendance of the Vestry of said corporation. and all the lots therein shall be subject to such further regulations for the Preservation of the Cemetery and to Secure the Rights of proprietors therein as said Vestry shall from time to time deem expedient.

7th. The proceeds of all the cemetery lands when sold. and all other the income of said Cemetery. shall be a fund in the Hands of the treasurer of said corporation. distinct and seperate from all its other funds. and exclusively applicable to the payment of the Debts incurred on account of said Cemetery. and to its security. improvement & current expenses. A yearly Statement of the accounts shall be prepared and submitted to the inspection of the proprietors. at every Annual Meeting of the corporation.

Witness. the common Seal of said corporation hereto affixed. this Fourteenth day of September. in the Year of our Lord 1835 by Reuben Waterman our treasurer for that purpose duly authorized.

In presence of
Wm F Greene — Reuben Waterman. Treasurer (L.S.)

Providence ss. On the city of Providence this 13th day of October 1835. personally came Reuben Waterman. 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
Wm F Greene Justice of the peace

Know all men by these present

That I Austin Shinkwin of the city of Newark in the County of Essex and State of New Jersey. For and in consideration of the sum of Fifty Dollars. lawful money of the United States of America to me in hand paid by George S Wardwell of Woonsocket in the State of Rhode Island. the receipt whereof I do hereby acknowledge. do hereby Grant. bargain. sell and convey to the said George S Wardwell his Heirs and assigns. all the two certain Lots of Land in the Cemetery of Grace Church in providence. being known and designated as Numbers One Hundred and Sixty three and One hundred and Eight three. and being the same Lots of Land mentioned and fully described in the within deed. from the corporation of Grace Church Providence to me the said Austin Shinkwin. bearing date the 13th day of October a.d 1835.

To have and to Hold unto the said George S Wardwell his Heirs and assigns

forever. subject to all the conditions and restriction and all the privileges mentioned and contained in the within deed from said corporation of Grace Church Providence.

In witness whereof I have hereunto set my Hand and Seal this Fourteenth day of July in the Year of our Lord. one thousand. eight Hundred & fifty two.

Signed. Sealed and Delivered in presence of
James F Bond — A Shinkwin (L.S.)

State of New Jersey. Essex County. City of Newark. ss.

Be it remembered that on this Fourteenth day of July ad Eighteen Hundred & Fifty two. before me James F Bond. a Notary Public duly appointed by the Governor of the State of New Jersey; commissioned and Sworn and Residing in the same City of Newark personally appeared Austin Shinkwin. who I am Satisfied in the Grantor named in the above Deed and I having first made known to him the contents thereof. he did acknowledge that he signed. Sealed and delivered the same as his voluntary Act & Deed for the uses and purposes therein expressed.

In Witness whereof. I have hereto set my Hand and affixed my official Seal the day and year aforesaid.

James F Bond. Notary Public

Recorded July 20th 1852. at 1.35 O. clock P.M.
Witness
Albert Pabodie
City Clk

Know all men by these Presents

That I Colvill D Boyd of the City and County of Providence in the State of Rhode Island. for and in consideration of Two Hundred and fifty dollars. to me paid by George Abbott of said Providence. the Receipt whereof I do hereby acknowledge do hereby bargain. sell. set over and deliver unto the said George Abbott the one undivided half of my tools in the Bake house. and the one undivided half of the things in the Bread Shop and all the Stock now on Hand. situated on Broad Street No 170 & 80 on said Street together with the good will of said Bakery.

To have and to hold the same to him the said George Abbott. his executors. administrators and assigns. to his and their use forever. And I the said Colvil D Boyd for myself. my Heirs. executors and administrators against all persons. Lawfully claiming the same do warrant & defend the said George Abbott. his executors. administrators and assigns forever.

In witness whereof I have hereunto set my hand & Seal at said Providence this twelfth day of July a.d 1852. over

Signed Sealed and
Delivered in presence of
Samuel Boyd.
Harriet M Boyd

Edith A Boyd

Recorded July 21. 1852. at 9.10 O. clock A M
Witness
Albert Pabodie
City Clk

Know all men

That We. the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c., in consideration of One hundred thirty two Dollars to us already paid by Peleg W Gardiner, do hereby grant, bargain, sell & convey to the said Peleg W. Heirs & Assigns

Three Lots of Land in the Cemetery of said Corporation, situated on Elm Avenue & numbered One hundred fifty six, one hundred seventy six & two hundred thirteen (156. 176. 213) on the Plat of said Cemetery, made by Rousseau Warren & recorded in the Land Registry of said City.

To Have & to Hold the same unto the said Peleg W. his Heirs & Assigns forever. subject to the conditions & restrictions & with the privileges following. to wit.

1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the dead, and no trees within the Lot or borders around the same shall be destroyed or mutilated, without the consent of said vestry.

3d. The proprietor may erect stones, monuments & sepulchral structures & cultivate trees, shrubs & plants on said Lot, & shall keep in repair, at his or her expense the land marks put thereon by the Corporation.

4th. If any tree, shrub or plant on said Lot shall, by its roots, branches or otherwise be detrimental, inconvenient or dangerous to adjacent Lots or avenues, or to passengers, it shall be the right & duty of said vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said vestry, it shall be their right & duty to cause the same to be removed.

6th. The Cemetery and its appurtenances shall be under the custody & superintendance of the vestry of said Corporation, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein as said vestry shall from time to time, deem expedient.

7th. The proceeds of all the Cemetery Grounds, when sold, & all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct & separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery & to its security, improvement & current expenses. A yearly statement of the accounts shall be prepared & submitted to the inspection of the proprietors, at every annual meeting of the Corporation

Witness the common seal of

said Corporation hereto affixed this first day of May, in the year of our Lord 1852. by Charles H Mason, our Treasurer for that purpose duly authorized

In presence of
N. T. Grinnell.
Mason in the thirty eighth line before signing

C. H. Mason.
Treasurer

Providence Sc. In the City of Providence this First day of May 1852.

Personally came Charles H Mason. Treasurer of the Corporation of Grace Church, Providence & acknowledged the preceding to be his voluntary Deed, in said capacity, with the common seal of said Corporation thereto affixed.

F. C. Hospfein.
Justice of the Peace.

Recorded July 26. 1852. at 10 o'clk A.M.

Witness
Albert Pabodie City Clk

This Indenture of Lease

made and entered into this Seventh day of July, in the year of our Lord One Thousand Eight Hundred & Fifty two by and between Marshall Neade and Anne Benn Francis Woods, Wife of the said Marshall Woods, both of the City & County of Providence, in the State of Rhode Island. Parties of the first part and Georgiana Rias of said Providence, Party of the second part.

Witnesseth

That the said Parties of the first part for & in consideration of the Rents, Covenants & Agreements hereinafter named & contained on the part of the said Party of the second part, her executors, administrators or assigns, to be paid, kept & performed, do hereby demise, Grant & Let unto her the said Georgiana Rias, her executors, administrators & assigns, for & during the full & entire term of Ninety years from the date hereof.

A certain Lot of Land situate on the Westerly side of Congdon Street in said City of Providence & thus bounded Commencing at a point on the Westerly line of said Congdon Street, One Hundred & four feet Southerly from the Southwesterly corner of Congdon & Westing Streets, thence running Westerly about One Hundred & three & one half feet to Land now held by John J Stinson, under Grace from the said Parties of the first part, thence turning and running Northerly with the Easterly line of said Land so held by said Stinson just Thirty one feet, thence turning & running Easterly on a line parallel with & just Thirty one feet Northerly from the aforedescribed Southerly line to said Congdon Street, & thence Southerly with the Westerly line of said Congdon Street just Thirty one feet to the first corner or place of beginning.

To Have and to Hold the same with all the Rights & Privileges thereof, to her the said Georgiana Rias, Party of the second part, her executors, administrators & assigns for & during the term of Ninety Years as aforesaid upon the terms & conditions following.

All Buildings & Improvements that may at any time be erected or placed upon said demised Lot, shall at all times be pledged for the payment of the Rent payable under this Grace, & of all Taxes & Assessments upon said Lot and its appurtenances. All Taxes & Assessments of every kind that may from time to time be laid or assessed upon said demised Lot & its appurtenances shall be paid by the said

Party of the second part. her executors, administrators or Assigns. The Rents accruing under this Lease shall be payable yearly and at the end of each & every year of said term during the continuance of this Lease, and in case of any default in the payment of such yearly Rent and for the time of such default. Interest thereon shall be allowed and paid. The Rent of said Lot for the first period of Ten years of said term of Ninety years shall be Sixty two Dollars per annum.

And it is covenanted & agreed by & between the Parties hereto & their legal Representatives each with the other in manner following. That on the end & expiration of said first period of ten years & on the end & expiration of every subsequent period of Ten Years during the continuance of this Lease, in case the Parties then in interest cannot agree upon the amount of Annual Rent to be paid for the then next ensuing period of Ten years, said Lot of Land shall be appraised by three judicious & disinterested Men. one to be chosen by each party & the third by the two so chosen, & their decision or the decision of either two of them agreeing, shall be conclusive as to the value of the Lot. For the purpose of fixing the annual Rent. & five per cent upon the amount of such valuation shall be the annual Rent for the then next ensuing period of Ten years. The said Appraisers shall at the same time, in the same manner, appraise the Buildings & Improvements upon said Lot. If the said Party of the second part or those claiming under her, are dissatisfied with such valuation of said Lot, she or they shall have the right on payment of all Rents & Taxes, to terminate this Lease, prior to which, notice in writing shall be given to the Parties of the First part or those claiming under them, within thirty days after the award of such Appraisers shall have been made. In which case the said Party of the second part or those claiming under her, shall have the right to remove the Buildings off & from said Lot, at any time within thirty days after such notice shall have been given.

If the said Parties of the First part or those claiming under them are dissatisfied with such valuation they shall have the right of purchasing said Buildings & Improvements at such valuation made as aforesaid by said Appraisers, on giving to said Party of the second part or those claiming under her thirty days notice in writing of such their intention, & if such notice shall not be given within said term of Thirty days, the Lease shall continue at the Rent fixed by said Appraisers for the then next ensuing period of Ten years. Provided the said Party of the second part or those claiming under her shall decide not to remove the Buildings off and from said Lot.

And in case default shall be made in the payment of any Rent accruing & payable under this Lease, or of any taxes or assessments upon said Lot and its appurtenances, & such default shall continue for the term of One year, the said parties of the first part or those claiming under them, may, if they think proper enter upon said demised Lot and terminate this Lease, in which case the Interest of the said Party of the second part, or her legal Representatives, in & to the Buildings & Improvements upon said Lot, (in case the same shall not be previously purchased by the said Parties of the first part or their legal Representatives) may be sold at public Auction, & the requisite Conveyances thereof made by the said Parties of the first part, or their legal Representatives, after thirty days notice of such sale in some one of the public Newspapers printed in said City of Providence: the net proceeds of such sale shall be first applied to the payment of all lawful claims thereby secured to be paid, & the balance shall be paid over to the said Party of the second part or her legal Representatives.

And on the expiration of said term of Ninety years, if this Lease is then in force, in case the Parties of the first part or their legal Representatives shall then

decide not to purchase said Buildings, the said Party of the second part or her legal Representatives shall have the Right and privilege of removing said Buildings off and from said Lot, at any time within thirty days from the expiration of said term of Ninety Years, for which time the same ratio of Rent shall be paid.

In Testimony whereof, the Parties hereto have hereunto set their hands & seals, the day & year first aforewritten.

Signed, sealed and delivered in presence of Henry Wratten

Marshale Woods. (L.S.)
By his Attorney, A Woods.

Ann B. Fran. Francis Woods. (L.S.)
By her Attorney, A Woods.

Georgiana Neal. (L.S.)

Providence County ss. In Providence this twenty fourth day of July A.D. 1832.
Then Alva Woods personally appeared before me, & in his capacity as the Attorney of Marshale Woods & of Ann B. Fran. Francis Woods, acknowledged the preceding Instrument by him signed as their Attorney to be his free act & Deed. And at the same place & time Georgiana Neal also appeared before me & acknowledged the preceding Instrument by her signed to be her free act and Deed.

Henry Wratten
Justice of the Peace.

Recorded July 26. 1832. at 4. 25 o'clk P. M.

Witness (words "also" & "said" interlined) Albert Babcock
City Clk

This Indenture

Made & executed this 26th day of July A.D. 1832. between Marshale Woods & Ann B. F. Woods, his Wife, of the first part, and James Pendergast of the second part. Witnesseth,

That the said M. & A.B.F. Woods for & in consideration of the Rents and Covenants herein contained, on the part of the said James Pendergast, his executors, administrators & assigns, to be paid & performed, do hereby demise, lease & farm let unto the said Pendergast

A portion of a Lot on Gaspee St. lying next South of the Lot occupied by the Reuben Merry House.

To Have & to Hold the said premises with their appurtenances unto the said Pendergast, his executors, administrators & assigns for the term of Ten years from January 1. 1831. to January 1. 1833. the said party of the second part yielding & paying therefor an annual Rent of Twenty Dollars to be paid in equal quarterly payments during the continuance of this Lease & until all arrearages of Rent shall be fully paid. And the said James Pendergast for himself, heirs, executors & administrators does covenant & agree to and with said M. & A.B.F. Woods, their Heirs & Assigns, that said Pendergast his executors administrators & assigns shall pay unto the said M. & A.B.F. Woods the yearly Rent aforesaid, at the times & in the manner hereinbefore appointed for payment thereof.

And it is further agreed that the said party of the second part shall pay all the taxes assessed on the premises during the continuance of this Lease together with

Interest on both Rent & Taxes provided the same shall remain unpaid after they become due. And it is also agreed that the Buildings & Improvements made or to be made on said Lot shall stand pledged and liable for the payment of said Rent ~~& any part thereof for the space~~ interest & taxes, & that in case of the non payment of said Rent or any part thereof for the space of three Months after the same becomes due & payable, the above party of the first part or their legal Representatives may re-enter on said premises & from that time terminate this Lease. And it is agreed that the party of the second part may, at the expiration of this Lease, having fulfilled all its conditions & paid all Rent, Taxes and Interest due on said premises, remove the Building or Buildings belonging to him on said Lot.

In testimony whereof the parties hereto have hereunto ~~set their hands & seals~~ this 26th of July 1852.

Signed, sealed and delivered in presence of
Sarah Grant

James his mark Tendergast
Marshall Woods.
By his Attorney A Woods.
N. B. F. Woods.
By her Attorney A Woods

Recorded July 27. 1852. at 9. 50 o'clk A.M.

Witness Words "or any part thereof for the Space" erased

Albert Pabodie
City Clk

Know all men by these Presents.

217-262

That I. James V Burrough of the City of Providence, in the State of Rhode Island, in consideration of the Trusts hereinafter mentioned & of One Dollar to me paid by Lucien Draper of said Providence; the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell & convey unto the said Lucien Draper, his Heirs & Assigns,

A Lot of Land with all the Buildings & Improvements thereon, situate on the Northerly side of Power Street, in said Providence, & described as follows. Beginning at a point in said Power Street, One hundred feet Westerly from the Westerly corner of said Power Street & Cook Street, thence on said Power Street Westerly Fifty feet, thence Northerly at Right Angles with said Power Street, One hundred and eighty four feet to Land now or formerly of Sarah Olney, thence Easterly in a line parallel with said Power Street, bounding Northerly on said Olney Land Fifty feet, and thence Southerly One hundred & eighty feet to said Power Street & the place of beginning, and being the same Estate conveyed to me by Joseph Hoole by Deed dated February 28 ass 1847, & recorded in the Record of Deeds in said Providence in Book Number 40. page 228, being Lot No Eight (8) on the Plat of the Young Orchard, so called, recorded in said Records, Book 39. page 297.

To Have and to Hold the same with all the privileges & appurtenances thereto belonging to him the said Lucien Draper, his Heirs & Assigns, in Trust for the following uses, to wit;

In Trust for the sole and separate use of Mary N Burrough, Wife of me the said James Burrough, for & during the term of her natural life. And upon her decease, then in further trust

to convey and dispose of the same as she by her last Will and Testament may direct.

And in case she should leave no Will then in further trust to convey the same in equal shares to the children of me the said James V Burrough, both by my first Wife and by the said Mary A, my present Wife, to all said children share & share alike, to them, their Heirs & Assigns forever. And should any of said children have deceased leaving children, then the children of such deceased shall take in fee simple & in equal shares, the portion of said Estate to which such deceased would have been entitled, had they survived.

In Testimony whereof, I have hereto set my hand & seal, this Twenty seventh day of July A.D. One Thousand Eight hundred & fifty two (1852)

Signed, sealed & delivered in presence of
James Tillinghast

James V Burrough

Providence Ss. In Providence this twenty seventh day of July A.D. 1852.

James Burrough personally appeared before me & acknowledged the foregoing Instrument by him signed to be his free and voluntary Act and Deed.

James Tillinghast
Justice of the Peace

Recorded July 28. 1852. at 3.50 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents.

That I. V Barney Trainer, of Providence, City & County and State of Rhode Island, for & in consideration of the sum of One Hundred Dollars to me paid by John Smith, of said Providence, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed & by these Presents do Remise, Release & forever Quitclaim, unto him the said John Smith, his Heirs & Assigns forever.

All the right, title, interest, property, claim and demand which I now have, or of right ought to have or claim in and to a certain Dwelling House, situated on Lot Number Twenty eight on a Plat of Lots belonging to Charles Potter & Zachariah Allen, situate on Federal Hill in said Providence, surveyed and platted August Eighteen Hundred & thirty seven & duly recorded in the Records Office in said Providence, and being Lot by said Smith purchased of Charles Potter, 27th day of July A.D. 1852. Reference thereto being had for a more particular description.

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

And I, the aforenamed V Barney Trainer, for myself and for my Heirs, Executors and Administrators, do covenant with the said John Smith, his Heirs and Assigns, that I will warrant and defend the aforedescribed Premises, to him the said John Smith 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 Thirtieth day of July, in the year of our Lord, One Thousand Eight Hundred & fifty two.
Signed sealed & delivered in presence of
Willard Sayles Barney Treanor. L.S.

Providence County ss. Providence July 30. 1832
Then personally appeared before me the within named Barney Treanor and acknowledged this Instrument by him subscribed to be his free Act and Deed.
Willard Sayles
Justice of the Peace.

Recorded July 31. 1832. at 9 o'clk P.M.
Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I. Ruby Fountain, of the City & County of Providence and State of Rhode Island, for and in consideration of the sum of Four Hundred Dollars to me paid by Asa B Brownell, of the City & County of Providence & State aforesaid, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, convey, set over & deliver unto him the said B Brownell & to his Heirs & Assigns.

All the Buildings and Improvements standing and being on Five certain Lots of Land, situated on the Southerly part of said City of Providence, at a place called India Point, being Lots Numbered (42) Forty two & Forty five (45) on a Plat of Lots made by Benoni Lockwood, August A.D. 1839; being the same Five Lots of Land leased to Frederick Shippey & William Grosvenor & Wife, by Lease dated June 17. A.D. 1845. by the said Shipley assigned to Freeman Baxter. Reference to said Lease being had.

Also all my right, title, interest, property, claim and demand in & to the aforenamed Lease & the Premises therein described.

To Have and to Hold the same, with all the rights, privileges and appurtenances thereof, to him the said Brownell and unto his Heirs and Assigns, to his and their use & benefit forever.

And I, the said Ruby Fountain, for myself, my Heirs, Executors and Administrators, do covenant & engage to and with said Brownell, his Heirs and Assigns, that I am the lawful owner of the aforesaid Buildings & Improvements, that I have good right to sell and convey the same as aforesaid, & that I will forever warrant & defend the same to him the said Brownell & to his Heirs and Assigns, against the lawful claims & demands of all persons whatsoever.

In Witness whereof, I have hereunto set my hand & seal, this Twenty eighth day of July, in the year of our Lord, Eighteen Hundred and Fifty two
Signed sealed and delivered
in presence of
Robert Knight Ruby Fountain

Providence Sc. In the City of Providence, This Twenty seventh day of July A.D. 1832. Then personally appeared Ruby Fountain & acknowledged the above written Instrument by him subscribed to be his free act & deed. Before me, Robert Knight
Justice of the Peace.

Recorded August 2. 1832. at 10 o'clk A.M.
Witness Albert Pabodie
City Clk

Know all men by these Presents

That I. John Nichols of Thompson, in the State of Connecticut, do hereby constitute & appoint Benjamin White of Providence, State of Rhode Island, my true & lawful Attorney, for me & in my Name to receive from Amos N Snow of said Providence, Trustee for Lucy L Wilson, the balance due on a certain Note of hand signed by said Snow as Trustee, dated April 1. 1848. payable to myself or order, Ten years after date, for $200. and also to discharge in the Records of said City of Providence, the Mortgage given me by said Snow as Trustee, as security for the payment of said Note, hereby ratifying, approving and confirming all that my said Attorney may lawfully do by these Presents.

In Witness whereof, I have hereunto set my hand & seal, this thirty first day of July 1832.
Signed & sealed in presence of
Jos B Gay John Nichols.

State of Connecticut. Windham County ss. Thompson July 31. 1832.
Then personally appeared John Nichols Esq. signer & sealer of the foregoing Instrument before me, a Notary Public, duely commissioned & sworn & acknowledged the same to be his free act & deed.

In Witness whereof, I hereunto affix my name & notarial seal, the day & year above written
Jos B. Gay
Notary Public

Recorded Augt 3. 1832. at 12. 20 o'clk P.M.
Witness Albert Pabodie
City Clk

Know all men

That I. John M King, of Johnston, in the State of Rhode Island, for and in consideration of the trust hereafter mentioned, & One Dollar received to my full satisfaction, of William H Angell of North Providence, in the State aforesaid, do by these Presents, bargain, sell, assign & set over unto him the said William H Angell.

Fifteen Shares in the Capital Stock of the Roger Williams Bank, in Providence & in the State aforesaid, now standing in my Name in the Books of said Bank.

To Have & to Hold the same to

him the said William H Angell, his Heirs, executors, administrators & assigns in special trust & confidence, to receive & pay over from time to time, the amount of the bank interest or dividends of said Shares, as the same may fall due or be declared payable by said Bank, to Alace Angell of said North Providence, Widow of the late William W Angell, or to her written order, during the term of her natural life, & from & after the decease of the said Alice Angell, to pay over said Dividends, or appropriate & apply the same so far as necessary for the support & education of my minor son, William J King, during his minority, & the surplus if any, to invest in other Bank Stock or property safe & secure, for the use of my said Son, & immediately after my said son shall have arrived to the age of twenty one years (if he shall so long live) to convey & transfer said Bank Stock hereby assigned, & any other Stock or property held in trust as aforesaid, by some proper written Instrument in due form of law, to my said son, for his use forever. But in case of the death of the said William J King during his minority, then & immediately thereafter to convey & assign in manner as aforesaid, all of said Bank Stock or other property held in trust as aforesaid, to me the said John W King & my right Heirs to my & their use forever.

In Witness whereof, I have hereunto set my hand & seal, this Fourteenth day of May in the year Eighteen Hundred and Fifty two

Signed sealed and delivered in presence of
Samuel Ashley

John W. King. (L.S.)

Providence Sc. In Providence this 14th day of May 1852.

The within named John W King acknowledged the within written Instrument to be his voluntary Act & Deed.

Before me. Samuel Ashley
Justice of the Peace

Recorded Aug 4. 1852, at 9 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That We. Moses V Hall and Nancy Hall, Wife of the said Moses V Hall, for & in consideration of the sum of Fifty five Dollars to us paid by Charles Williams of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over and deliver to the said Charles Williams & to his Heirs and Assigns,

The one equal undivided half part of a certain Wooden Building (used as a Barn) standing on a Lot of Land situate in the Westerly part of said City of Providence on Federal Hill (so called) on a Lot of Land leased by the said Nancy Hall of Samuel B Tobey, Executor of the Estate of Anna A Jenkins, Together with one half part of our interest in said Lease & the premises therein described.

To Have & to Hold the same with all the rights, privileges and appurtenances thereof, to him the said Charles Williams & to his Heirs and Assigns forever.

In Witness whereof, We have hereunto

set our hands & seals, on this Twenty ninth day of July A.D. Eighteen Hundred and Fifty two (1852)

Signed, sealed and delivered in presence of
Nathaniel Steele

Moses V his X mark Hall. (L.S.)

X Edmund Talbot. Witness to this mark Nancy Hall (L.S.)

Recorded Aug 4. 1852. at 12 1/4 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents

That We. Stephen H Rathbone and Seth Padelford, of Providence, in the County of Providence, for & in consideration of the sum of Ten Dollars to us paid by Gardner J Swarts of Providence, in the County of Providence, State of Rhode Island, the receipt whereof We do hereby acknowledge, have given, granted, bargained, sold, conveyed & confirmed to him the said Gardner J Swarts, his Heirs & Assigns,

One half of Lot No 27. (twenty seven) being the Easterly half of said Lot, in the Burial Ground laid out by us the Grantors, in the Southwesterly part of said Providence, being the piece of Land purchased by us of Sylvester Jackson, & formerly occupied by a Windmill, as fully described in a Plat of said Ground on Record in the City Clerks Office. Reference thereto being had

To Have and to Hold the Premises above described, with all the privileges thereto belonging to him the said Gardner J Swarts, his Heirs and Assigns to his only proper use benefit & behoof, for the sole use of a Burying Ground forever, subject to a Tax of the One Hundred & eightieth part of all expenses that may be incurred by keeping the fence around said Burying Ground in good repair.

Witness our hands & seals, this Seventeenth day of June A.D. 1837. (The above Lot is divided by a line running Northerly & Southerly, each half being Seventeen feet on said line & ten feet Easterly & Westerly)

In presence of
Henry Martin

Stephen H. Rathbone. (L.S.)

Seth Padelford. (L.S.)

Providence County ss. In Providence this twenty second day of July A.D. 1852.

Then Stephen H Rathbone & Seth Padelford personally appeared before me & severally acknowledged the within Instrument by them signed to be their free Act and Deed.

Henry Martin, Justice of the Peace

Recorded Aug 4. 1852. at 1.45 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Stephen A Arnold of Scituate, in consideration of One Dollar to me paid by John D Burgess of Providence, do hereby give, grant & convey unto him the said Burgess, his Heirs & Assigns, the right, privilege & easement of inserting a pipe in the Well upon the Lot of Land to me belonging, in High Street in said Providence, & by means of said pipe of drawing water from said Well, through my land for use for household purposes, in any House that may be erected upon the Lot sold by me to said Burgess lying Easterly & adjoining my Lot aforesaid.

To Have & to Hold the same to him the said Burgess his Heirs & assigns forever, with all the rights, appertaining thereto & essential to the use & enjoyment of the privilege & easement aforesaid.

In Witness whereof, I hereunto set my hand & seal, at Providence, this 31 day of July 1832.

In presence of John P. Knowles 3 Stephen A. Arnold. (L.S.)

Providence Ss. Providence Aug 3. 1832. Then personally appeared the above named Stephen A Arnold & acknowledged the preceding Instrument by him signed to be his free Act & Deed. Before me. Benjamin N Lapham. Justice of the Peace.

Recorded Aug 4. 1832. at 2 o'clk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I. James A. Brown of the City & County of Providence & State of Rhode Island. For and in consideration of Three hundred Dollars to me in Hand paid by Thomas J. Aldrop of said Providence, at & before the sealing & delivery of these Presents, the receipt whereof is hereby acknowledged, have bargained, sold & delivered & by these Presents do bargain, sell & deliver unto the said Aldrop. All the goods, including Candies, Fruits & every thing of every kind & nature, together with all the Fixtures, screen &c now in or appertaining to Store No 14 South Main St in said Providence To Have & to Hold the said goods unto the said Aldrop. his executors, administrators & assigns, to his & their own proper use & benefit forever.

And I. the said James A Brown for myself & my heirs, executors & administrators will warrant & defend the said bargained premises unto the said Aldrop. his executors, administrators and assigns from & against all persons whomsoever.

In Witness whereof. I have hereunto set my hand and seal, this fourth day of August A.D. Eighteen Hundred and fifty two

Signed, sealed & delivered in presence of Willard Bayley 3 James A. Brown. (L.S.)

Recorded Aug 4. 1832, at 3 o'clk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That We. William H Cooke, of Barrington, in the State of Rhode Island, & Caroline J Cooke, Wife of the said William H Cooke, in consideration of the Trusts hereinafter mentioned & of One dollar paid us by Charles J Tillinghast of Providence, in said State, hereby give, grant, bargain, sell & convey to him the said Charles J Tillinghast. His Heirs & Assigns,

A tract of Land with a Dwelling House, Barn & other Improvements thereon situate in said Barrington, containing about Sixty Acres, & bounded Northerly on Lands of Hiram Brown, Easterly in part on the Dower Land of Amey Allen, in part on Land of Tristam Burgess & in part on a Creek, Southerly on Land of the Narragansett Brick Company & Westerly in part on the Muscochuck Creek, in part on Narragansett Bay, & in part on Land of Alfred Brown, it being the same Estate conveyed to the said Caroline J Cooke & to John Cooke by Enoch Remington by deed recorded in said Barrington in Book No 7 page 57. Also Five Lots of Land situate in said Providence being Lots Numbered thirteen, fifteen, seventeen, eighteen & nineteen on a Plat of Land formerly belonging to Mrs Hannah Cushing, recorded in said Providence, in Book 12. between pages 688 & 689.

To Have & to Hold the same with all the privileges and appurtenances thereof to him the said Charles J Tillinghast. His Heirs & Assigns, in Trust, for the uses & purposes following, that is to say. That he shall receive the Rents, Issues & Profits thereof & after payment therefrom of all the Taxes & other expenses attending the care of the said Estate & of the execution of the trusts herein named, he shall pay the remainder thereof to the said Caroline J Cooke, for her sole & separate use during her life. And in further trust at any time, upon her request in writing to sell & convey the said Real Estate or any part or parts thereof in fee simple or otherwise, at public Auction or at private sale at such price or upon such consideration as may in said request be mentioned or upon like request to Mortgage the same or any part or parts thereof or to make Leases thereof or of any part or parts thereof, from time to time & upon such Rent & for such term as to him may seem expedient. and to pay to her the said Caroline J Cooke. for her sole & separate use, the net proceeds of any such sale, mortgage or lease. And in further trust upon the decease of the said Caroline J Cooke, to assign, transfer & convey the said Estate or such part as may then be remaining, to such person or persons & in such shares & subject to uses as the said Caroline J Cooke by her last Will & Testament in Writing or other Instrument in the nature of & purporting to be her last Will & Testament, shall direct & appoint. And in default of such Will or other Writing, then in further Trust, to assign, transfer and convey the said Estate or such part thereof as may then be remaining, to the heirs at law of the said Caroline J Cooke, according to the Statute then in force in said State of Rhode Island, for the descent of Intestate Estates.

In Witness whereof, We have hereto set our hands & seals this thirtieth day of July in the year of our Lord One Thousand Eight Hundred & fifty two

In presence of Ebenezer Tiffany 3 Susan H Tiffany Wm H. Cooke. (L.S.) Caroline J. Cooke. (L.S.)

State of Rhode Island &c Bristol Ss. In Barrington in the County

& State above named on this thirtieth day of July A.D. 1852 the above named William H Cooke appeared before me & acknowledged the above to be his free & voluntary act & deed, and at the same time the above named Caroline J. Cooke wife of the said William H. Cooke appeared before me and being by me examined separately and apart from her husband & this Deed being by me shewn and explained to her, she acknowledged it to be her free & voluntary act & deed & declared to me that she did not wish to retract the same

Ebenezer Tiffany
Town Clerk

Recorded August 6. 1852 at 11.50 o'clock a m
Witness
Albert Pabodie City Clk

Know all men by these presents,

That I Henry L Barnes of Smithfield in the State of Rhode Island in consideration of the trusts hereinafter mentioned and of One Dollar paid me by Charles F Tillinghast of Providence in said State, hereby give, grant, bargain, sell and convey to him the said Charles F Tillinghast his heirs and assigns, all my right, title and interest in and to a lot of land in said Providence, bounded East on South Main Street, South on land of Eliza Rogers, West on South Water Street and North on Leonard Street, together with the Wharf thereto appertaining and all other privileges and appurtenances thereof, it being the same Estate formerly belonging to Mrs Peddy Bowen -

And also all my right, title and interest in and to any other Real Estate in said State of Rhode Island -

And also all my personal Estate of every kind, excepting such as is by law exempt from attachment for debt, and including all Debts due me by Note, Book Account or otherwise

To have and to hold the same to him the said Charles F Tillinghast his heirs and assigns in trust, that he shall sell my interest in said Real and personal Estate at public or private Sale for Cash or on reasonable credit, at such time or times as he may think expedient, and shall collect the said debts due me, and after paying from the proceeds all the expenses attending the care & sale of said property, and of the execution of the trusts herein named, including a reasonable compensation for his services, he shall appropriate the balance of said proceeds or so much thereof as may be necessary, to the payment in full in the first place of all debts due from me to Thomas A Paine of said Smithfield - and of all debts due from me to any other persons for the payment of which the said Thomas A Paine has in any manner become

bound or liable at my request or for my accommodation

Secondly, after making all the payments herein before provided for, the said Trustee shall apply the residue of said proceeds to the proportional payment of all other debts due from me, excepting such as are secured by Mortgage, provided that no payment be made to any Creditor unless he shall within three months from the date of this deed execute and deliver to me a full release of his debt - and the proportional part of said proceeds which would be payable to any Creditor, if he had executed such a Release, shall in case of his neglect or refusal to execute the same, be paid to me the said Henry L. Barnes

In Witness whereof I have hereto set my hand and seal this second day of July A.D. 1852

In presence of
Willard Sayles

Henry L Barnes L.S.

Providence County ss. Providence July 2. 1852
Then personally appeared before me the above named Henry L Barnes and acknowledged this Instrument by him to be his free act and deed

Willard Sayles
Justice of the Peace

Recorded August 6. 1852 at 11.50 o'clock a m
Witness
Albert Pabodie
City Clk

Know all men by these Presents,

That We, Weston A Fisher and Susan C Fisher, Wife of the said Weston A Fisher, both of the City & County of Providence, in the State of Rhode Island, for & in consideration of the sum of Four Thousand five hundred Dollars to us paid by Daniel A Taylor, of said City of Providence, the receipt of which said sum is hereby acknowledged, have given, granted, bargained, sold, transferred & set over, & do by these Presents, give, grant, bargain, sell, transfer & set over to him the said Daniel A Taylor, his executors administrators and Assigns forever.

The Dwelling House & all other Buildings & Improvements upon the Lot of Lands, situate on the Southerly side of Waterman Street in said City of Providence, being Lot Number 106, (one hundred & six) on a Plat of Lands on Record in the City Clerks Office in said Providence, in Book of Plats Number 3. page 32 & the same Lot leased to the said Susan C Fisher by Lease from Elizabeth Waterman bearing date August Eighteenth AD 1837, & which said Lease is also on Records in the City Clerks Office in Book 120. of the Records of Deeds, page 436. Together with said Lease & all our right, title & interest in & to the Lot of Lands demised & described in said Lease.

To Have & to Hold the same with all the Rights, privileges & appurtenances thereof, to him the said Daniel A Taylor, his executors, administrators and assigns forever.

And We the aforenamed Weston A Fisher & Susan C Fisher for ourselves & for our Heirs, Execu-tors & Administrators do covenant with him the said Daniel A Taylor his Executors, Admin-istrators & Assigns, that said Premises are free from all Incumbrances & that We will warrant & defend the same to him the said Daniel A Taylor his executors, administrators & assigns, forever against the lawful claims & demands of all persons.

In Testimony whereof We have hereunto set our hands & seals, this Eleventh day of August, in the year of our Lord One Thou-sand Eight Hundred & fifty two (1832)

Signed, sealed and delivered in presence of Henry Martin — Weston A. Fisher (L.S.) — Susan C. Fisher (L.S.)

Providence County SS. In Providence this Eleventh day of August A.D. 1832.

Then Weston A Fisher personally appeared before me & acknowledged the preced-ing Instrument by him signed, to be his free Act & Deed. And at the same place & time Susan C Fisher, Wife of the aforenamed Weston A Fisher, also appeared before me and being by me examined privily & apart from her said husband sharing the preceding Instrument & them & explained to her by me, acknowledged the same to be her free Act and Deed & at the same time declared to me that she did not wish to retract the same.

Henry Martin
Justice of the Peace

Recorded Aug 11. 1832. at 3.55 o'clk P.M.

Witness — Albert Pabodie City Clk

Know all men by these Presents

That I. Edward D Barnes of the City & County of Providence, in the State of Rhode Island & held & firmly bound unto Daniel C Carpenter of said City of Provi-dence, in the full & just sum of Two Hundred Dollars to be paid to him the said Daniel C Carpenter, his executors, administrators or assigns. To which payment well & truly to be made I bind myself my Heirs, Executors & Administrators firmly by these Presents.

Sealed with my seal and dated at said Providence, this Eleventh day of August A.D. 1832.

The condition of this Obligation is such, That whereas the afore-named Edward D Barnes being the owner of Land situate Easterly from North Main Street, in said City of Providence, bounded Easterly by Land of Robert Angell, Southerly by Land of Widow Mary F Carr, Westerly partly on Land of George W D Briggs and partly on Land of the said Daniel C Carpenter, and Northerly in part on Lands of said Carpenter.

And Whereas for the consideration as named in a Deed of even date herewith, the said Edward Barnes has conveyed to him a Lot of Land next Southerly from & adjoining other Land of the said Daniel C Carpenter, & as a further consideration of said conveyance the said Edward Barnes has agreed for the convenience of the owners of said Lot so sold this day as aforesaid, to open a Street near the centre of his other Lands lying Easterly of said Car-

penters Land, of not less than thirty five feet in width and extending Westerly from Lands of said Daniel C Carpenter Robert Angell to the Land of said Daniel C Carpenter & thence continuing the said Street the same width bounding Westerly on said Carpenters Land, & extending Northerly to a line in continuation of the Northerly line of Butlers Lane, (so called) & the same to be forever kept open as & for a public Street or Highway.

Now therefore, if the said Edward Barnes shall cause said public Street or Highway to be laid out & opened in manner as aforesaid, within Three years from the date hereof, then this obligation is to be void, but otherwise to be & remain in full force & effect.

Signed, sealed & delivered in presence of H. G. Angell, Henry Martin — Edward his × mark Barnes (L.S.)

Recorded Aug 11. 1832, at 5 o'clk P.M.

Witness (crossed words "said Daniel C Carpenter") — Albert Pabodie City Clk

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Know all men by these Presents

That I. William H Humphreys, of the City & County of Providence & State of Rhode Island, in consideration of the sum of Four Thousand Five Hundred Dol-lars, to me paid by Nicholas H Bradford, of said Providence, the receipt whereof is hereby acknowledged, do by these Presents give, grant, bargain, sell, assign set over and convey unto Him the said Nicholas H Bradford, his Executors, administrators & assigns

All my right, title & interest, in & to the certain Lot of Land, situate in the corner of Angell & Benn Streets, in said Providence, named & described in a certain In-strument of Lease, to which John D Earle, Richard Carrique Trustee, & Abigail Whipple, are parties, bearing date the First day of July 1847 & recorded in Book No 105 page 313. of the Records for Deeds in the City of Providence, to which reference is here made, My right, title & interest being that of the Lessee thereof under the said Lease, by transfer from said John D Earle. Also the said Instrument of Lease herewith delivered to the said Bradford.

Also The Dwelling House and all other Dwelling and Improvements standing and being upon the Lot of Land aforesaid.

To Have and to Hold the same, with all the rights and privileges to the same belonging or in anywise appertaining, to him the said Nicholas H Brad-ford, his Executors, Administrators and Assigns, in the same manner as I myself do and might have and hold the same, under and in virtue of the Lease afore-said, and subject to the same obligations in and by said Lease imposed upon me.

Reference to said Lease being had.

And I. the said Wil-liam H Humphreys, for myself, my Heirs, Executors and Administ-rators, do hereby covenant and agree to and with the said Nicholas H Bradford, his Executors, Administrators and Assigns, that I have good right to make conveyance of the premises aforesaid as aforesaid, and that said Premises are free from all Incumbrances, Claims and Liens of any and every description, other than those above enumerated.

In Witness whereof I

hereunto set my hand and seal at Providence aforesaid, this Twelfth day of August A.D. Eighteen Hundred and Fifty two (1852)

Signed sealed & delivered
in presence of
R. N. Burdick
Ambrose Clarke

William S. Humphreys. (L.)

Recorded Aug 12. 1852. at 4.55 oclk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Johnston Blakeley Creighton, of the City & County of Providence in the State of Rhode Island, do hereby constitute & appoint Samuel Currey Esq. of said City of Providence, my true & lawful Attorney for me & in my Name & Stead, to ask, sue for & receive any & all sums of Money due to me, & any & all dividends, interest, income or profits whatever on Bank or other Stock or Property whatsoever owned by me & upon receipt of any Moneys to give good & sufficient acquittance or discharge therefor & under seal or otherwise; also to sell, assign & transfer any Bank or other Stock belonging to me, & to give good & valid Bills or Bills of Sale or other Deeds of transfer of the same, under seal or otherwise, to the purchaser or purchasers thereof, receiving & accounting to me for the proceeds of such sales; and also to let, lease or sell any Real Estate owned by me for such price or yearly Rent as he may think proper, and to make, execute & seal & deliver to Lessee or Purchasers, good and sufficient Leases, Deeds or other Conveyances whatever, so as to vest in such Lessee or Purchasers a complete and valid Title to the premises so sold or leased, my said Attorney accounting to me for all rents & purchase money. And I do hereby authorize & empower my said Attorney to constitute & appoint one or more Attorneys under him, & the same to remove at pleasure; to prosecute & defend any & all actions at law or equity before any Magistrate or Court whatsoever, necessary or proper to be prosecuted or defended in my behalf, & generally to do all things whatsoever pertaining to my interests or property which I myself could do if personally present: I, the said Johnston Blakeley Creighton hereby ratifying, confirming and approving all that my said Attorney shall do or cause to be done by virtue hereof.

In Witness whereof, I have hereunto set my hand & seal, this 4 day of May in the year Eighteen Hundred & fifty two.

Signed, sealed and delivered
in presence of Lycurgus Sayles

J. Blakeley Creighton. (L.)

State of Rhode Island &c. Providence Ss. In the City of Providence the 4 day of May A.D. 1852.

Personally appeared Johnston Blakeley Creighton, subscriber to the foregoing Deed and acknowledged the same to be his free Act & Deed

Before me. Lycurgus Sayles. Just of the Peace

Recorded August 16. 1852. at 11.15 oclk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I, Kasimir Cork, of the City and County of Providence and State of Rhode Island, in consideration of the sum of One Dollar and the Trusts hereinafter mentioned, paid to me by Seth Scott of said City of Providence, the receipt whereof I do hereby acknowledge, do by these Presents, bargain, sell, assign, transfer & convey unto him said Seth Scott, his Heirs & Assigns forever.

All & singular the Stock, Tools, Chairs & every article connected with the business of a Barber & also all my Household furniture which I am & which is in the Rooms now occupied by me in my business of a Barber at Number sixty five (North Main Street in said City of Providence. Also all my right, title & interest in & to the Lease of said Rooms & the good will or custom thereof.

To Have and to Hold the same to him said Seth Scott, his Heirs and Assigns forever, in trust as follows. to take immediate possession of the same & as soon as may conveniently be done for the interest of all parties concerned sell said property at public or private sale & from the proceeds thereof to apply & pay my Creditors in full, all their just demands, if sufficient, & if not sufficient to pay them in full, to pay each one rateable in proportion to his respective claim, retaining a reasonable compensation for himself, for his services, & the balance if any remain after said payments to pay the same to me or my legal Representatives on demands.

In Testimony whereof, I have hereunto set my hand and seal, this Fifteenth day of August A.D. Eighteen Hundred & fifty two (1852)

Signed, sealed & delivered in presence of
the words "and also all my Household
Furniture" "rateable" first interlined
before signing, Robert Wilson

Kasimir Cork. (L.)

I hereby accept the above trust and agree to fulfil the same.

Witness my Hand & seal the day and year aforesaid.

Seth Scott. (L.)

State of Rhode Island and Providence Plantations. Providence Sc.

In Johnston August 17. 1852. Personally appeared Kasimir Cork and acknowledged the within Instrument by him signed, to be his free Act and Deed. Hand and seal.

Before me. Robert Wilson. Justice of the Peace

Recorded August 17. 1852 at 11.55 oclk A.M.

Witness Albert Pabodie City Clk

Know all men

That I. John King, of the City & County of Providence & State of Rhode Island &c. in consideration of One Hundred Dollars paid me by Orelle Carrion of said City & County, do hereby grant, assign, transfer & set over to said Carrion. His Heirs & Assigns.

The within described premises. For & during the remainder of the term therein mentioned. To Have and to Hold the same with the privileges & appurtenances thereof to the said Carrion. His executors. administrators & assigns, in as ample a manner as the same is enjoyed to me or as I might Hold & enjoy the same by the within Lease. So the said Carrion. His executors. administrators & assigns paying & performing the Rents and Covenants therein required of me. And I do covenant with said Carrion. His executors. administrators & assigns. that I have good right to assign said premises for and during the residue of the term aforesaid, & that he the said Carrion his executors. administrators & Assigns. may at all times during the residue of said term. Hold & enjoy the same without any legal let or hindrance of me, my executors or administrators or of any person claiming by. through or under me or them.

In Witness whereof. I have hereunto. at Providence aforesaid, this Eleventh day of August AD 1852. set my hand & seal.

NB. The Lease referred to above is recorded in Book No 120. page 315

John King. (L.S.)

Recorded August 24. 1852 at 3.10 o'clk P.M.

Witness Albert Pabodie City Clk

Know all persons to whom these Presents shall come

That I. Henry V Barlow of the City and County of Providence & State of Rhode Island in consideration of the sum of One Dollar paid me by Edward M Bradbury of said Providence, the receipt whereof is hereby acknowledged, & of the uses. purposes & trusts hereinafter mentioned. do grant. bargain, sell & convey unto the said Bradbury. His Heirs and Assigns.

All my Lands. tenements & hereditaments. goods & chattels. merchandize debts & every & all sums of Money due owing or belonging unto me the said Barlow and securities taken & obtained for the same. excepting only household furniture & tools of trade the amount of Fifty Dollars.

To Have & to Hold the same with the appurtenances to the said Bradbury. His Heirs. executors. administrators & assigns. upon the Special Trusts. Nevertheless. That the said Bradbury shall forthwith take possession & seizin of the premises. & within such convenient time as to him shall seem meet. by public or private sale. for the best price that can be procured. shall convert all & singular the premises into Money & as soon as possible collect all & singular the debts & sum & sums aforesaid. and after deducting the costs & charges of the trusts before mentioned. shall pay and apply the Monies arising therefrom in manner following. that is to say.

First. The said Bradbury shall pay for the drawing of this Deed of assignment and all the costs & charges of the trust as aforesaid.

Second. The said Bradbury. out of the residue shall pay and discharge in full. and receive in full payment and discharge. the sum of Five Hundred Dollars. for borrowed money. due him the said Bradbury. by the said Barlow.

Third. After the payment full satisfaction & discharge of the debts last above mentioned. out of the residue. if any. the said Bradbury shall pay all other Creditors. in proportion to their respective demands.

Lastly. The said Bradbury shall pay over the surplus. if any. to the said Barlow. his executors. administrators & assigns.

And I. the said Henry Barlow. in furtherance of the premises. do hereby make. constitute & appoint the said Edward M Bradbury, my true & lawful attorney, irrevocable, in his name or otherwise. & upon & for the trusts aforesaid. to ask, demand, recover & receive of & from all & every person & persons. all and singular. goods & chattels, wares & merchandize, sum & sums of Money & demands. due. owing or belonging unto me, & upon all receipts & deliveries in the premises. due acquittances and discharges, in his name or otherwise, to make, execute & acknowledge, & in default of delivery or payment in the premises. to sue prosecute & implead for the same. & to compound and agree for all or any part thereof, as he may seem meet. & upon such composition or other agreement. to make due acquittance & releases. & also for all or any of the purposes aforesaid. to constitute one or more Attorney, under him the said Bradbury. Hereby giving & granting unto my said Attorney or Attorney & substitutes. full power & authority in the premises. to do all things necessary & proper for the full & complete execution of the trusts aforesaid.

In Testimony whereof. I have hereunto set my hand and seal. this Twenty Fifth day of August AD Eighteen Hundred and Fifty two

Signed Sealed & delivered in presence of
One alteration being made
Willard Sayles

Henry V Barlow (L.S.)

Recorded August 25. 1852. at 10.15 o'clk A.M.

Witness (word "payment" erased) Albert Pabodie City Clk

Providence November 8. 1851.

Messrs. Inman Beckwith. Shubael Hutchins & Joseph Balch Jr. Trustees of the property assigned by John Waterman & Thomas M Burgess. tenants in common. for the payment of certain debts.

Gentlemen,

There remains unpaid a large balance of the Notes due the estate of the late Seth Adams & now held by me. which balance was secured by the above mentioned deed of trust. & no interest having been paid of late on the same. I therefore. in accordance with the power given in the said deed. hereby request the Trustees to sell the said property within Six Months from the first of November 1851. that the said demands may be paid.

Respectfully, Your Obt Svt
Seth Adams Jr.

Recorded August 26. 1852. at 10 o'clk A.M.

Witness Albert Pabodie City Clk

Union Bank Providence Nov 8. 1851

Messrs Inman & Beckwith. Jr Balch Jr
& Shubael Hutchins. Trustees of the property
assigned by John Waterman & Thomas
M Burgess.

Gentln

There remains unpaid a large
balance of the Note due this Bank, which was secured by the above named Deed of
Trustees, & no interest having been paid since Aug 21. 1851. The Directors of this Bank
hereby, in accordance with the power given in the deed, request you to sell the said
property within Six Months from Nov 1. 1851. that the Note may be settled.

Yours Respectfully

J W Hopkins

Recorded August 26. 1852. at 10 o'clk A.M.

Witness

Albert Pabodie
City Clk

Mechanics Bank Providence October 27. 1851.

Messrs. Inman & Beckwith. Shubael Hutchins
& Joseph Balch Junr. Trustees of the property
assigned by John Waterman and Thomas M
Burgess, as tenants in common. for the payment
of certain debts. Gentlemen.

There remains unpaid a large balance of the
Notes due this Bank, which was secured by the above named Deed of Trust and no
interest having been paid of late on the demand, the Directors of this Bank, in accordance
with the power given in the deed hereby request the Trustees to sell the said property
within Six Months from the First of November next, that the demands may be settled

Very Respectfully

Jno A Field, Cashier.

Recorded Aug 26. 1852, at 10 o'clk A.M.

Witness

Albert Pabodie Cty Clk

Providence October 29. 1851.

Messrs Inman Beckwith. Shubael
Hutchins and Joseph Balch Jr. Trustees
of the property assigned by John Waterman
& Thomas M Burgess, as Tenants in common
for the payment of certain debts

Gentlemen. There remains un-
paid a large balance of the Notes due the estate of the late Richmond Bullock
and now held by me, which balance was secured by the above mentioned Deed of
Trust & no interest having been paid of late on the same. I therefore, in accordance
with the power given in the said Deed, hereby request the Trustees to sell
the said property within Six Months from the First of November next

that the said demands may be paid

Respectfully Your Obt Svt
Julia P Bullock

American Bank
Providence October 29. 1851.

Messrs Inman Beckwith. Shubael Hutchins and
Joseph P Balch Jr. Trustees of the property assigned by
John Waterman & Thomas M Burgess. Tenants in
common. for the payments of certain debts set forth in
their Deeds of Trust.

Gentlemen. There remains unpaid a large balance of the notes
due this Bank, which were secured by the above named Deed of Trust, & no interest having
been paid of late on the same. The Directors of this Bank, in accordance with the power
given in said Deed, hereby request the said Trustees to sell the said property within
Six Months from the first of November next that the said demands may be paid.

By order of the Board of Directors
S. K. Hutchins. Cash

Providence May 13. 1848.

To Richmond & Carr

You are hereby notified that at the expiration of Six
Months from the Fifteenth day of May instant, We shall enter & take posses-
sion of the Mortgaged premises conveyed to us by Israel Saunders by Deede of
Mortgage, dated the 29 day of March 1842. & shall at the expiration of said
Six Months advertize & sell said Mortgaged premises, in conformity to the provisions of
said Deed of Mortgage

Shubael Hutchins.
Orray Taft.
Inman Beckwith.

I hereby certify that I have this day delivered to Vincent Carr, a notice of which
the above is a true copy. Providence May 16. 1848.

Stephen J. Olney.

Providence May 9. 1848.

To Shubael Hutchins, Orray Taft and
Inman Beckwith Esqrs. Trust Mortgagees
by Deed from Israel Saunders. Bearing date
the 29th day of March 1842

We undersigned, Richmond Carr are the
holders of a majority of the Notes in amount, the payment of which is provided for
by said Deede of Mortgage, and the said Notes of which the undersigned are the
holders, are due & unpaid.

We therefore, in conformity to the provisions of said Deed of
Mortgage, do hereby request you to give the notice required by said Mortgage
Deed, and to take all the necessary steps in order to sell said Mortgaged

premises, & to sell the same in conformity to the provisions in said Deed contained.

Very Respectfully &c

Richmond & Carr.

Providence May 13. 1848.

To Sully D'Brown and Vincent Carr. Assignees of Thomas Sprague & Nanton Vaughan late in Company under the firm of Thomas Sprague & Son

You are hereby notified that at the expiration of Six Months from the Sixteenth day of May instant. We shall enter & take possession of the Mortgaged premises conveyed to us by Israel Saunders by deed of Mortgage dated the 29. day of March 1842. & shall at the expiration of said Six Months advertize & sell said Mortgaged premises in conformity to the provisions of said Deed of Mortgage.

Shubael Hutchins.
Array Taft.
Inman Beckwith.

This is to certify that I have delivered to Sully D'Brown a notice in writing of which the above is a true copy. Providence May 15. 1848

Jefse Metcalf.

Providence May 13th 1848.

To Thomas Sprague and Nanton Vaughn late in Company doing Busines under the firm of Thomas Sprague & Son.

You are hereby notified that at the expiration of Six Months from the Sixteenth day of May instant. We shall enter & take possession of the Mortgaged premises conveyed to us by Israel Saunders. by Deed of Mortgage, dated the 29 day of March 1842. & shall at the expiration of said Six Months advertize & sell said Mortgaged premises in conformity to the provisions of said Deed of Mortgage.

Shubael Hutchins.
Array Taft.
Inman Beckwith.

This is to certify that I have delivered to Nanton Vaughn a notice in writing of which the above is a true copy Providence May 15. 1848

Jefse Metcalf

Providence May 13. 1848

To Israel Saunders

You are hereby notified that at the expiration of Six Months from the Sixteenth day of May instant. We shall enter & take possession of the Mortgaged premises conveyed to us by you. by Deed of Mortgage dated the 29th day of March 1842. & shall at the expiration of said Six Months advertize and

The Money herein secured having been paid, I do hereby cancel and discharge this Instrument of Mortgage. Witness my hand April 25 1853 Jason Lewis

sell said Mortgaged premises in conformity to the provisions of said Deed of Mortgage.

Shubael Hutchins
Array Taft.
Inman Beckwith.

This is to certify that I. the undersigned have this day received from Shubael Hutchins Array Taft & Inman Beckwith. a notice in writing. of which the above is a true Copy.

17 Dorr Street Boston
May 16th 1848

Israel Saunders.

Recorded the preceding Instrument Aug 26. 1852. at 10 o'clock A.M.

Witness

Albert Pabodie City Clk

Articles of Agreement made and entered into this Eighteenth day of August 1852. by and between Jason Lewis and William Sackett. both of Providence. in the State of Rhode Island. to the faithful performance of which they bind their several & respective Heirs. Executors & Administrators & assigns jointly & severally. as well as themselves

Witnesseth

The said Lewis agrees to sell to said Sackett. the Carpenters Shop now standing upon the back end of said Lewis's House Lot. together with the chesnut posts set in the ground on which the Shop stands. & reserving the work benches & all carpenters work & lumber in said Shop. to be removed whenever said Sackett shall require it. & whenever said Sacett gets ready to remove said Shop from its present location. to a Lot to be provided by him somewhere in the vicinity of Broadway & West of Knight Street. Said Lewis is to assist in removing the same by nothing himself & to furnish one hand besides.

And it is understood that said Shop is to be so removed by the first day of November 1852.

The said Sackett agrees to purchase said Shop of said Lewis. & to pay him therefor the sum of One hundred Dollars in the Manner hereinafter described, & to cause the same to be removed by the first of November next 1852.

It is further agreed that for all the painting which the said Lewis may want or have done between now & the first day of April next (1853) he will employ said Sacket to do the labor (the said Lewis finding his own stock) at a fair price per day. by the yard or by the job as the parties shall agree. & the said Sacket if nothing by the day to employ his time faithfully. and in any event to do the work in a good & workmanlike manner. & the price & proceeds of all such work to be deducted from the said One hundred Dollars. the price of said Shop.

And it is further agreed and understood that the balance. if any. after deducting the aforesaid work and labor shall be paid in cash (unless the said Lewis shall see fit to employ said Sacket in other Jobs of painting) within five years from the first day of April 1853. together with lawful Interest on the same from that time.

And it is further agreed that the Building aforesaid shall stand pledged to said Lewis for the faithful payment of all such balances as aforesaid as is to be paid in money and also for the faithful performance of the labor aforesaid. & said pledge or lien to continue & attach as well after the said Building or Shop shall be removed upon the Lot of the

said Sacket as where it now stands, and at the expiration of said five years, should the said Sacket require it the time may be extended three or five years longer at his option, provided all the interest shall have been paid up to that time, which interest it is herein understood it to be paid yearly & every year during said term.

In testimony whereof We have hereunto set our hands and seals this Eighteenth day of August 1852.
Executed in the presence of
Joseph A Scott. James Lewis (L.S.)
William Jewett (L.S.)

Recorded August 30. 1852. at 4. 10 o'clk P.M.
Witness Albert Pabodie City Clk

Peter Grozeaux
to
Seth Scott, Assignee of Krafsimer Cook

Sept 2. 1852

The fixtures and good will of the Shop formerly occupied by said Cook No 65 North Main Street. being the same conveyed to me by said Cooks Deed of Assignment. $ 300.

Rec'd Payment Seth Scott.

Peter Augustus Meyers
to
Seth Scott Assignee of Krafsimer Cook

1852. Sept 8.

1 Give frame & grate, one water cask and a pump situate in Rooms No 65 North Main Street. the same that was conveyed to me by said Cook
Johnston Sept 8. 1852 $25.00
Received payment Seth Scott

Know all men by these Presents. That I. Peter Grozeaux of Pawtucket in the Commonwealth of Massachusetts, in consideration of the sum of Three hundred Dollars. to me in hand paid by Augustus Meyers of the City & County of Providence & State of Rhode Island. the receipt whereof I do hereby acknowledge, do by these Presents bargain, sell & convey unto him said Augustus Meyers his Heirs & Assigns forever. All the fixtures & good will of the Shop & Rooms formerly occupied by Krafsimer Cook. together with my Interest in the Lease of said Rooms, situate at No 65 North Main Street in the City of Providence. & the same that was conveyed to me by Seth Scott. Assignee of said Krafsimer Cook.

To Have & to Hold the same to him said Augustus Meyers his Heirs & Assigns forever.

In Witness whereof. I have hereunto set my hand & seal. this eighth day of September A.D. 1852.
Signed sealed and delivered in presence of Peter Grozejan (L.S.)
Robert Wilson

State of Rhode Island &c. Providence &c. In

Johnston September 8. 1852. Then Peter Grozejan and acknowledged the above Instrument by him signed. to be his free Act & deed
Before me Robert Wilson Just of Peace.

Recorded the 3 preceding conveyances Sept 7. 1852. at 3.45 o'clk P.M.
Witness Albert Pabodie City Clk

This Indenture of Lease

Made, entered into and executed this Sixth day of September One Thousand Eight Hundred & fifty two by & between Caleb Waterman of Coventry in the State of Rhode Island. of the one part, & William R Watson of the City of Providence, in said State, of the other part.

Witnesseth.

That I. the said Waterman for & in consideration of the Rents and Covenants hereinafter named and contained on the part of the said Watson. his Heirs. Executors. Administrators & Assigns to be paid & kept & performed. Hath demised. leased & to farm let unto him the said Watson. his Heirs. Executors. Administrators & Assigns.

One certain Lot of Land situate on the Southerly side of Waterman Street in said City of Providence & is Lot Number (111) One hundred & eleven. on the Plat of the Land of the late Richard Waterman of Coventry aforesaid, situated in the said City of Providence. which Plat is on Record in the City Clerks office in said Providence in Book of Plats No 3. page 77. of the City Records. which said Lot fronts on said Waterman Street. Forty feet & extends back Southerly to Land of Wm & Jos about One hundred & twenty nine feet.

To Have and to Hold the same with all the privileges thereof or thereto belonging to him the said Watson. his heirs. executors. administrators & assigns for & during the full & entire term of Ninety five years from the first day of September One Thousand Eight hundred & fifty two.

And it is agreed by & between the parties hereunto in manner following that the said Watson. his heirs. executors. administrators & assigns shall pay or cause to be paid as a Rent for the first year. viz: on the first day of September One Thousand Eight hundred & fifty three (1853) the sum of Ten Dollars. & for the then next succeeding term of Fourteen years. or until the first day of September One Thousand Eight hundred & sixty seven. the annual or yearly Rent is to be Fifty Dollars & to be payable on the First day of September in each year.

And at the expiration of fifteen years of said term & the expiration of every subsequent period of ten years during said term. the price or ratio of the yearly Rent for the then next ensuing period of ten years (in case the parties cannot agree) shall be fixed & determined by three judicious & disinterested men. one to be chosen by each of the parties & the third by the two so chosen & their decision or either two of them agreeing shall be binding & conclusive upon the parties hereunto.

And in case any Rent accruing under this Lease shall remain unpaid for the term of twelve Months. the said Caleb Waterman. his Heirs & Assigns may at his & their election, enter upon said premises & terminate this Lease. & in case of any delay in the payment of any Rent as aforesaid. interest shall be charged & allowed

thereon, up to the time of payment.

That the said Watson, his heirs, executors, administrators & assigns shall pay, or cause to be paid, at the time & times that the same shall respectively become due & payable, all Taxes that may at any time during said term, be assessed upon the premises.

That the Buildings & Improvements which may at any time during said term be erected or placed upon said Lot, shall be pledged as surety for the payment of all Rents and Taxes as aforesaid.

That the said Watson his heirs, executors, administrators and assigns shall have the right & liberty (provided all Rents & taxes as aforesaid be first paid) at the expiration of any of the periods of said term as aforesaid, to remove the dwelling House & other Buildings & Improvements that may at that time be standing upon said Lot & thereupon terminate this Lease.

That the said Wateman his heirs & assigns shall, at the expiration of the aforenamed term of Ninety five years purchase the Buildings & Improvements that may at that time be standing upon said Lot, at such price as shall be fixed & determined by three such judicious and disinterested Men as shall be chosen & agreed upon by the said parties as aforesaid.

And the said Watson on his part, for himself, his heirs, executors, administrators and assigns, promises, covenants & agrees to & with the said Wateman, his heirs & assigns, that he or they will pay or cause to be paid at the time & times that they shall respectively become due & payable, all the Rents accruing under this Lease and all taxes that may at any time be assessed upon said premises during said term and on the expiration of said term will surrender & yield up to him the said Wateman, his Heirs & Assigns, the full & peaceable possession of said premises.

In Testimony whereof, We have hereunto set our hands and seals, the day and year aforesaid.

Signed, sealed and delivered
in presence of
Raymon G Place
Robt J Burgess } Witnesses to the signature of Caleb Wateman.
Witness to the signature of Wm R Watson
James Thurr, Moses Richardson

Caleb Wateman. (L.S.)
Wm R. Watson. (L.S.)

Providence Sc. At Foster Sept 6. 1852

Personally came Caleb Wateman signer & sealer to the aforegoing Instrument & acknowledged the same to be his free Act and Deede.

Before me. R. G. Place. Just Clerk

Providence Sc. At Providence Sept 8. 1852. Then personally came the above named William R Watson, signer to the above Instrument & acknowledged the same to be his free Act and Deed.

Before me Moses Richardson. Public Notary

Recorded Sept 8. 1852. at 12 o'clk M.

Witness (the words "the same" interlined)

Albert Pabodie
City Clk

Know all men by these Presents,

That I. Charles F Tillinghast, Assignee of Samuel Stafford, in consideration of One hundred & twenty Dollars, to me in hand already paid by Duty Greene of Providence in the State of Rhode Island have given, granted & sold & do hereby give, grant, sell, convey and confirm unto him the said Duty Greene his Heirs & Assigns, all my right, title and interest in ten shares in the Capital Stock of the City Hotel Company in Providence, with all the Dividends, Rights and Privileges to the same belonging.

To Have & to Hold to him the said Duty Greene, his Heirs & Assigns forever.

In testimony whereof, I have hereunto set my hand & seal, this 8 day of September in the year 1852.

Signed, sealed & delivered in presence of

Charles F. Tillinghast. (L.S.)
Assignee.

Providence Sc. In Providence the Eighth day of September A.D. 1852.

Personally came the aforesaid Charles F Tillinghast & as Assignee as aforesaid, acknowledged the forgoing to be his voluntary Deed.

Before me, James Tillinghast
Justice of the Peace.

Recorded Sept 8. 1852. at 3/4 o'clk P.M.

Witness

Albert Pabodie
City Clk

Providence September 9. 1852.

Received from Truman & Beckwith, Shubael Hutchins & Joseph J Balch, Trustees, Thirty six Notes drawn by John Wateman &c. in favr of Truman Beckwith, and by him endorsed, dated 18th Oct 1848, numbered from one to thirty six, & amounting to Eighty six Hundred nine Hundred Dollars ($86.900) said Notes being the same as described in a Deed of Trust made by us to them the said Trustees on the 18th Oct 1848, and recorded in the Records of the City of Providence Book 114, page 264, of our property as therein described, for the purpose of paying said Notes as therein directed, which trust has been executed to our satisfaction as per account rendered, and We hereby discharge them from all liability to us, our heirs or assigns for account of said Trusteeship.

Jno Wateman

Witness
H. F. Beckwith

Thomas W. Burgess.
Per his Attorney
Frederick Burgess.

Recorded Sept 10. 1852. at 11.25 o'clk A.M.

Witness

Albert Pabodie
City Clk

This Indenture

Made and executed between Richard Sanders of the City & County of Providence & State of Rhode Island, of the one part, and Daniel D Coggeshall, of Providence aforesaid, of the other part Witnesseth:

That the said Sanders for the consideration hereinafter mentioned hath demised granted & to farm let, & doth hereby grant, demise & to farm let unto the said Coggeshall, his executors, administrators & assigns.

One certain Lot of Land, situated on the West side of the River in said Providence, on the Northerly side & adjoining High Street bounding Southerly on said High Street, Forty feet; Westerly on Land belonging to Stephen A Phillips & Wife & others, Two Hundred feet more or less; Northerly on Washington Street, so called, Forty feet, & Easterly on a narrow Street or Gangway, Two Hundred feet more or less, with all the privileges & appurtenances thereunto belonging:

To Have & to Hold the said demised premises, with their appurtenances, for and during the term of ten years from the first day of April next (1853) fully to be complete and ended. And the said Daniel D Coggeshall, for himself, his executors and administrators, doth covenant & agree to pay, or cause to be paid, to the said Richard Sanders, his heirs or assigns, as Rent for the same, the sum of One hundred & twenty five Dollars per year, for each & every year during said term of time, to be paid quarterly in equal quarterly payments of Thirty one Dollars & twenty five cents each, to be paid at the end of each & every quarter, during said term of ten years; also to pay all taxes that may be assessed or levied on said Lot during said term of time; the first quarterly payment of Rent to be made on the last day of June A.D. 1853.

Provided Always, that if said Rent or any part thereof shall be behind and unpaid by the space of ten days after either of the said days whereon the same is appointed to be paid as aforesaid, the same being first lawfully demanded, that then in that case, it shall be lawful for said Sanders, his heirs or assigns, in & upon said premises or any part thereof in the name of the whole, to re enter & the same to have again, repossess & enjoy, as in his or their former Estate: and the said Coggeshall hereby pledges & binds all the Buildings that may be made & erected, or that may stand on said Lot during said term of time, for the payment of the aforesaid Rents.

And I, Henry A Matteson of the City & County of Providence aforesaid, for myself my heirs, executors & administrators, do hereby guarantee the payment of the aforesaid Rent to said Richard Sanders, his heirs & Assigns, at the times & in the manner & form as aforesaid, during the whole term of ten years aforesaid, to which payment I bind myself, my heirs, executors & administrators, firmly by these Presents.

In Witness whereof, We have hereunto set our hands & seals, this 14th day of September in the year of our Lord, Eighteen Hundred and Fifty two

Signed, sealed and delivered
in presence of
Robert Knight

Richard Sanders. (D)
Daniel D. Coggeshall. (D)
Henry A. Matteson (D)

Providence Sc. In the City of Providence this Fourteenth day of September A.D. 1852. Then the aforenamed Richard Sanders, Daniel D Coggeshall and Henry A Matteson, severally appeared and acknowledged the aforegoing written Instrument by them subscribed, to be their free act & deed.

Before me. Robert Knight
Justice of the Peace.

Recorded Sept 14 1852. at 10 o'clk A.M.

The words "the same being first lawfully demanded" interlined before signing

Witness Albert Pabodie
City Clerk

Know all men by these Presents,

That I, Christopher D Gifford of the City of Providence, in the State of Rhode Island, for & in consideration of the sum of One hundred & seventy five Dollars to me in hand paid by Gideon D Gifford of New Bedford, in the State of Massachusetts (the receipt whereof is hereby acknowledged) have bargained, sold & delivered & by these Presents do bargain, sell & deliver unto the said Gideon D Gifford, his executors administrators and assigns.

All my Household Furniture of every kind, name or nature now in my dwelling House No 44 on Babcock Street in said City of Providence. Also all my Tools used by me in the work of a Jeweller.

To Have and to Hold the said goods unto the said Gideon D Gifford his executors, administrators & assigns, to his & their own proper use & benefit forever.

And I, the said Christopher D Gifford for myself my heirs, executors & administrators will warrant & defend the said bargained goods unto the said Gideon D Gifford, his executors, administrators & assigns forever. From and against all persons whomsoever.

In Witness whereof, I have hereunto set my hand & seal, this Fourteenth day of September A.D. Eighteen Hundred and fifty two

Signed, sealed & delivered
in presence of
Franklin J Dickman

Christopher D. Gifford. (D)

Providence ~~County~~ Sc In the City of Providence on the 14th day of September A.D. 1852. Personally appeared the above named Christopher D Gifford & acknowledged the aforegoing Instrument by him subscribed to be his free & voluntary Act and Deed.

Before me. Franklin J Dickman
Justice of the Peace.

Recorded Sept 14. 1852. at 10. 10 o'clk A.M.

word "County" erased
Witness "forever" erased Albert Pabodie
City Clk

Know all men by these Presents.

That I, Salin Smith of the City & County of Providence, State of Rhode Island & Labror. for & in consideration of the sum of One hundred Dollars to me in hand paid by Morry & Steve of the same City, County & State aforesaid, at and before the ensealing & delivery of these Presents, the receipt whereof is hereby acknowledged have bargained, sold & delivered and by these Presents do bargain, sell & deliver unto the said Morry & Steve.

One light bay Work Horse, together with two Lumber Reaches & Harness. To Have & to Hold the said goods unto the said Morry & Steve, their executors, administrators & assigns, to them & their own proper use and benefit forever. And I, the said Salin Smith for myself and my Heirs, Executors & Administrators will warrant & defend the said bargained premises unto the said Morry and Steve, their executors, administrators & assigns from & against all persons whomsoever.

In Witness whereof, I have hereunto set my hand and seal, this Eighteenth day of October in the year of our Lord One Thousand Eight Hundred and Fifty one. (1851)

Signed & sealed in presence of
Charles H. Gurney

Salin Smith. (L.S.)

Recorded Sept 16. 1852. at 9.35 o'cl A.M.

Witness

Albert Pabodie
City Clk

Know all men.

That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence in the State of Rhode Island &c, in consideration of Forty Dollars, to us already paid by William Gardiner, do hereby grant, bargain, sell & convey to the said William Heirs & Assigns One Lot of Land in the Cemetery of said Corporation, situated in Spruce Avenue & Numbered Two hundred & fourteen (214) on the Plat of said Cemetery made by Rufell Warren & recorded in the Land Registry of said City.

To Have & to Hold the same unto the said William his Heirs & Assigns forever subject to the conditions and restrictions & with the privileges following, to wit:

1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the dead; and no trees within the Lot or border around the same shall be destroyed or mutilated, without the consent of said vestry.

3d. The proprietor may erect stones, monuments and sepulchral structures & cultivate trees, shrubs & plants on said Lot; & 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 & duty of said vestry to cause the same, or such parts thereof as constitute the nuisance to be removed.

5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said vestry, it shall be their right and duty to cause the same to be removed.

6th. The Cemetery & its appurtenances shall be under the exclusive & superintendance of the vestry of said Corporation, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein, as said vestry shall from time to time, deem expedient.

7th. The proceeds of all the Cemetery Lands when sold, & all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct & separate from all its other funds and exclusively applicable to the payment of the debts incurred on account of said Cemetery and to its security, improvement & current expenses. A yearly statement of the accounts shall be prepared & submitted to the inspection of the proprietors, at every annual meeting of the Corporation.

Witness the common seal of said Corporation hereto affixed this first day of May in the year of our Lord 1852. by Charles H. Mason, our Treasurer for that purpose duly authorized.

In presence of
W. S. Grinnell

C. H. Mason. (L.S.)
Treasurer

Providence &c. In the City of Providence this First day of May.
Personally came Charles H. Mason Treasurer of the Corporation of Grace Church, Providence, & acknowledged the preceding Instrument to be his voluntary Deed, in said capacity, with the common seal of said Corporation thereto affixed.
Before me. S. C. Hopkins Justice of the Peace

Recorded Sept 20. 1852. at 3.10 o'cl P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I, Benjamin F. Grant of the City & County of Providence, State of Rhode Island, do hereby constitute & appoint Asa B. Dike my true & lawful Attorney irrevocable, for me & in my name to cancel & discharge a certain Deed of Mortgage made & executed by John Winship of said City of Providence, bearing date July 12. 1850, & given by the said Winship to secure the payment of the sums of Money due on a certain promissory Note bearing even date with said Mortgage for the sum of Fifty five hundred Dollars, and payable to me the said Benjamin F. Grant or order, in Four years after date with Interest payable annually, which said Deed of Mortgage is on Record in the Land Records of said City of Providence in Book No 72. page 71. hereby giving & granting unto my said Attorney my full power & authority to give a good & sufficient discharge of said Mortgage & to do all necessary & lawful Acts concerning the discharge of said Mortgage as fully in every respect as I myself might do were I personally present at the doing thereof, ratifying & confirming by these Presents allowing whatsoever my said Attorney shall lawfully do in the premises by virtue of these Presents.

In Witness whereof, I have hereunto set my hand and seal on this twenty first day of September A.D. 1852.

Executed in presence of
J. Stuyvesant

Benjamin F. Grant. (L.S.)

City & County of New York ss. Be it remembered that on the 21st day of

September A.D. 1852. before me came Benjamin F. Grant to me known to be the same person described in and who executed the above Instrument & who duly acknowledged that he had executed the same for the purposes therein mentioned

J. Stuyvesant. Com of Deeds

State of New York. City & County of New York ss. I. George W. Bibbet. Clerk of the City & County of New York. do hereby certify that J. Stuyvesant whose name is subscribed to the certificate of the proof or acknowledgment of the annexed Instrument & thereon written, was at the time of taking such proof or acknowledgment, a Commissioner of Deeds for said City & County, dwelling in the said City, commissioned & sworn & duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Commissioner, & verily believe that the signature to the said certificate of proof or acknowledgment is genuine.

In Testimony whereof. I have hereunto set my hand & affixed the seal of the said County the 21. day of September 1852.

Geo W. Bibbet. Clerk

Recorded Sept 22. 1852 at 10 o'clk A.M.

Witness

Albert Pabodie

City Clk

Know all men

That I. Anne Delaney of Providence, in the County of Providence & State of Rhode Islands (Spinster) for & in consideration of the sum of One Dollar paid to me. (with numerous other considerations) by George Durfee of said Providence. the receipt whereof I do hereby acknowledge, do hereby bargain, sell, convey & deliver unto said Durfee. all my Estates Real or Personal. To Have & to Hold the same to him said Durfee, his executors, administrators. assigns to his & their use forever.

And I. said Anne Delaney for myself, my heirs, executors & administrators against all persons lawfully claiming the same. will warrant & defend said George Durfee. his Heirs or Assigns forever.

In Witness whereof I have hereunto set my hand & seal. this Twenty fourth day of September A.D. Eighteen Hundred fifty two

Signed, sealed & delivered in presence of

Wm E Peck

Anne Delany

Providence Ss. Providence Sept Twenty fourth (24) Eighteen hundred fifty two. 1852

Personally appeared before me Anne Delany of Providence & acknowledged the above Instrument to be her voluntary Act and Deed.

Before me. Wm E Peck.

Justice of the Peace

Recorded Sept 24. 1852 at 3.15 o'clk P.M.

Witness

Albert Pabodie

City Clk

Know all men by these Presents

That I. Ellis Hooper of the City and County of Providence in the State of Rhode Island do hereby constitute & appoint Levi F. Luther, my lawful Attorney for me & in my Name to transact all business relating to my personal estate, to settle all accounts now due for or against me, to give & receive all Notes. Bills &c requisite for the transaction of whatever business I may have unsettled. and I hereby authorize him to use my Name in the settlement of said Accounts. And I also appoint said Levi F. Luther my Guardian of my Wife & Children to provide & do for them as he may see fit. I hereby ratifying & confirming all that the said Attorney &c may do in my name.

In Witness whereof. I have hereunto set my hand and seal this Fifteenth day of September A.D. One Thousand Eight Hundred & fifty one (1851)

Signed, sealed and delivered in presence of

Mary Luther

Ellis Hooper.

Recorded Sept 27. 1852, at 10. 45 o'clk A.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I. Ellis Hooper of the City & County of Providence and State of Rhode Islands. do hereby constitute & appoint Levi F. Luther, my lawful Attorney for me & in my Name to let lease and demise from year to year my Real Estate in the City of Providence, on such terms & conditions as he may deem proper and just. & my said Attorney is hereby authorized to receive all Rents coming or owing to me or which shall become due & owing to me and to expend & apply said Rents for the benefit of my Wife, in such manner as he may deem most for her benefit & advantage. And I do also authorize my said Attorney to keep said Real Estate in reasonable repair. to pay all taxes assessed thereon & to pay all assessments for Insurance made thereon. And I do also authorize my said Attorney in my Name, to commence & prosecute any suit at law at any time for the recovery of possession of my Real Estate or any part thereof & for the collection of any Rents due or which shall hereafter become due to me. and to prosecute any action of trespass which in my Name he may think fit to commence. And I do authorize my said Attorney in my Name to contract for the digging a suitable Well and stoning and completing the same with all suitable and necessary appendages and appurtenances for the same. on my Lot on Bridgham Street. in said Providence. And I do further authorize my said Attorney to let said Real Estate or any part thereof for any less term than One year, if he shall see fit so to do.

The Real Estate hereinreferred to is the same which John Luther conveyed to my Wife Mary Ann Hooper. by Deed dated September 5. 1850. and said Attorney is hereby authorized to use her name in conjunction with my own in all cases requiring the same. I hereby ratifying and confirming all that my said Attorney may do in the premises.

In Witness whereof. I have hereunto set my name and

seal, this Tenth day of July A.D. 1851.
Signed, sealed and delivered
in presence of
Thos F Carpenter Ellis Hooper

Recorded Sept 27. 1852 at 10.45 o'clk A.M.
The words between the 5th & 6th lines on the preceding page
Witness Entered by Albert Pabodie City Clerk

Know all men by these Presents.

That I. Ezra R Wilbur of Providence, in the County of Providence & State of Rhode Island &c. for & in consideration of the sum of One Dollar to me in hand paid by Thomas C Greene of said Providence, the receipt whereof is hereby acknowledged & of the trusts herein after mentioned do hereby convey, transfer, assign & deliver to the said Greene, his Heirs and Assigns, all my estate real and personal not exempt from attachment by law.

To Have and to Hold the same to him the said Thomas C Greene, his Heirs, Executors, administrators & Assigns, upon the special trusts nevertheless, that the said Greene shall pay & apply the Moneys arising from sale of said Estate or from collection of debts due to said Wilbur, or that may accrue otherwise under this Deed, in the manner following.

First, after paying the costs and charges of this Deed and the costs & charges of the said Trust, the said Thomas C Greene shall pay & discharge the debt due to Greene & Peck, for services already performed, and shall also pay any reasonable sum the said Greene & Peck may charge for any further services performed in my behalf in support of my petition for benefit of the insolvent act now pending in the Supreme Court of this State.

Secondly, the said Greene, out of the residue shall pay and discharge in full the debt I owe to my brother Charles Wilbur.

Thirdly, the said Greene out of the residue shall pay and discharge in full the debt due Peck & Greene for borrowed Money.

Fourthly, the said Greene out of the residue shall pay & discharge in full the debt due John Montague for work & labor done.

Fifthly, after the full satisfaction and discharge of the debts last above mentioned, out of the residue, if any, the said Greene shall pay all other Creditors of the said Ezra R Wilbur in proportion to their respective demands.

And I, the said Ezra in furtherance of the premises of the premises do hereby make, constitute & appoint the said Thomas C Greene my true & lawful Attorney, irrevocable, in his Name or otherwise & upon & for the trusts aforesaid, to ask, demand, recover & receive of & from all & every person and persons, all and singular goods & chattels, wares and merchandize, sum and sums of money and demands due, owing or belonging unto me, and upon all receipts and deliveries in the premises, due acquittances and discharges in his name or otherwise to make, execute and acknowledge, and in default of delivery or payment in the premises, to sue, prosecute & implead for the same, & to compound & agree for all or any part thereof as he may seem meet, & upon such composition or other agreement to make due acquittance and releases, & also for all or any of the purposes aforesaid, to constitute one or more Attorney or Attorneys under him the said Thomas C Greene, hereby giving & granting

unto my said Attorney & his substitutes full power & authority in the premises to do all things necessary & proper for the full & complete execution of the trusts aforesaid.

In Witness whereof, I have hereunto set my hand and seal, the twenty second day of September A.D. Eighteen hundred and fifty two.
Signed, sealed & delivered in presence of
A Nerrells Ezra R. Wilbur.

Recorded Sept 27. 1852 at 3.30 o'clk P.M.
Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. Ephraim Martin of Providence in the County of Providence & State of Rhode Island, in pursuance of the provisions of the 6th section of the Act, entitled "an act for the relief of Poor Persons imprisoned for debt," & in consideration of the trusts hereinafter mentioned, do hereby give, grant, bargain, sell, assign & convey unto Francis B Lee, the Keeper of the County Jail for the County of Providence & State of Rhode Island, his Successor in said office, & his assigns. All my Estate of every kind whatsoever the same may be, excepting what is exempted from attachment by law.

To Have & to Hold the same, to him, the said Francis B Lee & his successor in said office, & his assigns, in trust for the benefit of all my creditors, in proportion to their respective demands.

In Witness whereof, I have hereunto set my hand & seal, at Providence in said County of Providence, this 1st day of May One Thousand Eight hundred & fifty two.
In presence of
Sam'l W Peckham signed Ephraim Martin. LS

Providence Ss. In the City of Providence this 1st day of May A.D. 1852.
Personally appeared Ephraim Martin & acknowledged the above Instrument, by him subscribed, to be his free act & Deed

Before me, (signed) Sam'l W Peckham.
Justice of the Peace.

Know all men by these Presents.

That I. William Willard of Providence, Keeper of the County Jail for the County of Providence & State of Rhode Island, Successor in said Office of Francis B Lee, named as Assignee of Ephraim Martin of Providence, in a certain Deed of Assignment on file in the Jailors Office, in said County, of which Deed the aforegoing is a true Copy, in consideration of One Dollar to me paid by to me by Hamilton Willis & Lucius Skinner of Boston in the Commonwealth of Massachusetts, Merchants & Copartners in business, under the firm of Willis & Co. at whose suit the said Martin stood committed, at the date of said Deed, & in compliance with the request of said Willis & Co. do hereby give, grant, bargain, sell, assign & convey unto them the said Willis & Co. their heirs, executors administrators & assigns, All the right, title & interest in the said Estate of the

said Ephraim Martin to me by said Deed conveyed, & by me by said Deed obtained, reference being here made to said Deeds, & the aforegoing copies thereof.

To Have & to Hold the same to them the said Willis Hes. their heirs, executors, administrators & assigns, for the purposes & times set forth in said Deeds.

In Witness whereof, I the said William Willard in my said capacity have hereunto set my hand & seal, at Providence aforesaid, this Twenty seventh day of September, Anno Domini eight hundred fifty two.

In presence of
Wingate Hayes

Wm Willard, Sailor. (L.S.)

Providence Sc. In the City of Providence this Twenty seventh day of September A.D. 1852. personally appeared William Willard, Sailor aforesaid & acknowledged the above Instrument by him subscribed, to be his free act and Deed.

Before me, Wingate Hayes
Justice of the Peace

Recorded Sept 27, 1852. at 7 o'clk P.M.

Witness Words "tenth Section of the" interlined by "the" erased

Albert Pabodie City Clk

Know all men by these presents

That I John A Littlefield of the City of Providence in the State of Rhode Island in consideration of Two Hundred and fifty Dollars to me paid by James S Wheeler of said Providence, the receipt whereof is hereby acknowledged, do hereby assign, transfer and set over to the said Wheeler his heirs, executors, administrators and assigns all my right, title and interest in and to a Lot of Land, with all the buildings and improvements thereon situate on the Northerly side of Broad (formerly Weybosset) Street in said Providence and measuring on said Street about Twenty eight feet and holding that width extending back Northerly to and bounding Northerly on Middle Street, being a portion of the "Black Estate" so called, and the same Estate leased by Frank Johnson & Wife to one William Bogman by Deed dated March 11 A D 1851 for the term of One year thereafter subject to a covenant of renewal and in accordance with said Covenant renewed for the term of two years, to run until the Eleventh day of March A D 1854 by indenture between the said Johnson & Wife & the said Bogman dated March 23d A D 1852

The interest hereby conveyed being the remainder of said renewed term which I the said Littlefield hold by virtue of an Assignment & transfer thereof from the said Bogman dated March 23d A D 1852

To have and to hold the same with all the privileges and appurtenances thereof to him the said James S Wheeler, his heirs, executors, administrators and assigns for and during the remainder of the said renewed term in as ample manner as I might hold and enjoy the same by virtue of the said transfer from said Bogman, he the said James S Wheeler, his heirs, executors, administrators or assigns paying and performing the rents and covenants therein required of me

And I the said John A Littlefield for the consideration aforesaid hereby bargain sell and assign to the said Wheeler, his executors, administrators and assigns forever all the buildings and improvements on said Lot now belonging to me the said Littlefield - and which I purchased of the said Bogman by the Deed aforesaid

In Witness whereof I have set my hand and seal this Eleventh day of September A.D. 1852 Signed, Sealed and delivered in presence of
James Tillinghast

John A Littlefield (L.S.)

State of Rhode Island
Providence Sc

In Providence this Eighteenth day of September A.D. 1852
John A Littlefield personally appeared before me and acknowledged the foregoing instrument to be his free & voluntary act & deed

James Tillinghast
Justice of the Peace

Recorded September 28th 1852 at 3.10 o'clock pm
Witness

Albert Pabodie City Clerk

Know all Men by these Presents

That I John A Littlefield of the City and County of Providence, for and in consideration of the sum of Two Hundred and fifty Dollars to me paid by J. S. Wheeler 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 Quit claim unto him the said Wheeler, 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 buildings situate and standing upon the Lot upon the Northerly side of Broad Street belonging to the heirs of the late Dr. John McKie deceased, it being the Estate formerly occupied by F. F. Foster, and by this Grantor purchased of William Bogman, I hereby meaning & by these presents conveying all the Estate and interest therein unencumbered by or through me which I purchased of said Bogman in and to the buildings aforesaid, and nothing herein is to give any title or claim in or to the Counter or Shelves now in said Store, they remaining the property of said Grantor and the same reservation extends to the Counter and Shelves in the Store occupied by O Rice

To have and to hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said J. S. Wheeler his heirs and assigns forever

And I the aforenamed Littlefield for myself and for my heirs, executors and administrators, do covenant with the said heirs and assigns, that I will warrant and defend the aforedescribed premises to him the said Wheeler and to 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 Ninth day of September in the year of our Lord One thousand eight hundred and fifty two

Signed, Sealed & delivered
in presence of
James Tillinghast

John A Littlefield LS

Recorded Sept 28 1852 at 3-10 o'clock p m

Witness
Albert Pabodie
City Clk

Know all Men by these presents

That I John B Gordon of Providence in the County of Providence as principal and I Walter R Proctor of Providence in the County of Providence as surety, are holden and firmly bound unto the Atlantic Delaine Company a corporation located in North Providence in said County, in the sum of Two Hundred dollars, to which payment, we bind ourselves, our heirs, executors and administrators firmly by these presents

Sealed with our Seals and dated this second day of October, A D 1852

The Condition of this Obligation is this Whereas the said Atlantic Delaine Co are the occupants of a certain tenement situated in the City of Providence on Valley Street, at the Annual rent of Seventy two dollars and whereas, the ownership of said tenement and the premises in which the same is contained is claimed by the said John B Gordan, as well as by one Martin Parks and Ursula Parks his wife, and whereas proceedings in Equity have been instituted and are still pending, to determine said question of Ownership. Now if the said John B Gorton, shall well and truly repay to said Atlantic Delaine Co. or their successors, all sums of money that may have been received by him from said Company, from time to time as rent for said tenement, during the pendency of said proceedings in Equity - in the event that he shall not succeed in maintaining his claim and title to the same then this Obligation shall be void, otherwise of full force and virtue

Executed in presence of
John Waterman

John B Gorton LS

Walter R. Proctor LS

Recorded Oct 2 1852 at 4 o'clock p m

Witness
Albert Pabodie
City Clerk

Know all Men by these presents

That I James B. Ames of the city of Providence in the State of Rhode Island and for and in consideration of the sum of One Dollar to me in hand well & truly paid before the ensealing hereof by Richard W. Greene of Warwick in the County of Kent in said State, do hereby give, grant, and convey unto the said Richard W. Greene his heirs and assigns forever, owners of Lot numbered Seven on the plat of the Mathewson Lands recorded in the Registry of Deeds for said City of Providence in Book Number Forty two (42) between pages four hundred & seventy two (472) and four hundred and seventy three (473) said lot being situate on the Easterly side of Union St in said Providence on which it measures fifty feet and holding that width it runs back Easterly and parallel with Washington Street Ninety feet and bounded Northerly by land of the grantor Easterly partly by land belonging to the Estate of the late William Richmond 2d and partly by land of Anson W Aldrich, Southerly by land of Barzillai Cranston & Westerly by said Union Street - and as appurtenant to said lot, the right to the free use of the brick and stone drain, running from the centre line of the block of two houses the one of which block stands on the lot number seven aforesaid and about five feet Easterly of the Eastern side of said Block to the Sewer in Washington Street in a Northerly direction - Said drain being about ten inches by twelve inches

Also the right to enter upon the land through which said Drain runs to keep the same in good repair and free & open

To have & to hold the same to him the said Richard Ward Greene his heirs and assigns forever owners of said lot numbered Seven and as appurtenant thereto And I the said James B Ames owner of Lots numbered eight and nine on said plat, through which said drain runs, do covenant to and with the said Richard Ward Greene his heirs and assigns owners of said Lot number seven, that I my heirs and assigns owners of said lots numbered eight and nine will be at one half the expense of keeping the said drain in good repair and free and open - the said Richard Ward Greene his heirs & assigns owners of said lot number seven being at the other half of the expense thereof

In Witness whereof I have hereto set my hand and seal this fifth day of October A D 1852

In presence of
Edward S Martin

James B Ames LS

Providence ss In the City of Providence on this fifth day of October A D 1852 personally appeared before me James B. Ames subscriber to the foregoing deed and acknowledged the same to be his free act and deed

Edward S Martin
Justice of the Peace

Recorded October Oct 1852 at 10.25 o'clock a m

Witness
Albert Pabodie
City Clk

Know all Men by these Presents

That I Thomas A. Richmond of the City, County and State of New York having been appointed by the Will of William Richmond 2d deceased late of the City of Providence in the State of Rhode Island, bearing date August 8th A.D. 1844 one of the Executors of said Will jointly with Charles F. Tillinghast of said Providence, have made constituted and appointed and by these presents do make, constitute and appoint the said Charles F. Tillinghast my true and lawful Attorney for me and in my name place and stead to do and perform, during my absence from said State of Rhode Island all the duties of an Executor, which I by law am empowered or called upon to perform as executor of the Will aforesaid by the laws of said State of Rhode Island and as my Attorney, to sign, execute, seal, acknowledge and deliver, any instruments under seal, or otherwise which may be necessary in the lawful performance of my duties as executor of the will aforesaid, 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, hereby ratifying and confirming all that my said Attorney shall lawfully do or cause to be done by virtue hereof

In witness whereof I have hereunto set my hand and seal the ninth day of May in the year One thousand eight hundred and fifty

Sealed and delivered in presence of the word "with full power of substitution and revocation" erased before signature
Robt B Campbell

Thomas A Richmond L.S.

United States of America
State, City & County of New York } ss

Know all Men by these presents, that on this ninth day of May A.D. One thousand eight hundred and fifty, before me Robert B Campbell a Commissioner of the State of Rhode Island, under the great Seal of the said State, duly commissioned and sworn and residing in the City of New York personally appeared Thomas A Richmond to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same for the uses and purposes therein mentioned

In testimony whereof I the said Commissioner have subscribed these presents and caused my Commissioners Seal to be hereunto affixed at the City of New York the day and year first above written

L.S.

Robert B Campbell
Commissioner for the State of Rhode Island in the State of New York

Recorded October 6th 1852 at 10 o'clock A.M.
Witness Albert Pabodie
City Clk

Know all men, by these Presents

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 Fifty Dollars to us already paid by Samuel B and Frederick S Dexter, do hereby grant, bargain, sell and convey to the said Sam'l B & Fred'k S. their Heirs & Assigns, One Lot of Ground in the Cemetery of said Corporation, situated on Elm Avenue & Numbered One hundred & Six (106) on the Plat of said Cemetery, made by Russell Warren, & recorded in the Land Registry of said City.

To Have & to Hold the same unto the said Samuel B & Frederic S. their Heirs and Assigns forever; subject to the conditions & restrictions, & with the privileges following, to wit:-

1st. No Fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the vestry of said Corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the dead; & no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said vestry.

3d. The proprietor may erect stones, monuments & sepulchral structures, & cultivate trees, shrubs & plants on said Lot; & shall keep in repair, at his or her expense, the land marks put thereon by the Corporation.

4th. If any tree, shrub or plant on said Lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or avenues or to passengers, it shall be the right & duty of said Vestry to cause the same, or such parts thereof, as constitute the nuisance to be removed.

5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said vestry, it shall be their right and duty to cause the same to be removed.

6th. The Cemetery & its appurtenances shall be under the exclusive & superintendance of the vestry of said Corporation, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein as said vestry shall from time to time, deem expedient.

7th. The proceeds of all the Cemetery Grounds, when sold, & all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct & separate from all its other funds, & exclusively applicable to the payment of the debts incurred on account of said Cemetery, & to its security, improvement & current expenses. A yearly statement of the accounts shall be prepared & submitted to the inspection of the proprietors, at every annual meeting of the Corporation.

Witness the common seal of said Corporation hereto affixed this Sixteenth day of August in the year of our Lord 1845, by Edw'd Walcott, our Treasurer for that purpose duly authorized.

In presence of W.J. Pinnell — Edw'd Walcott, Treasurer.

Providence Se. In the City of Providence this Sixteenth day of August 1845.

Personally came Edw'd Walcott, Treasurer of the Corporation of Grace Church, Providence, & acknowledged the preceding Instrument to be his voluntary Deed, in said capacity, with the common seal of said Corporation thereto affixed.

Before me, Francis E. Hoffnin, Justice of the Peace

Recorded Oct 9. 1852. at 2.10 o'clk P.M.

word "Instrument" erased
Witness

Albert Pabodie City Clk

Know all men by these Presents.

That We. the New York Providence and Boston Rail Road Company, a corporation duly & legally incorporated by the General Assembly of the State of Rhode Island & Providence Plantations, in consideration of the sum of Twenty ten thousand five hundred Dollars. to us in hand before the ensealing hereof well & truely paid by the Hartford. Providence & Fishkill Railroad Company, a corporation formed by a union, in pursuance of powers in their respective charters granted, between the Providence & Plainfield Railroad Company, a corporation duly & legally incorporated by the General Assembly of the State of Rhode Island & Providence Plantations, and the Hartford. Providence & Fishkill Railroad Company, a corporation duly & legally incorporated by the Legislature of the State of Connecticut, the receipt whereof We do hereby acknowledge have given & granted. bargained, & sold & released & do by these Presents give, grant. bargain, sell & release unto them the said Hartford. Providence & Fishkill Rail Road Company. their Successors & Assigns. the following described Premises. Rights & Privileges, to wit:

All our right, title and interest in and to that portion of the Lands of us the said New York. Providence & Boston Railroad Company, whether located or purchased, lying Northerly & Westerly of a line commencing at a point in the Town of Cranston. Six feet one half of a foot from the Northerly & Westerly rail of the said New York. Providence & Boston Rail Road Company, at or near the dividing line between the Town of Cranston & the City of Providence. & within ten Rods of the said dividing line and thence running & extending at the distance of Six feet one half of a foot from the said Northerly and Westerly rail of the Railroad of us the said New York Providence & Boston Railroad Company, as the said rail is now laid, from said point of commencement, into the City of Providence, as far as the title of said New York. Providence & Boston Rail Road Company extends therein, and the said Hartford. Providence and Fishkill Railroad Company are to have & to Hold under this deed, the right to lay the rails of their Rail Road, at not less than the said distance of Six feet & one half of a foot from the said Northerly & Westerly rail of the Railroad of the said New York Providence & Boston Railroad Company, as the same is now laid, & not nearer to said rail; and the said intervening space of Six feet one half of a foot. between the said Rails of the said New York Providence & Boston Rail Road Company as now laid, & the said line of the said Hartford Providence & Fishkill Railroad Company's Lands, shall be forever kept free & free from any obstruction. by either of the said Railroad Companies. their Successors & assigns, & shall be & remain forever, for the common use and occupation of the said Companies. And We. the said New York Providence & Boston Railroad Company. do hereby Release & Relinquish unto the said Hartford Providence & Fishkill Railroad Company. their Successors & Assigns. any & all claims for damages, & any & all damages which We have, or of right might to have or may sustain, of every name & nature whatsoever whether the same now exist or may hereafter accrue unto us the said New York. Providence & Boston Railroad Company. from the construction location. construction or use of the Railroad of the said Hartford. Providence and Fishkill Railroad Company, over and upon the Lands hereby granted & also from all damages & claims for damages of whatever name or nature, now existing or which may hereafter accrue, which We. the said New York. Providence & Boston Railroad Company have, or of right might to have. against or claim from the said Hartford. Providence & Fishkill Railroad Company. from or by reason of the location. construction or use of the Railroad of the said Hartford Providence & Fishkill Railroad Company, or any branch thereof, authorized by the first section of the Charter, as it now stands. now located and hereafter to be located and constructed, so near to the Railroad of the said New York. Providence & Boston Railroad Company. that the said Railroad of the said Hartford Providence and Fishkill Railroad Company or any branch thereof authorized as aforesaid, in any part of the route thereof, shall intersect a straight line drawn on either side of the said Railroad of the said New York Providence & Boston Railroad Company from the point where the said Railroad commences in the City of Providence, to points ten miles North and ten miles South of the termination of said Railroad, at the line of the State of Connecticut, Meaning and intending hereby, to release & relinquish unto the said Hartford. Providence & Fishkill Railroad Company, their Successors & Assigns, any & all damages & claims for damages which we may now or hereafter have or claim. by reason of any infringment by said Hartford, Providence & Fishkill Railroad Company, under their Charter & the amendments thereto now made, upon the rights secured to the said New York. Providence and Boston Railroad Company, by the fourteenth section of the act incorporating the said Company. enacted by the General Assembly of the State of Rhode Island & Providence Plantations.

And whereas there is a Spring of water on the Lands of the said New York Providence & Boston Railroad Company near Carpenters Point in said Providence, & now used by the said Company, the said New York Providence & Boston Railroad Company. do hereby give & grant unto the said Hartford Providence & Fishkill Railroad Company. their Successors & Assigns, an equal & common right, with us the said New York Providence & Boston Railroad Company, to use the Water from said Spring, the said water to be conveyed at the joint & equal expense of both said Companies. from the said Spring. to the point where the pipes conducting the same may diverge. for the purpose of conveying the said Water of said Spring to be used by the said Railroad Companies respectively."

To Have and to Hold the aforesaid premises, rights & privileges unto them the said Hartford Providence & Fishkill Railroad Company. their successors & assigns forever.

In Witness whereof, We. the said New York. Providence & Boston Railroad Company have caused our corporate seal to be hereunto affixed, & the name of our said Company subscribed by our President as Agent, specially authorized to do the same, this twenty seventh day of September, in the year of our Lord. One Thousand Eight Hundred & fifty two.

Signed, sealed & delivered
in presence of
H. La Niles
Elisha Fayon

New York. Providence & Boston R Road Co. [seal]
Chas P. Williams. Pres't.

New London County ss. Stonington September 27th AD 1852.

Personally appeared Charles P Williams. President of the New York. Providence & Boston R Road Company and acknowledged the above and foregoing to be his free Act and Deed.

Before me. Elisha Fayon.
Justice of the Peace.

Providence County ss. In Providence this twenty eighth day of September AD 1852.

Then Charles P Williams personally appeared before me. and in his capacity as President of the New York Providence and Boston Rail Road Company, acknowledged the preceding Instrument by

him signed as President to be his and their free Act and Deed.

Henry Martin
Public Notary.

At the annual meeting of Stockholders of the New York, Providence & Boston Rail Road Company held pursuant to legal notice at the City of Providence Rhode Island, on Tuesday the 30th day of September 1851. the following Resolution was passed unanimously.

"Resolved, That the Board of Directors of this Company be and they are hereby authorized and empowered to sell any & all of the Real Estate belonging to the Company which in their opinion may not be necessary for the Company's use, at such prices on such terms as they may deem expedient. & also to authorize such Officer of the Company as they may deem advisable to make, execute & deliver in the name of the Company, & under their corporate seal, to the persons purchasing the same, such deed or deeds or other instrument as shall make the conveyance effectual."

I certify the above to be a true & correct Copy from the Book of Minutes of the Company.

Jas Rutherford
Clerk of
the N.Y.P. & B. R.R. Co.

Office of the New York. Prov & Boston R.R Co
New York Sep 9. 1852

At a special Meeting of the Board of Directors of the N York. Prov & Boston Rail Road Company's held in the Company's Office in New York April 27th 1852. the following Resolution was passed. viz:

"That Charles P Williams the President of this Company be and he hereby is authorized & empowered to make, execute, acknowledge & deliver a deed or deeds in the name of the New York. Providence and Boston Rail Road Comp'y, and affix thereto the seal of said Company in such manner as to make the conveyance effectual to the purchaser or purchasers of any of the Real Estate situated upon the line of said Road, which has been or may be sold by said Company."

I hereby certify the above to be a true and correct copy from the Book of Minutes of the Company.

Jas Rutherford
Clerk of the
N.Y. P. & B. R. R. Co

Office N.Y. Prov & Boston R.R Co
New York Sep 9. 1852

New York Aug 26. 1852.

At a Meeting of the Board of Directors of the New York. Prov & Boston Rail Road Company. held in their Office this day, the following resolution was passed.

"Resolved that the President and Nathan F Dixon Esq. be and they are hereby appointed a Committee for the purpose of negotiating & finally completing an arrangement with the Hartford Providence and Fishkill Rail Road Company, with full powers and authority to arrange and finally settle and determine all questions in relation to damage or claim of any kind to Land, Real Estate or Franchise or any other claim or question which may arise by reason of the location, construction or completion of the

said Hartford. Prov and Fishkill R R, and in the name and behalf of this Company to execute any contract with said Company for this purpose."

The above is a true and correct copy from the Records of the Company.

Jas Rutherford. Clerk.

Recorded Oct 11. 1852. at 9. 40 o'clk A.M.

Witness word "Construction" erased

Albert Pabodie
City Clk

This Indenture of two parts made and executed between Rebecca Stillwell single woman of Providence, County of Providence and State of Rhode Island on the first part and Albert G Stillwell of Providence, County of Providence and State of Rhode Island on the second part

Witnesseth. that I Rebecca Stillwell for and in consideration of the sum of One Dollar to me in hand paid by the said Albert G Stillwell before the ensealing hereof, do sell, transfer and set over to him the said Albert G Stillwell, for the purpose hereinafter specified. All of my Bank Stock consisting in part of Twenty Shares in the Blackstone Canal Bank, Six Shares in the Merchants Bank and One Share in the Manufacturers Bank, all of the City of Providence, all of my Furniture, Silver and plate that I am now, or may be possessed of, in my own right, previous to my intended marriage together with all of the property both Real and personal, that may fall to me, upon the decease of my father Abraham Stillwell. To have and to hold the same or the proceeds thereof in trust for the sole use and benefit of me the said Rebecca Stillwell during my natural life. At my written request to sell and transfer the same, and the proceeds thereof to reinvest on the like trusts. To pay the nett income of said Stock or property unto me or my written order at my request as the same shall accrue and at my death to transfer the said Stock or property remaining unto the uses of my last will and testament or of my written appointment or request.

But if I the said Rebecca Stillwell shall die without such will or testament, and without such appointment or request, then to transfer and convey the same to the heirs of my body, or for default of such heirs unto my father Abraham Stillwell, or in case of his death before me, to his heirs at law.

And I the said Albert G. Stillwell of the second part, do hereby agree to the above deed of trust, reserving to myself the privilege of surrendering said trust when I may see fit in case of ill health or business, or any other cause, and also that I am not to hold myself

responsible for the furniture, silver and plate which the said Rebecca Stillwell is to have the sole use of during her natural life

And it is further provided that this deed of trust shall become null and void upon the first and second parts of the before mentioned parties cancelling the same upon the Records of the City and acknowledging the same before a Justice of Peace to be their own free act and deed

In witness whereof We have hereunto set our hands and seals the thirtieth day of August in the year of our Lord One thousand eight hundred and fifty two (1852)

Signed, sealed and delivered in presence of Nathaniel Searle — Rebecca Stillwell (LS) — Albert G Stillwell (LS)

County of Providence ss In the City of Providence on this 30th day of August A D 1852

Then personally appeared the afore named Rebecca Stillwell and Albert G Stillwell, before me and severally acknowledged the preceding Instrument by them signed to be their free act & deed

Nathaniel Searle
Justice of the Peace

Recorded October 12, 1852 at 10.45 o'clock a m

Witness Albert Pabodie
City Clerk

This Indenture of Lease of two parts made and executed this Eighteenth day of October A.D. 1852 by and between Sarah Tripp, Abby Sisson, John S Tripp and Othniel Tripp all of Providence, County of Providence & State of Rhode Island of the first part & Stephen A Stone of said Providence of the Second part

Witnesseth, That the parties of the first part do hereby demise and let unto the party of the Second part a certain Store, being Store No (193) One hundred & ninety three on the North side of High Street in said Providence & the same now occupied by the said party of the second part for and during the term of five years from & after the first day of November A.D. 1852 he the party of the second part yielding & paying therefor as rent for said Store the yearly rent of One hundred & twenty five Dollars each and every year during said term in monthly payments of Ten Dollars and forty two cents which shall be due & payable on the first day of each and every month during said term the first payment to be made on the first day of December A D 1852. And the said parties of the first part do further stipulate & agree that at the expiration of said term of five years the party of the second part shall have the right to have this Lease renewed or to have a new Lease of the premises aforesaid at the same rate of rent

For the parties to this Lease, as for ourselves, our heirs and respective heirs, duly agree to execute the same. Witness our hands and seals August 30th 1852 In presence of Othniel Tripp

for such length of time as he shall then desire, should he think fit to claim said right; he the said party of the second shall also enjoy all the rights, privileges & appurtenances belonging to said Store in the same manner as he has heretofore enjoyed the same, and at the expiration of said term, provided he shall not continue to occupy the same longer, to remove all fixtures & shop furniture by him placed therein, not including the outlay which he is about to make to enlarge said Store

And the party of the second part hereby agrees to enter into use & occupy said Store for and during the term aforesaid, and to use the same in a proper manner, and to pay as rent therefor the sum as yearly rent aforesaid, in the manner & at the times above stipulated; and should he not see fit to claim a renewal of the Lease in manner aforesaid, then at the expiration of said term to surrender quiet & peaceable possession of said premises to the party of the first part in the like good order & condition the same are now in, common wear & tear, accidents by fire & flood & the act of God only excepted

It is further agreed between the parties, that the parties of the first ~~part~~ shall keep the building in good repair so as to make the said Store at all times during said term Comfortable & tenantable; and should said building at any time during said term be burned or be otherwise destroyed or rendered untenantable then and in such case the said party of the first part shall rebuild the same, or so repair & refit the same as to make it tenantable or otherwise release the party of the second part from any further payment of rent and no rent shall be claimed or received from the Lessee during the time occupied in rebuilding after such destruction as aforesaid

And it is further agreed between the parties, the Lessee shall not at any time during said term, transfer this Lease or in any manner underlet the premises without notice to the Lessors and obtaining their approval of the tenant to whom the same is proposed to be transferred or underlet And it is further agreed between the that whenever months rent shall become due & remain unpaid for the space of ten days after the last of said Month shall have expired then & in that case it shall be the right of said Lessors to reenter & take possession of said premises and use and occupy the same as to them shall seem meet and proper

And the parties aforesaid hereby bind their several and respective heirs, executors administrators & assigns as well as themselves to the faithful performance of the afore stipulations

In testimony whereof we have hereunto set our hands and Seals the day and year above written

Signed, sealed and delivered in presence of Joseph A Scott — Sarah Tripp (LS) — Abby O Sisson (LS)

James Sheldon

John S Tripp

Othniel Tripp

Stephen A Stone

Providence ss October 18 1852 Then personally appeared Sarah Tripp, Abby Sisson, John S Tripp, Othniel Tripp & Stephen A Stone & severally acknowledged the aforewritten Instrument to be their free voluntary act & deed

Before me James Sheldon
Justice of the Peace

Recorded October 18 1852 at 2.15 o'clock p m

Witness Albert Pabodie City Clk

word "part" erased & "due" interlined

Know all men by these Presents

That I William C Martin of Woodstock, Ct. do hereby constitute & appoint A.T.S. Pike, of Providence, my true and lawful Attorney for me & in my Name, to discharge or transfer a Mortgage Deed made by Mary Spencer & Waity J Spencer dated First Month 26th 1839. securing a Note of same date, signed by S^d Mary and Waity A. for Twelve hundred Dollars and Interest, in payment of s^d Note and Interest to my s^d Attorney. Hereby ratifying, approving and confirming all that my said Attorney may lawfully do by these Presents.

In Witness whereof, I have hereunto set my hands & seal, this Sixteenth day of October 1852.

Signed & sealed in presence of
J. N. D. Joslin

Wm C. Martin.

Recorded Oct 20, 1852. at 5.45 o'clk P.M.

Witness Albert Pabodie
City Clerk

Memorandum of Lease made this First day of May A.D. 1849. by and between John V Brown Francis of Warwick, Guardian of the person & estate of Anne V Brown Francis, an Infant under the age of Twenty one years, of the first part & Reuben Mowry of the Town of Smithfield of the second part

Witnesseth

That the said John V B Francis in his said capacity, in consideration of the Rents & Covenants herein contained, on the part of the Party of the second part to be paid and performed, doth hereby Lease, demise and to Farm let unto said party of the second part

One certain Lot of land situated in said Providence, being Lot Numbered Twenty (20) on Plat of said Anne's Land, made by Johnbaith and Almater.

To Have and to Holde said premises, with their appurtenances to him said

Party of the second part his Executors, Administrators & Assigns for the term of Ten years from the date hereof to be complete & ended. Provided said Anne shall live to arrive at the age of twenty one years and provided that said Anne on her arriving at full age shall assent to the continuance of this Lease, he & they yielding and paying therefor the annual Rent of Forty Dollars on the first day of May in each year, the first payment whereof to be on the first day of May A.D. 1848. & all taxes that shall be assessed on the same.

And the said party of the second part for himself, his heirs, executors and administrators doth hereby covenant & agree to & with said party of the first part in his said capacity & to & with said Anne, her Heirs and Assigns as follows. That he & they will pay the Rent herein reserved at the times & in the manner herein specified, & all the taxes that shall be assessed on said premises together with Interest on the same, in case the same shall remain unpaid, after the same shall become due & payable, that all Building & Improvements now made or to be made on said Lot shall stand liable & pledged for the payment of said Rent, Interest and Taxes, that in case of the non payment of said Rent for the space of ten days after the same is due, the said party of the first part, or said Anne if of full age, her heirs & assigns shall have right to re enter on said premises from that time forward during this Lease. That at the death of said Anne before arriving at full age & at the arriving of said Anne at full age upon her request, he & they will quietly and peaceably yield ~~up~~ and surrender up possession of said premises, and in case no such event shall happen, then that he & they will quietly ~~yield~~ & peaceably yield & surrender up the same at the expiration of said term of Ten years.

Further, it is mutually understood and agreed between the parties hereto that in case of death of said Anne before her arriving at full age & in case said Anne at her arriving at full age shall require said party of the second part to yield & surrender up said premises in pursuance of his covenant so to do, & at the expiration of said term of ten years, said party of the second part having paid the Rents and performed the covenants herein contained on his part to be paid & performed, shall have right to remove from said premises, all the Building & Improvements he may at said event have thereon.

In Witness whereof, the Parties hereto have hereunto set their hands and seal the day & year first aforewritten.

Signed, sealed and delivered in presence of
Sam^l Staples Jr to J B Francis
Sam^l Staples Jr to R Mowry

John V Brown Francis. Guardian.

Reuben Mowry.

Recorded Oct 21. 1852. at 9 o'clk A.M.

Witness word "up" & "yie" erased

Albert Pabodie
City Clk

Know all men by these Presents

That I Reuben Mowry of Smithfield in the County of Providence & State of Rhode Island, for & in consideration of the Trusts hereinafter named & contained, & of the sum of Five Dollars to me paid by Samuel Angell of North Providence in said County & State, the receipt of which said sum is hereby acknowledged, have given, granted, sold, assigned, transferred & conveyed & by these Presents do give, grant, sell, assign, transfer & convey unto him the said Samuel Angell, his Heirs & Assigns forever, all and singular the Real &

personal property and estate belonging to me the said Reuben Merry wheresoever or howsoever the same may be situated, & including therewith all sums of Money due & owing or payable to me the said Reuben Merry by Note or otherwise, together with the Notes and all and every evidence of such indebtedness, excepting only such property as is exempt from attachment by Law.

To Have and to Hold the same with all and singular the rights, privileges and appurtenances thereof or thereunto appertaining to him the said Samuel Angell, his Heirs & Assigns forever, but in Trust nevertheless for the uses & purposes following, that is to say:

That he the said Samuel Angell shall take full & immediate possession of the same, collect so far & as fast as possible all sums of Money due, owing & payable to me the said Reuben Merry, & within such convenient time as to him shall seem meet, by public or private sale, to sell & convey all & singular the said Real & Personal Property & Estate, execute, seal, acknowledge & deliver, in his Name or otherwise the requisite Deed or deeds & conveyances thereof, & apply & appropriate the net proceeds of such sales and collections in manner following, to wit:

First, to the payment of all the expenses attending the drawing & executing of this Deed of Assignment, of Counsel fees, & a reasonable compensation to said Trustee for his time and services in the execution of the Trusts herein named & declared.

Second, to the payment in full if sufficient, otherwise in a rateable proportion, of the respective debts due to Ruby Smith; Lillis Wing; John Oldfield; Elisha Smith; Susannah Merry; Sawyer, Edward Bradford; Jesse Amsbury; Charles Holden 2d; Samuel Staples Jr; David Merry & Benjamin F Eames.

Third; to the payment in full, if sufficient, otherwise in a rateable proportion, of the respective debts due from me to Laurech & Merry & Jabez W Merry whether the same be due on Notes or otherwise;

Fourth, After the payment in full of the sums named in the preceding Clauses, & in the order of the Clauses, to apply & appropriate the residue of said net proceeds, to the payment in full if sufficient, otherwise in a rateable proportion, of all other sums of Money due from me the said Reuben Merry, to such person or persons as shall within Six Months from the date hereof, agree to accept their proportional part of said residue of said net proceeds in full discharge of their respective claims upon me, and execute and deliver to me a full release & discharge therefor.

Fifth, After the payment as aforesaid of the sums hereinbefore specified, to apply and appropriate the residue of said Net proceeds, (if any) to the payment in full if sufficient, otherwise in a rateable proportion, of all other persons having just claims or demands against me, who shall within said Six Months file and prove the same to the satisfaction of said Trustee.

Lastly, the said Samuel Angell shall pay over the surplus (if any) to me the said Reuben Merry, my Executors, Administrators or Assigns. And I, the said Reuben Merry in furtherance of the premises do hereby constitute & appoint the said Samuel Angell, my true & lawful Attorney (with full power to constitute one or more Attorneys under him) in his name or otherwise & upon for the trusts aforesaid, to do all things necessary & proper for the full & complete execution of the trusts herein named.

In Testimony whereof, I have hereunto set my hand and seal, this 14th day of September AD One Thousand Eight hundred and forty nine.

Signed, sealed and delivered
in presence of
Benjamin F Eames

Reuben Merry. (L.S.)

And I, the said Samuel Angell do hereby accept of the above Assignment and for myself, my Heirs, Executors and Administrators, do covenant with the said Reuben Merry his Executors, Administrators & Assigns faithfully to execute the trusts therein named.

Witness my hand and seal this 21st day of September AD 1849.

In presence of
Benj F Eames

Samuel Angell. (L.S.)

Providence Sc. In the City of Providence this 14th day of September AD 1849.

Then personally appeared Reuben Merry and acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Before me, Benjamin F Eames.
Justice of the Peace.

Providence Sc. In the City of Providence this 21st day of September AD 1849.

Then personally appeared the within named Samuel Angell and acknowledged the within writing by him signed, to be his free Act and Deed.

Before me, Benjamin F Eames.
Justice of the Peace.

Recorded Oct 21. 1852. at 1.45 o'clk P M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents.

That I, Samuel Angell of North Providence, in the County of Providence & State of Rhode Island, Assignee of Reuben Merry late of Smithfield in said County, deceased, by virtue of a Deed of Assignment executed by the said Reuben Merry to me, the said Samuel Angell, bearing date the 14th day of September AD 1849, and recorded in the Registry of Deeds for said Smithfield, in Book No 27, pages 1 & 2, and also in the Records of the City of Providence in Book Number 128. And for and in consideration of the sum of Fifty Dollars to me paid by Almira M Woods, Wife of Alva Woods of said City of Providence, the receipt whereof is hereby acknowledged, do hereby bargain, sell, assign and transfer unto her the said Almira M Woods, her Executors, Administrators and Assigns,

All my Right, Title and Interest as Assignee as aforesaid, in and to a certain Lease from John Brown Francis, Guardian, to the said Reuben Merry bearing date the First day of May AD 1847, and recorded in the Records of said City of Providence, in Book No 128. Reference thereto being had. And also in and to the Lot of Land in said Lease described, for & during the remainder of the term therein mentioned. Also all my right, title, interest as Assignee as aforesaid in and to three Dwelling Houses erected by the said Reuben Merry & now standing on said Lot of leased Land.

To Have and to Hold the same with the privileges and appurtenances thereof, unto her the said Almira M Woods, her Executors, Administrators & Assigns forever, she the said Almira M Woods her executors, administrators & assigns paying the Rents and performing all & singular the covenants and agreements in said Lease contained, on the part of the said Reuben Merry, his executors, administrators & assigns therein required to be kept and performed.

In Testimony whereof. I the said Samuel Angell, Assignee as aforesaid, have hereunto set my hand & seal this Twentieth day of October, in the year One Thousand Eight Hundred and fifty two.

Executed in presence of
the word "Sworn" having been interlined
Benj F. Eames.

Samuel Angell. (L.S.)
Assignee.

Providence Sc. In the City of Providence this 21st day of October A.D. 1852.
Then personally appeared Samuel Angell and in his capacity as Assignee, acknowledged the preceding Instrument by him signed as Assignee, to be his free Act & Deed.
Before me. Benjamin F. Eames
Justice of the Peace.

Recorded Oct 21. 1852. at 2.03 o'clk P. M.
Witness Albert Pabodie
City Clk

This Indenture of Lease

Made this Twenty ninth day of September One Thousand Eight Hundred & fifty two, by and between Charles Morris & Harriet Morris, his Wife of the one part & Amos D Smith of Providence R.I. on the other part. Witnesseth.

That the said Charles & Harriet for and in consideration of the covenants and agreements hereinafter mentioned to remise & lease unto the said Smith, his executors, administrators & assigns. A certain Lot of Land a little South of the Market House in said Providence, part of which is now occupied by a Brick Store belonging to said Smith & is the same Lot that is set off to Harriet Morris & Charles Morris in a Deed of Partition between the four daughters of Doctor William O Bowen, dated the 8th day of October 1832. reference thereto for a more particular description, together with the Wharf West of said Lot, & to the said Charles and Harriet belonging. For & during the term of Ten years from the first day of September, instant & from thence next ensuing to be complete and ended.

To Have and to Hold the aforegranted premises with all the privileges and appurtenances to the same belonging to him the said Smith his executors, administrators & assigns for & during the term aforesaid.

And the said Smith, in consideration of the premises doth hereby covenant and agree to and with the said Charles and Harriet, their Executors, administrators & Assigns, well & truely to pay to them as Rent for the use of said Lot, the sum of Six hundred Dollars for every year of said term in quarter yearly payments, that is, the sum of One hundred & fifty Dollars on the first day of December One Thousand Eight Hundred & fifty two and the same sum at the end of every three months until the end of said term, and also the City Taxes assessed by the City of Providence. He also agrees to surrender the premises at the end of the term in like good order as at present, common wear excepted, meaning thereby to repair said Wharf in all cases of sudden and unexpected injuries, but not from gradual wear & decay.

And the said Smith further agrees that in case said Rent is not paid at the end of every quarter or within One Week thereafter, that he will pay interest from the end of the quarter, and if not paid for Six Months, the said Charles & Harriet shall have a right to re enter upon said Lot & hold possession of the same, and said Store is

hereby Mortgaged and pledged to the said Charles & Harriet as collateral security for the payment thereof.

And the said Smith further agrees that the Gangway between the leased premises & the opposite Estate shall be kept open & unencumbered, for the use of all the tenants of the Estates on said Gangway, and in case the same shall be encumbered by goods or other articles which shall not be removed at the request of said Charles & Harriet, the said Charles & Harriet shall have a right to receive the customary Wharfage for landing such goods on said Wharf from the owners of said goods or other articles.

And the said Smith further agrees not to underlet said premises to any but to persons of established & respectable character, & it is further agreed by the parties that at the expiration of this said Lease, said Brick Store on said Lot shall be appraised by three disinterested & impartial Housewrights & Masons of good standing, and said Charles and Harriet shall have their election to purchase said Store at said appraised value, or to make a further Lease of said premises for the term of ten years from the end of this Lease at such Rent as such Rent as shall be fixed upon by three judicious men of the vicinity, if the parties cannot agree upon the same, & in case of a second Lease for ten years, the said Charles & Harriet are to have their option and election at the end thereof, to make a further Lease for Ten years or to have an appraisal of said Store as before provided and to purchase the same, of the Lessee or his Assigns, the consideration Money for said Store to be paid or secured to be paid by said Charles and Harriet in one year from the end of said Lease with Interest.

In Testimony whereof, the parties have hereunto set their hands and seals, this Twenty ninth day of September in the year of our Lord. One Thousand Eight Hundred and Fifty two

In presence of
Wm Bowen Morris
Witness to the signature of
Amos D Smith. 7313 Adams

C Morris. (L.S.)
Harriet Morris. (L.S.)
Amos D. Smith. (L.S.)

Providence Sc. In the City of Providence on this 30th day of September A.D. 1852.
Personally appeared the aforenamed Charles Morris and acknowledged the aforegoing Instrument by him subscribed to be his free Act and Deed.
And at the same time Harriet Morris, Wife of said Charles Morris being examined privily and apart from her said Husband, and having the aforegoing Instrument explained to her by me, acknowledged the same to be her free act and deed from which she did not wish to retract.
Before me. Franklin J. Dickman
Justice of the Peace.

Recorded Oct 21. 1852, at 2.55 o'clk P. M.
Witness Albert Pabodie
City Clk

This Indenture

Made and entered into this Thirtieth day of September A.D. Eighteen hundred and fifty two by and between Joseph Wilbar of Taunton in the State of Massachusetts, James Bell of Guilford in the State of New Hampshire Trustees named and appointed in and by a certain Indenture of Trust dated February 2d 1848 and recorded in Book 96 page 389 of the Records of Deeds in Providence in the State of Rhode Island, Francis W Upham of Boston, in the State of Massachusetts and Elizabeth B Upham wife of said Francis of the first part and the Bank of Commerce in Providence and the Peoples Savings Bank in Providence, Corporations duly incorporated by the Legislature of the said State of Rhode Island of the second part

Witnesseth

That the said parties of the first part, to wit, said Wilbar and Bell, by virtue of the powar given in said Indenture of Trust and the said Upham and Elise in their own right, in consideration of the rents and covenants hereinafter contained on the part of the parties of the second part to be paid and performed, do hereby demise, lease and to farm let unto the said parties of the second part, their successors and assigns

A Lot of Land situate on the Northerly side of Market Squire in the said City of Providence measuring on said Market Squire Thirty two (32) feet and bounded Westerly by Land of Charles Potter, northerly by a four feet Gangway and Easterly by Land of John Larcher on which the Granite Building, so called in part stands, the Lot hereby leased being Lot Numbered Two (2) on a plat of Lots on the Northerly side of said Market Square which said plat is on Record in Book Number Forty eight (48) page fifteen (15) of the Records aforesaid - Together with a right of way & all other privileges in and over said Gangway in as ample manner as the said parties of the first do or might enjoy the same

To have and to hold the said premises with all the rights, privileges and appurtenances thereto belonging or in any wise appertaining to the said Bank of Commerce in Providence and Peoples Saving Bank in Providence, their respective successors and assigns for and during the term of Twenty five years from the first day of October next ensuing the date hereof, yielding and paying therefor the annual Rent of Fifteen hundred dollars payable in equal quarterly payments of Three hundred and seventy five Dollars each on the first days of January, April, July and October in each and every year during the said term

And the said parties of the first part for themselves their heirs and assigns do hereby covenant with the said parties of the second part their successors and assigns, that at the expiration of said term of Twenty five years this Lease shall be renewed for the further term of Ten years thereafter, and at the expiration of said further term of Ten years for the still further term of ten years thereafter, and thus from term to term of ten years each for Seven successive terms, that is for and during the full space of Seventy years from the expiration of said term of Twenty five years under and with the like Covenants and agreements as are herein contained except as to the amount of yearly rent; the said parties of the second part their successors or Assigns yielding and paying for said premises during said renewed terms of ten years each, the same Rent payable in the same manner as hereinbefore provided to be paid during said term of Twenty five years unless said parties of the first part, their heirs or assigns shall elect to have the rent appraised at the termination of said term of Twenty five years, or at the termination of any subsequent term when and in which case the sum so appraised shall be the rent for the ensuing term. And after the Rent shall have been thus once appraised, it shall be reappraised at the expiration of each term of ten years thereafter for the next ensuing term of ten years, said Appraisals to be made by three appraisers to be Chosen one by either party hereto and the third by the two thus chosen, and the decision of any two of them to be binding

And in case of the refusal of either party hereto to choose such appraisers for the space of ten days after requested in writing by the other party so to do, then the said party may choose two appraisers who shall choose a third, and their decision or that of any two of them shall be binding

And the said Francis W. Upham and Elizabeth B Upham, for themselves, their heirs, executors and administrators and assigns, do hereby further Covenant with the said parties of the second part, their successors & assigns that at the expiration of said last term of ten years, to wit; at the expiration of Ninety five years from the commencement of this Lease, they will purchase the Buildings and other Improvements which shall then be standing upon said premises and which shall have been erected or made thereon by the parties of the second part, their successors or assigns during the continuance of this Lease, paying therefor the sum which shall then be determined by three appraisers or any two of them agreeing, to be chosen in the manner hereinbefore provided for the appointment of Appraisers of the Rent, and with the like provision in case of the refusal or neglect of either party to choose such appraisers

And the said parties of the second part for themselves their successors & assigns do hereby covenant with the said parties of the first part, their heirs and assigns, that they will pay the rent hereinbefore named or such other rent as shall be appraised as aforesaid in manner and at the times aforesaid, to wit, in equal quarterly payments on the first days of January

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" 609 " 321
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" 818 " 214
" 818 " 215

April, July and October, of each and every year; and also pay all taxes and other assessments of every nature whatsoever that may be assessed on said Estate or its appurtenances during the continuance of this Lease or any renewal thereof.

And it is hereby agreed by and between the parties hereto, that in case said Rent or any instalment thereof due as aforesaid shall not be paid within Ninety days after the same has become due as aforesaid and been demanded or the said other Covenants of said party of the second part or either of them shall not be performed then the said parties of the first part, their heirs or assigns may at their option re-enter upon said demised premises and hold the same, subject to the usual remedies in equity in like cases and all Buildings and Improvements upon said demised premises shall at all times be pledged and holden for the payment of said Rent.

And it is furthermore agreed that the said parties of the second part, their Successors and assigns will on request from time to time loan to the said Francis W Upham and Elizabeth B Upham any sums of Money which shall be secured by a good and valid Mortgage Deed of said demised Land and appurtenances with the usual covenants and power of Sale; and which said sums of Money shall not in the aggregate, together with the sums now due, or which may be hereafter due upon Mortgages now outstanding upon said premises exceed the sum of Seventeen thousand Dollars; it being the intent and meaning hereof, that the amount of said loan and of such prior incumbrance upon said premises shall not at any one time exceed said Sum of Seventeen Thousand Dollars, but may, at the request of said Francis and Elizabeth, at all times equal said sum until all the sums loaned to them under this provision, and whether outstanding or repaid, shall have amounted to said Sum of Seventeen thousand Dollars, when this provision for a loan shall be deemed to be fulfilled and discharged

The payment of the principal of said loan or of any part thereof, shall not be demanded so long as this Lease or the Renewals thereof shall remain in force, and the interest of said loan shall be payable quarter yearly at the several times when the said Rent shall become payable as herein before provided And it is further agreed that the said parties of the second part, their Successors and assigns may at all times retain so much of the said Rent as may be necessary for the payment of said interest and also for the payment of any interest hereafter accruing upon any of the Mortgages aforesaid in case the same shall remain unpaid by said parties of the first part

And the said Francis W. Upham and Elizabeth B Upham for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said

parties of the second part, their Successors and assigns, that they, the said parties of the first part, are, or some, or one of them is, or are seized and possessed of the afore described Land and appurtenances in fee Simple and has, or have in himself, herself or themselves lawful right, power and authority to demise, lease and convey the same in manner aforesaid, and that they the said parties of the second part their successors and assigns paying the rent and performing the Covenants herein contained on their part to be paid and performed shall and may at all times during said term, and the renewals thereof peaceably and quietly have, hold, and enjoy the said premises hereby demised or intended so to be, with their appurtenances, without the lawful let, suit, hindrance or interruption of or from any person or persons whomsoever; and that they the said parties of the first part, their heirs, executors and administrators and all other persons lawfully or equitably claiming any right, title or interest in and to the afore described premises or any part thereof under or in trust for them or any of them shall and will from time to time and at all times hereafter during the said term and the renewals thereof, at the request and charges of the said parties of the second part, their Successors and Assigns do or cause to be done all or any such further acts and deeds whatsoever as shall or may be necessary for the better assuring of the said premises hereby demised or intended so to be and every part thereof unto the said parties of the second part their successors & assigns for and during the term of years and the renewals thereof aforesaid

And as security for the performance of the covenants and agreements hereinbefore contained on the part of said parties of the first part to be performed, the said parties of the first part do hereby covenant and agree to make, execute and deliver to said parties of the second part, their Successors and assigns a good and sufficient Mortgage deed of such Land and appurtenances, with full covenants of warranty on the part of said Francis and Elizabeth the conditions whereof shall be the performance of the Covenants and agreements aforesaid

It is further understood and agreed that the said Wilbar and Bell are not to be bound or liable in their persons or individual estates for the performance or breach of any Covenant or condition contained in this indenture of Lease or in the Mortgage aforesaid, and that all the buildings and improvements now on said demised Lands are hereby conveyed to and become the property of the said parties of the second part their successors and assigns

In testimony whereof, the said parties of the first part have hereunto set their hands and seals, and the said Bank of Commerce by Amos D. Smith, their President, and the said Peoples Savings Bank by William

Sprague, their President both for this purpose specially authorized, have caused the respective corporate seals of the said Banks to be hereunto affixed and the said Presidents have hereunto signed their names. the day and year first written

Signed, Sealed and delivered in presence of
The words "or the said their covenants of the said party of the second part, or either of them shall not be performed" in the 5th page
S C Lyford, P R Brown } witness to signature of J Bell, F W Upham & E B Upham
Geo. M Woodward to sig of J Wilbar

Joseph Wilbar LS
James Bell LS
Francis W Upham LS
Elizabeth B Upham LS

LS

Jabez C Knight, A. B. Dike, Wm Tilbutts } Witnesses to the signature of A. D Smith & Wm Sprague

Bank of Commerce in Providence by Amos D Smith President

LS

People's Savings Bank in Providence by William Sprague President

State of New Hampshire, Belknap County ss } On the eleventh day of October AD 1852 personally appeared before me a Justice of the Peace for said County, James Bell and Francis W Upham and acknowledged the foregoing instrument by them subscribed to be their free and voluntary act and deed and the said Elizabeth B Upham wife of the said Francis W Upham being examined separate and apart from her said husband and having the within instrument explained to her by me she acknowledged that she executed the same freely and without any manner of duress, that it was her free act and deed and that she did not wish to retract the the same; Witness my hand and seal the day and year above written

S C Lyford LS

Commonwealth of Massachusetts, Bristol ss } October 18th 1852
Then Joseph Wilbar acknowledged the foregoing Instrument by him signed to be his free act and deed before me

Geo. M Woodward Justice of the Peace

State of Rhode Island & Providence ss } In Providence this 23d day of October AD 1852 Francis W Upham personally appeared before me and acknowledged the foregoing and annexed instrument by him signed to be his free and voluntary act and deed - and then & there also personally appeared before me Elizabeth B Upham wife of the said Francis and being by me examined privily and apart from her said husband and the foregoing and annexed instrument by her signed having been shown & 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

James Tillinghast
Justice of the Peace

Recorded October 22d 1852 at 11.52 o'clock A M
Witness
Albert Pabodie City Clk

Know all Men, That We, the Corporation of Grace Church in Providence a body corporate legally established in the City of Providence in the State of Rhode Island &c in consideration of Thirty dollars to us already paid by Harriet Hazard do hereby grant, bargain, sell and convey to the said Harriet her heirs and assigns one lot of land in the Cemetery of said Coporation, situated on Cypress Avenue, and numbered three hundred twenty six (No 326) 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 Harriet Hazard her heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following: to wit:

1 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 Eleventh day of July in the year of our Lord 1849 by Charles A Mason our Treasurer for that purpose duly authorized

over

In presence of
W. T. Grinnell

C. H. Mason } Treasurer of Grace Church Providence

Providence ſc In the City of Providence this Eleventh day of July 1849 personally came Charles H. Mason Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the common seal of said Corporation thereto affixed

Before me Francis E Hoppin
Justice of the Peace

Recorded October 25 1852 at 9.45 o'clk a.m.
Witnes
Albert Pabodie City Clk

Know all men, that we, the Corporation of Grace Church, in Providence a body corporate legally established in the City of Providence, in the State of Rhode Island &c in consideration of Thirty dollars to us already paid by Luke Hazard do hereby grant, bargain, sell and convey to the said Luke his heirs and assigns one lot of land in the Cemetery of said Corporation situated on Cypress Avenue and numbered Three Hundred & twenty seven (№ 327) 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 Luke, 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 nineteenth day of June in the year of our Lord 1849 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W T Grinnell } C H Mason } Treasurer of Grace Church Providence

Providence ſc. In the City of Providence this nineteenth day of June 1849 personally came Charles H Mason Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed in said capacity, with the common seal of the Corporation thereto affixed

Before me Francis E Hoppin
Justice of the Peace

Recorded October 25 1852 at 9 45 o'clk a m
Witnes
Albert Pabodie City Clerk

The State of Rhode-Island and Providence Plantations

Providence ſc. L. S.

At the Supreme Court of said State, begun and holden at Providence, within and for the County of Providence, on the 4th Monday of September A.D. 1852.

Whereas Henry Campbell of Providence in the County of Providence prefered his petition to this Court, praying to be admitted to become a citizen of the United States of America in conformity to an act entitled an act to establish a uniform rule of Naturalization, and to repeal the acts heretofore passed on that subject, and of the several acts in addition and amendment thereto; and whereas the said Henry has personally appeared in Court, taken the oath and otherwise complied with the requisitions of said acts: It was therefore considered by the Court, that the said Henry be admitted to become a citizen of the United States of America, and he was admitted accordingly.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Supreme Court, this twenty fifth day of October A.D. 1852.

Thomas S. Anthony
Clerk.

Recorded October 25th 1852. at 10. 35 O'clk A. M.

Witness Albert Pabodie
City Clerk

This Instrument Witnesseth

That it is covenanted and agreed by and between Menzies Sweet and Sturgis P. Carpenter copartners under the name of Sweet & Carpenter, and William Andrews and William Andrews Jr. copartners under the name of William Andrews and Son party of the first part, and Thomas Phillips party of the other part, all of the City of Providence as follows, to wit:

That the said Sweet & Carpenter and William Andrews & Son shall and will within a reasonable time from the date hereof erect and construct upon a certain Lot of Land to the said Phillips belonging, fronting on Prospect Street in said Providence A Dwelling House to wit: a block of three tenements, Seventy One Feet in length and Thirty Six in width, and three stories in height above the basement in the Style of and finished like the new double house of John H. Clark on John Street, they furnishing providing and paying for all and singular the labor, Stock, and materials requisite. Charging said Phillips therefor the usual and ordinary prices and also the cost of keeping insured against fire the building aforesaid while in process of erection, together with interest upon all payments by them for labor, materials, or insurance, from the date of such payments.

That the said Phillips shall and will, when the said tenements shall have been completed as aforesaid rent and let the same to the best advantage, and the nett rents and profits thereof, by him received shall and will as often as once in Six months, account with for, and pay over to, the said Sweet & Carpenter and William Andrews & Son, towards the payment and satisfaction of their claims against him originating as aforesaid until the same shall have been fully satisfied: And shall and will at his own cost, cause said building when completed to be insured and kept insured, against damage by fire, to an amount not less than $7000. for the benefit and security of said Sweet & Carpenter and William Andrews & Son: And shall and will within Eight Years from the date hereof, by payments over of rents as aforesaid, or otherwise, fully pay and satisfy said claims. That the aforesaid covenants and agreements shall be, and are, binding upon the heirs, executors, administrators and assigns of each and all of the parties respectively.

In witness whereof said parties hereunto set their hands and seals this Sixth day of April 1852. as also to a duplicate hereof.

Executed in presence of

Menzies Sweet L.S.
Sturgis P. Carpenter L.S.
William Andrews L.S.
Wm F. Andrews L.S.
Thomas Phillips L.S.

Recorded November 1st 1852. at 10. 10 o'clock A. M.

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I, George N. Briggs of Providence, in the State of Rhode-Island, for and consideration of Ten Dollars received of Nathan M. Briggs also of said Providence and in Consideration of the trusts herein after mentioned, do by these presents assign, transfer and convey to the said Nathan M. Briggs, all my Estate both real and personal, except what is exempt from attachment by law, together with all debts due to me, whether by Book, Bill, Note or otherwise.

To have and to hold the same with the appurtenances to the said Nathan M. his Heirs Executors, Administrators, and Assigns upon trust: That is to say: That said Nathan M. shall take said property or estate into his possession, and collect said accounts, notes &c: sell and dispose of said property or Estate, in the most beneficial manner, and after deducting the necessary expenses of making and executing this assignment, apply the proceeds and avails thereof; in the first place to the payment, in full, of the amount of debt & costs if sufficient, of a judgment obtained against me, by Cushing & Walling for about Two Hundred and Fifty Dollars, on which said judgment said Nathan M. Briggs & Warren G. Slack were my securities for the liberty of the Jail limits in said Providence. And to apply the residue of the avails of said property & estate if any, in equal proportions to the payment of all my just debts and liabilities. And I do give to the said Nathan M. Briggs, full power to institute suits in my name and the same to prosecute to final judgment, when necessary to recover property or to collect debts.

Signed, Sealed and delivered this third day of November A.D. 1852. in presence of Samuel Ashley

George N. Briggs [L.S.]

Providence Ss. Providence November 3rd 1852.

Then George N. Briggs acknowledged the within written instrument by him signed, to be his voluntary act Deed

Before me
Samuel Ashley
Justice of the Peace.

Recorded November 3rd 1852 at 9. 15 o'clock A. M.

word: "of the avails" interlined

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I, Joseph Thomas of the town and county of Newport, State of Rhode-Island in consideration of the sum of Nine Hundred Dollars to me in hand paid by Joseph Briggs, of the city and county of Providence in the same state (the receipt whereof is hereby acknowledged) do hereby give, grant, bargain, sell and convey unto said Joseph Briggs his heirs and assigns forever, a certain dwelling house, one and a half stories high, situate on the West side of East Street in said Providence, together with the privileges and appurtenances thereunto belonging, standing on land leased of Charles Potter, by Nathan B. Luther, said Lease bearing date March 20th A.D. 1847 and recorded in Book No 105 page 176. of the records for Deeds in said Providence, the Lot on which it stands is bounded and described as follows: Easterly, by East Street on which it measures forty feet, and holding that width throughout, extends back one hundred feet, being bounded Westerly, by a gangway, Northerly, by lot number fifty three, and Southerly, by lot number fifty five on a plat of what is called the Rope Walk lot, made by Benoni Lockwood June 7. 1830. and recorded in the city clerks office in said Providence in Book No 60. pages 132 & 133.

To have and to hold said dwelling house and appurtenances with all the rights and privileges thereunto appertaining to him the said Joseph Briggs his heirs and assigns forever. And for the consideration aforesaid, and for divers other good and valuable considerations, I — Martha Thomas wife of said Joseph Thomas, do hereby release and quitclaim unto the said Joseph Briggs his heirs and assigns all my right claim or possibility of dower in or out of the aforedescribed premises.

In witness whereof we have hereunto set our hands and seals at Newport aforesaid, this twenty eighth day of July A.D. 1852.

Signed Sealed and
delivered in presence of
Harriet N. Munro
C. G. Perry

Joseph Thomas [L.S.]
Martha Thomas [L.S.]

Newport ss.

Newport July 28th 1852

Then personally appeared the within named Joseph Thomas and Martha his wife, and severally acknowledged the aforegoing instrument as their free act and Deed.

Before me
C. G. Perry
Public Notary

Recorded November 3d 1852 at 11 o'clock A.M.

Witness
Albert Pabodie
City Clk

This Indenture of Lease

made and executed this 1st day of October 1852 by and between William H. Greene of the City and State of New York on the first part and John W. Greene of the city and county of Providence State of Rhode-Island on the second part.

Witnesseth

That the said William H. Greene for and in consideration of Rents and Covenants herein contained on the first part said W.H. Greene his Executors, Administrators and Assigns to be paid performed do hereby Lease Store No 81 Broad Street, Extending back to Middle Street, being the same estate Leased by Thos Burgess to Barnes & Greene 2d day of May 1845 reference to said Lease being had, together with all the appurtenances thereto belonging (Excepting the counting room with access to same, which is reserved for the use of said W.H. Greene for the settlement of his late business affairs and for no other purpose) in said City and County and State to have and to hold the said Leased premises with their appurtenances into the said Greene his Executors, Administrators and Assigns for and during the term of Six Months, Commencing on said 1st day of October 1852. to be complete and ending on the 1st day of April 1853. Yielding and paying therefor during said term unto said Wm H. Greene, his Heirs and Assigns the Sum of Thirty Seven Dollars and Fifty Cents on the first day of every month during said term.

The said J.W. Greene for himself, Executors Administrators and Assigns doth covenant and agree with the said W.H. Greene his Heirs and Assigns that he the said J.W. Greene shall pay unto the said W.H. Greene his Executors, Administrators and Assigns the rent as aforesaid at the time and in manner as heretofore apportioned for payment thereof.

And it is further agreed by the parties hereto that in case the amount of Rent as aforesaid shall be behind and unpaid for the space of three days, at either of the days appointed to be paid, that then and in that case it shall be lawful for said W.H. Greene his Heirs and Assigns to reenter in and upon said premises Leased, and the same to have and enjoy and the Lease shall cease and be determined.

And the said J.W. Greene doth further covenant and agree to and with said W.H. Greene his Heirs and Assigns at the end of said term, quiet and peaceable possession of said Leased premises and in as like good condition as when received natural wear and tear excepted. It is agreed by said parties that said J.W. Greene shall not underlet said Leased premises without the consent of said Wm H. Greene

In testimony whereof we the parties aforesaid have hereunto set our hands and seals this 1st day of October A.D. One Thousand Eight Hundred and Fifty Two.

Signed Sealed and delivered
in presence of
F.J. Foster
E. Anthony

Wm H. Greene [L.S.]
John W. Greene [L.S.]

I Hereby guarantee the faithful performance on the part of J. W. Greene to the terms of the above Lease.

George W. Greene

Recorded November 3rd 1852 at 5 oclock P.M.

Witness Albert Pabodie

City Clerk

To all whom it may concern

Whereas Richard Waterman late of Coventry in the County of Kent and State of Rhode Island executed his certain Lease to Brayton Gardner of the City and County of Providence in said State, of a lot of land situate on the Northerly side of Pond Street in said City of Providence, which Lease bears date November First A.D. 1852, and is on record in the City Clerks Office in said Providence in Book 85. of the Record of Deeds page 144. And Whereas: the aforenamed Richard Waterman has since deceased and in the division of his Real Estate, the said lot so leased to said Brayton Gardner, has become the property of his son Stephen Waterman of said Coventry.

Now be it known, That We the aforenamed Stephen Waterman and Brayton Gardner, do hereby continue the said Lease upon the same terms and conditions as specified in said Lease, excepting only that the price or rate of rent for the ensuing period of Five Years from the date hereof, shall be Forty Dollars per Annum.

In Witness whereof we have hereunto set our Hands and Seals this First day of November in the year of Our Lord, One Thousand Eight Hundred and Fifty Two (1852)

Signed Sealed and Delivered in presence of Henry Martin — Stephen Waterman [L.S.] — Brayton Gardner [L.S.]

Providence County ss. In Providence this Fourth day of November A.D. 1852. Then Stephen Waterman and Brayton Gardner personally appeared before me and severally acknowledged the preceding Instrument by them signed, to be his free act and Deed.

Henry Martin
Justice of the Peace.

Recorded November 4th 1852 at 11. 20 Oclock A.M.

Witness Albert Pabodie
City Clk.

Know all men by these Presents

That I James Hamilton Creighton of the City and County of Providence in the State of Rhode Island, do hereby constitute and appoint John Orde Creighton of said City of Providence my true and lawful attorney for me and in my name and stead to ask, demand, due for and recover any sum or sums of money or other property due or belonging to me, and any and all dividends, interest, income or profits on any Bank, or other Stocks owned by me, and on receipt of the same or any part thereof, to give full and sufficient releases, acquittance or discharge therefor under Seal or otherwise; — to Sell, assign and transfer any such stocks or other property, and to give a good and valid bill or bills of sale of the same to the purchaser or purchasers: — and also to let Lease or Sell any Real Estate owned by me for such price or Yearly rent as he may think proper and to make, Seal, execute, acknowledge & deliver good and Sufficient Leases, Deeds or other Conveyances so as to vest in the Lessee or Purchasers thereof a good and perfect title of the same, accounting to me for all sums by him received over and above the Taxes and expenses of managing said property.

and I do hereby authorize and empower my said Attorney to constitute and appoint one or more attorneys under him and the same to remove at pleasure: — to prosecute and defend any suit at law or in equity before any Court or Magistrate whatsoever, deemed by him necessary or proper in my behalf and generally to do all things whatsoever relating to my property or affecting my interests in the same manner and with the same effect as I might do if personally present.

I the said James Hamilton Creighton, hereby ratifying, approving and confirming all that my said Attorney may do in the premises, or cause to be done, by virtue hereof.

In testimony whereof I have hereunto set my Hand & Seal this Twelfth day of June in the Year of Our Lord One Thousand Eight Hundred and Fifty One.

Signed Sealed and Delivered in presence of Edwin Metcalf — James Hamilton Creighton [L.S.]

Providence ss. In the City of Providence this 13th day of June A.D. 1851, personally appeared James Hamilton Creighton and acknowledged the forgoing Instrument by him Signed to be his free act and Deed.

Before me Edwin Metcalf
Justice of the Peace

Recorded November 6th 1852 at 3.55 oclock P.M.

Witness (word "by" interlined) Albert Pabodie
City Clk

This Indenture of Lease

(NOTE; SEE DEED BOOK No. 697 Page. 377)

Made and entered into this First day of June in the year of our Lord One Thousand Eight Hundred and Fifty Two, by and between Caleb Waterman of Coventry, in the County of Kent, and State of Rhode Island, of the One part, & Edward J. Cushing, of the City and County of Providence in said State of the Other part.

Witnesseth - That the said Caleb Waterman for and in consideration of the Rents and Covenants, hereinafter named and contained, on the part of the said Edward J. Cushing his Executors, Administrators, or Assigns, to be paid kept and performed, Doth by these Presents, demise, lease and to farm let, unto him the said Edward J. Cushing his Executors, Administrators, and Assigns, for and during the full and entire term of Ninety Five Years, from the date hereof.

One Lot of Land situate on the Southerly side of Angell Street, in said City of Providence, and is Lot Number 30 (Thirty) on a Plat of the said Land of the late Richard Waterman of said County, situate in said City of Providence, and which Plat is Recorded in the City Clerks Office in said Providence in Book No 3. of Plats, Page 77 said Lot fronts Northerly on said Angell Street, Forty Feet, and holding that width, extends back Southerly to, and bounds Southerly on a Twenty Feet Gangway, One Hundred and Sixteen Feet.

To Have and to Hold the same with all the Rights and Privileges thereof, or thereunto appertaining to him the said Edward J. Cushing his Executors, Administrators and Assigns, for and during the term aforesaid.

And it is agreed by and between the Parties hereto in manner following:

That the said Edward J. Cushing, his Executors, Administrators or Assigns, shall pay or cause to be paid as an Annual Rent, for and during the first period of Fifteen Years of said term to wit: until the First day of June 1867 (One Thousand Eight Hundred and Sixty Seven) the Sum of Forty Five Dollars, Yearly, the first payment thereof to be made on the First day of June 1853. That on the expiration of said period of Fifteen Years, and on the expiration of every subsequent period of Ten Years during said term, the price or rate of the Yearly Rent for the then next ensuing period of Ten Years (in case the Parties can not agree) shall be fixed and determined by Three judicious and disinterested Men, One to be chosen by each Party, 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 hereto.

That in Case any Rent accruing under this Lease, shall remain unpaid for the term of Twelve Months after the same shall be due and payable, the said Caleb Waterman, his Heirs, or Assigns, may, if he or they think proper, enter upon said demised Premises and terminate this Lease: and for the term of any such delay: Interest shall be charged and allowed.

That in addition to such Annual Rent, the said Edward J. Cushing his Executors, Administrators or Assigns

shall pay, or cause to be paid, at time and times, that the same shall respectively become due and payable, all Taxes that may at any time, during the continuance of this Lease, be assessed upon said demised Premises.

That all Buildings and Improvements that now are, or which may at any time during the continuance of this Lease, be erected or placed upon said demised Lot, shall be pledged as Security for the payment of all Rents and Taxes as aforesaid.

That the said Edward J. Cushing his Executors, Administrators or Assigns shall have the Right and Liberty (provided all Rents and Taxes as aforesaid be first paid) at the expiration of any of the periods of said term as aforesaid, to remove off and from said Lot, such Buildings and Improvements, as may at such time be standing upon said Lot, and thereupon terminate this Lease.

And that the said Caleb Waterman, his Heirs or Assigns shall at the expiration of the aforenamed term of Ninety Five Years, purchase the Buildings that may at that time, be standing upon said Lot, at such Price, as shall be fixed and determined by three judicious and disinterested men, to be chosen as aforesaid.

And the said Edward J. Cushing on his part, for Himself, and for his Heirs, Executors Administrators & Assigns, Covenants Promises & Agrees, to and with the said Caleb Waterman his Heirs and Assigns, That he will pay or cause to be paid at the time & times that they shall respectively become due & payable, all Rents accruing under this Lease, and all Taxes, that may at anytime during the continuance of this Lease be assessed upon said demised Premises, and on the expiration of this Lease, will surrender and yield up to him the said Caleb Waterman his Heirs or Assigns, the full & peaceable possession of said demised Lot.

In Testimony Whereof the Parties hereto have hereunto set their Hands and Seals; the day and year first aforewritten

Signed Sealed and Delivered in Presence of Henry Martin

Caleb Waterman (Ls)

Edward J. Cushing (Ls)

Providence County ss.

In Providence this Tenth day of November A.D. 1852. Then Caleb Waterman and Edward J. Cushing personally appeared before me, and severally acknowledged the preceding Instrument by them signed to be their free act and Deed.

Henry Martin
Justice of the Peace.

Recorded November 16th 1853 at 11 o'clock A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease

made entered into and executed this Eleventh day of November in the year of our Lord One Thousand Eight Hundred and Fifty Two, by and between Caleb Waterman of Coventry in the County of Kent and State of Rhode Island &c. of the One part and Susan C. Fisher, wife of Weston A. Fisher of the City and County of Providence and State aforesaid, of the Other part:

Witnesseth - That I the said Caleb Waterman for and in consideration of the Rents & Covenants hereinafter named and continued on the part of the said Susan C. Fisher her Heirs Executors Administrators and Assigns to be paid and kept and performed.

Hath Demised Leased and to Farm let unto her the said Susan C. Fisher her Heirs, Executors Administrators and Assigns,

One certain Lot of Land situate on the Northerly side of Waterman Street in said City of Providence and is the Lot No. 61. (Sixty one) on a Plat of the Land of the late Richard Waterman of Coventry aforesaid, situate in the Easterly part of the said City of Providence: which Plat is on record in the City Clerks Office in said Providence in Book of Plats No 3. Page 44. of the City Records.

Which said Lot fronts on said Waterman Street Forty Feet and extends back Northerly to (and bounded upon a Twenty Feet Easement,) about one Hundred and Sixteen Feet.

To Have and to Hold the same with all the privileges thereof or thereunto appertaining to her the said Susan C. Fisher her Heirs, Executors Administrators and Assigns for and during the full and entire term of Ninety Five Years from the First day of January in the Year One Thousand Eight Hundred and Fifty Three (1853.) And it is agreed by and between the Parties hereunto in manner following:

That the said Susan C. Fisher her Heirs, Executors Administrators and Assigns shall pay or cause to be paid to the said Caleb Waterman his Heirs, Executors, Administrators and Assigns as an Annual Rent the Sum of Sixty Dollars Yearly for and during the first period of Fifteen Years of said term to wit: until the First day of January in the year One Thousand Eight Hundred and Sixty Eight, the first payment thereof to be made on the first day of January in the year One Thousand Eight Hundred and Fifty Three. That at the expiration of said term of Fifteen Years, and on the expiration of every subsequent period of Ten Years, during said term, the price or ratio of the Yearly Rent for the then next ensuing period of Ten Years (in case the Parties cannot agree) shall be fixed and determined by Three judicious and disinterested Men, One to be Chosen by each of the Parties, and the Third by the Two so Chosen, & their decision or either Two of them agreeing shall be binding and conclusive upon the Parties hereto.

That in case any Rent accruing under this Lease shall remain unpaid for the term of Twelve Months, the said Caleb Waterman his Heirs and Assigns may at his or their election enter upon said Premises and terminate this Lease. And in case of any delay in the payment

of any Rent as aforesaid, Interest shall be charged and allowed up to the time of payment.

That the said Susan C. Fisher her Heirs, Executors, Administrators and Assigns shall pay or cause to be paid at the time and times that the same shall respectively become due and payable all Taxes that may at any time during said term be assessed upon said premises.

That the Buildings & Improvements which may at any time during said term be erected or stand upon said Lot shall be pledged as Surety for the payment of all Rents and Taxes as aforesaid.

That the said Susan C. Fisher her Heirs, Executors Administrators or Assigns shall have the Right and Privilege (provided all Rents and Taxes be first paid at the expiration of any of the periods of said term as aforesaid to remove the Dwelling House and other Buildings and Improvements that may at that time be standing upon said Lot and thereupon terminate this Lease.

That the said Caleb Waterman his Heirs and Assigns shall at the expiration of the aforementioned term of Ninety Five Years purchase the Buildings and Improvements that may at that time be standing upon said Lot at such a price as shall be fixed and determined by Three such judicious and disinterested men as shall be Chosen and agreed upon by the said Parties as aforesaid.

And that the said Susan C. Fisher on Her part for Herself, Her Heirs, Executors, Administrators an Assigns, Promises, Covenants, and Agrees to & with the said Caleb Waterman his Heirs, and Assigns that She or they will pay or cause to be paid at the time and times that they shall respectively become due and payable all Rents accruing under this Lease, and all Taxes that may at any time be assessed upon said Premises. And on the expiration of said term will surrender and yield up to him the said Caleb Waterman his Heirs and Assigns the full and peaceable possession of the said demised premises.

In Witness Whereof we have hereunto set our Hands and Seals this Eleventh day of November in the Year of our Lord one Thousand Eight Hundred and Fifty Two.

Signed and Sealed in the presence of us
Wm Knowles
Maria K Carder

Caleb Waterman (L.S.)

Susan C Fisher (L.S.)

Providence ss. In the City of Providence this 11th day of Nov A.D. 1852 personally came Susan C. Fisher wife of Weston A. Fisher and one of the Subscribers to the aforewritten Indenture of Lease, and being by me first carefully examined privily and apart from her said Husband and the foregoing Lease shown and explained to her by me, she did then and there acknowledge the same to be her free and voluntary act, which she did not wish to annul or retract. Before me,

Wm Knowles
Just of the Peace.

Providence ss. — In the City of Providence this 11th day of Nov. A.D. 1852. personally came Caleb Waterman One of the Subscribers to the aforewritten Indenture of Lease and acknowledged the same to be his free and voluntary act and Deed.

Before me.
Wm Knowles
Just. of the Peace.

Recorded November 11th 1852 at 2.50 o'clk P.M.

Witness. words "said" "first" "during said term" "to be" "un" "upon" interlined "on" erased

Albert Pabodie City Clk

Know all Men by these presents

That I William B. Gladding of the City, County and State of New York, do hereby constitute and appoint Thomas Brown of the City and County of Providence and State of Rhode Island my true and lawful Attorney for me and in my name and behalf to manage and control my share and interest in the real Estate situate in said Providence which was of John Gladding late of said City deceased. including the homestead estate of the said John Gladding situate on the South side of Arnold Street in said Providence. to lease mortgage or sell the same, to join with the heirs at law of said John Gladding in any agreement touching the same and generally to do all things whatsoever in relation to said estate as fully and effectually as I might personally do. hereby giving my said Attorney full power to execute and acknowledge all needful papers whatsoever and ratifying all his acts done by virtue hereof

In Witness whereof I have hereunto set my hand and seal this Eleventh day of May A D 1852

Executed in presence of Henry Martin

Wm B Gladding LS

State of Rhode Island } In Providence May 13 1852 Then personally came William B Gladding and acknowledged the foregoing instrument by him signed to be his free act & deed
Providence ss. }

Before me Henry Martin
Public Notary

Recorded November 12. 1852 at 10-30 o'clock A.M.

Witness

Albert Pabodie
City Clerk

This Indenture of Lease made and executed this tenth day of November in the year of our Lord One thousand eight hundred and fifty by and between Samuel S Young of New Bedford in the State of Massachusetts Mary W Mason. Harvey Chafee and Sophia A Chafee his wife, all of the City & County of Providence in the State of Rhode Island of the one part and Ambrose Morse of said Providence of the second part

Witnesseth That the parties of the first part have & hereby do demise and lease unto the party of the second part the brick Store number 213 (Two hundred & thirteen) Westminster Street in said Providence with the cellar under the same. used by the late tenant Mr Rhodes & a privilege in the back yard

To have and to hold the same, with the privileges and appurtenances thereof to him the said Morse, his executors administrators and assigns for and during the term of Five years commencing on the first day of January next and ending on the first day of January A D 1858, he or they paying rent therefor as herein provided

And the said party of the second part promises and agrees to pay as an annual rent for said premises the sum of Two hundred and seventy five dollars payable to the parties of the first part, their executors, administrators or assigns in equal quarterly payments of Sixty eight dollars & seventy five cents each on the first days of April, July, October and January respectively in each year during the continuance of this Lease

And it is mutually agreed by the parties for themselves, their heirs, executors and administrators, that in case said Store is not at the expiration of this Lease, altered and enlarged by the parties of the first part, then the party of the second part, shall hold said premises for a further term of Two Years, paying rent in manner and amount as aforesaid; that the floor of said Store, shall forthwith be lowered, the door-way altered and a New Door hung by the party of the second part, the expense of which shall be deducted from the rent as the same becomes due as aforesaid, that in case either of said Quarterly payments shall remain due and unpaid for thirty days after demand shall have been made therefor, then the parties of the first part may enter upon said premises and eject the party of the second part therefrom, as in such case he shall be deemed a tenant holding over his term:

And at the expiration of said term or other sooner termination of this Lease, the party of the second part shall quietly surrender possession of said premises in like good order & condition as the same may be at the commencement of said term, reasonable wear and tear excepted

In Witness whereof the said parties have hereto set their hands & seals the day & year first above written

Executed in presence of Joseph Robinson

E Metcalf witness to signature of Samuel S Young

Samuel S Young LS
Mary W Mason LS
Sophia A Chafee LS
Harvey Chafee LS

Ambrose Morse LS

Providence ſc In the City of Providence this Twelfth day of November A.D. 1852 personally appeared Mary W Mason and Harvey Chaſee and ſeverally acknowledged the foregoing instrument by them signed to be their free act and died, and at the same time personally appeared Sophia A Chaſee, wife of the said Harvey and being by me examined privily & apart from her said husband and having had said instrument by her signed shewn and explained to her by me declared it to be her voluntary act and that she doth not wish to retract the same

Before me Edwin Metcalf, Justice of the Peace

Providence ſc In the City of Providence this Thirteenth day of November A.D. 1852 personally appeared Samuel J Young and acknowledged the foregoing instrument by him signed to be his free act & deed

Before me Edwin Metcalf, Justice of the Peace

Recorded Nov. 13 1852 at 12-35 o'clock pm

Witneſs

word "two" interlined Albert Pabodie City Clk

This Indenture of Lease made and entered into on this first day of July A.D. 1852 by and between Josiah Keene of North Providence in the County of Providence, State of Rhode Island of the one part and Luther A Martin of the City of Providence in the aforesaid County and State of the other part

Witnesseth That the said Josiah Keene, in consideration of the rents and covenants, hereinafter contained, on the part of the said Luther A Martin, his heirs, executors, administrators and assigns, to be paid and performed, doth hereby Lease to the said Luther A Martin a certain lot of land situate on Prospect Hill, on the Northerly side of Keene Street in said City of Providence - measuring on said Keene Street Fifty feet & holding that width extends back about One hundred & thirty eight feet - Being lot No (8) Eight on plat of House Lots, belonging to Lessor, surveyed and platted by Cushing & Walling in 1849 & recorded in Land Records of said Providence in Book of plats No 4 page 8 Reference to said plat being had

To have and to hold the same, with all the rights & privileges thereof, to him the said Luther A Martin, his heirs and assigns, for and during the term of Five Years, from & after the day of the date of this Lease yielding and paying therefor, yearly & every year during said term, unto the said Josiah Keene his heirs and assigns, the yearly Rent of Fifty Dollars, to be paid at the end of each and every six months, during said term, by even equal portions - the first payment whereof to be made on the first day of January A D 1853

And the said Luther A Martin, for himself, his heirs, executors & administrators doth covenant & agree, to and with the said Josiah Keene, his heirs and assigns, that he and they will yearly and every year, during said term, pay unto the said Josiah Keene, his heirs & assigns, the yearly

Rent aforesaid, at the times and in the manner herein before appointed for the same to be paid and pay all the taxes that may be assessed on said premises during said term. And also, that all buildings and improvements, that may hereafter be erected upon said Leased Premises, shall be and remain pledged for the payment of the yearly rent aforesaid

And also, That no House Carpenters Shop shall be erected on said Leased Premises during said term And it is further agreed by and between the parties hereto - that in case the yearly rent aforesaid shall be behind and remain due and unpaid, for the space of twenty days, after either of the terms whereon the same is appointed to be paid, that then and in that case it shall be lawful for the said Lessor or his legal representatives to re enter in & upon said leased premises & this lease shall cease & be determined, at the option of the Lessor or his assigns.

And it is further agreed by and between the parties hereto That the said Luther A Martin his heirs or assigns, shall have the right & privilege of purchasing said leased premises at any time within five years from the date hereof, upon the payment to the said Josiah Keene or to his legal representatives, the sum of Eight hundred and fifty Dollars

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

Executed in Presence of

A. B. Dike
J A D Joslin

Josiah Keene L.S.
Luther A Martin L.S.

Providence County ſc. In the City of Providence this seventh day of July A D 1852 Then personally appeared Josiah Keene and Luther A Martin before me and acknowledged the preceding instrument by them signed to be their free voluntary act & deed

J A D Joslin
Justice of the Peace

Recorded Nov 15. 1852 at 2 45 o'clk p m

Witneſs

Albert Pabodie City Clk

Know all Men by these Presents That we the What Cheer Corporation and the President, Directors & Company of the Roger Williams Bank, both corporations created by the General Assembly of the State of Rhode Island and Charles Potter, Samuel Dexter and Almira T Dexter his wife, Susan Aborn all of the City of Providence & Anna Arnold of Smithfield in the County of Providence and all of said State of Rhode Island, for and in consideration of One Dollar, to us in hand paid, the receipt whereof

we hereby acknowledge, do hereby give, grant, sell and convey unto the City of Providence and to its successors, to be holden for the use of a public highway and for no other purpose whatever.

The piece of land in said City lying North of College Street and southerly from Jackson Court and between Market Square and North Main Street, and a line commencing at College Street and running with the front of the buildings to the North west corner of the What Cheer Buildings, thence in a straight direction to the south west corner of the building recently built on the land of the said Samuel and Almira T. Dexter, and thence with the front of the buildings to Jackson Court

Provided that this Deed shall not be of any validity or effect unless all the Owners of land situated on the East side of North Main Street and Market Square, and between Jackson's Court and College Street shall execute the same prior to the first day of January next

And provided that no authority or officers of said City of Providence shall ever order or direct the Side-walk in front of said Estates to be made of less width or on any other grade than it now is, or in any way to interfere with the present arrangement for Steps & Cellarways of buildings upon the Easterly line of said Land, without the consent of the Owners of said Estates their heirs or assigns

In testimony whereof, we have hereunto affixed our hands and seals this fifteenth day of October A D One thousand eight hundred fifty two

Signed, sealed & delivered in presence of Samuel W Peckham witness to all the parties except Anna Arnold

What Cheer Corporation by W P Bullock President LS

The President Directors & Co of the Roger Williams Bank by Nath[l] Smith Cash LS

Charles Potter LS

Samuel Dexter LS

Almira T Dexter LS

Susan Aborn by her Atty Philip Allen Jr LS

Richard S. Scott witness to the signature of Anna E. Arnold

Anna E. Arnold LS

Providence ss In the City of Providence on this 3[d] day of November 1852 personally appeared Nathaniel Smith Cashier and in behalf of the President, Directors & Company of the Roger Williams Bank, acknowledged the preceding Instrument by him signed to be his vol-

-untary act & deed & at the same time & place personally appeared Charles Potter & Samuel Dexter & acknowledged this instrument by them signed to be their voluntary act & deed & at the same time & place personally appeared Almira T Dexter wife of the said Samuel Dexter, and having been by me examined privily & apart from her said husband did declare to me that this instrument shown & explained to her by me was her voluntary act & that she did not wish to retract the same, and at the same time & place personally appeared Philip Allen Jr attorney of Susan Aborn & acknowledged the preceding instrument by him signed in that capacity to be his voluntary act & deed, and at the same place on the 4th day of November A D 1852 personally appeared Wm P Bullock, President of the What Cheer Corporation & acknowledged the preceding instrument by him signed for & in behalf of said Corporation to be his voluntary act and deed

Before me Samuel W Peckham Justice of the Peace

Providence ss In Smithfield Nov 8 Then personally appeared Anna E Arnold and acknowledged the previous instrument by her signed to be her free act and deed, hand and seal

Before me Richard S Scott Justice of Peace

Recorded Nov. 15. 1852 at 8 p m

Witness Albert Pabodie City Clerk

Whereas Anna A Hoppin wife of Thomas F. Hoppin of the City & County of Providence, State of Rhode Island & on the twenty fourth day of May A. D. One thousand eight hundred & fifty two (1852) while sole and unmarried by the name of Anna A Jenkins made and executed a conveyance of all her property and estate, actual or contingent, in possession or action, reversion or remainder to Samuel Boyd Tobey of said Providence upon certain trusts and for certain purposes therein set forth and whereas since the execution of said Deed a marriage has taken place between the said Anna A and Thomas F Hoppin. Now therefore for the further assurance of the title and powers of said Samuel Boyd Tobey as trustee under said deed, and for the confirmation and establishment of said trusts.

Know all men by these presents.

That we the said Thomas F Hoppin and Anna A Hoppin, in consideration of the premises, and in further consideration of the sum of Fifty Dollars received to our full satisfaction of said Samuel Boyd Tobey, do hereby in confirmation of said Deed and the trusts thereof give, grant, convey and confirm to the said Samuel Boyd Tobey his heirs and assigns all and singular the property and estate actual or contingent, in possession or action, reversion or remainder, described in and conveyed by the deed aforesaid.

To have and to hold the same to him the said Samuel Boyd Tobey, his heirs, executors, administrators and assigns, upon the trusts

and for the purposes and with all the powers, conditions and limitations in said deed particularly set forth, reference being had thereto for the statement thereof.

And I the said Thomas F Hoppin do hereby signify my assent to the provisions of said deed, and do covenant to and with the said Samuel Boyd Tobey and his successors in the said Trust, that the said property and estate shall be held and managed under said deed and under the trusts thereof, and that the said Anna A Hoppin during said intermarriage may freely dispose of the trust estate by her will or testamentary appointment, to such pesons as she may bequeath the same to, in the manner prescribed by said deed.

And the said Samuel Boyd Tobey, does hereby covenant that he will hold and manage said estate and property upon the trusts and for the purposes set forth in said deed

In testimony whereof, the said parties have hereunto set their hands and seals, this sixteenth day of November A D one thousand eight hundred and fifty two (1852)

Executed and delivered in presence of T A Jenckes

Thomas F Hoppin L S

Anna A Hoppin L S

Samuel Boyd Tobey L S

Providence ss In the City of Providence this Sixteenth day of November A D one thousand eight hundred and fifty two (1852) Then personally appeared Thomas F Hoppin & Samuel Boyd Tobey and acknowledged the foregoing instrument by them signed to be their free act and deed, and at the same time and place came Anna A Hoppin wife of Thomas F Hoppin and having been by me examined privily and apart from her said husband and after having the said instrument shown and explained to her by me, acknowledged the said instrument by her signed to be her free act and deed and that she doth not wish to retract the same

Before me T. A. Jenckes
Justice of the Peace

Recorded November 16 1852 at 4½ o'clock p m

Witness
word "Tobey" interlined

Albert Pabodie City Clk

This Indenture

Made and executed on the Seventeenth day of May A.D. Eighteen Hundred and Fifty Two between Amey Manton of the City and County of Providence in the State of Rhode Island of the one part and Samuel Whelden of said City, Gentleman, of the other part. ——

Witnesseth ——

—— that said Amey Manton for and in consideration of the Rents and Covenants herein contained on the part of said Samuel Whelden to be paid and performed, do hereby Lease, Demise and Let to him the said Samuel, Two Lots of Land situate in Northerly part of said City and bounded and described as follows viz: ——

—— One Lot is at the juncture of North Main and Randal Streets and begins Twenty Eight Feet North of the North East Corner of the Dwelling House now owned and occupied by the Lessor: thence, Northerly, Bounded Easterly on Main Street about Seventy Eight Feet to Randal Street: thence, Westerly about Eighteen Feet bounded Northerly on Randal Street: thence, South Westerly Eighty Nine Feet, bounded Westerly on Randal Street; thence, Easterly in a straight line across the Well of Water to the first mentioned Bound. ——

—— The Other Lot begins on the West line of Randal Street Twenty Feet from North East Corner of Holbrook lot: thence, Northerly Bounded Easterly on Randal Street Sixty Six Feet and Six Inches to Southeast corner of Lessee's lot: thence, Westerly Bounded N. Easterly on Lessee's lot Fifty Two Feet and Five Inches to Southwest corner of Lessee's lot; thence, Southwesterly Bounded Northerly on lot lately Deeded by Lessor to Lessee Fifty Eight Feet more or less to the point of intersection of East line of Vermont Street and North line of a Gangway Twenty Feet wide; thence, Easterly Bounded Southerly on said Gangway Ninety One Feet to first mentioned Bound. ——

—— Together with all the privileges and appurtenances thereof and the privilege of getting Water from the said Well. ——

To Have and to Hold said premises with their appurtenances for and during the term of Fourteen Years from the First day of April A.D. Eighteen Hundred and Fifty Two then to be Complete and ended: Yielding and paying therefor, for Four Years ending the First day of April A.D. Eighteen Hundred and Fifty Six the Yearly Rent of Eighty Five Dollars to be paid by said Samuel to said Amey on the First days of October and April in equal portions during said Four Years. The first payment of Forty Two Dollars and 50 Cts to be paid on the First day of October Eighteen Hundred and Fifty Two. ——

—— And the Lessee Covenants and agrees to erect and maintain a fence from the first mentioned Bound on Main Street (to range with the Well) to the Southerly Bound on Randall Street and from thence along the West line of the Lot as the Northeasterly and in the same place where the old fence stood, at the date of the former Lease of this Lot: ——

—— And the Lessee agrees to make and keep in repair said Fences and make other improvements on the premises at his own cost without any claim on the Lessor for the same. ——

—— And the Lessee hereby pledges and binds the Buildings now erected or hereafter to be erected or moved on to said premises for the payment of said rent. ——

And it is further covenanted and agreed between and by the said Amey and Samuel that if they cannot agree upon the Yearly Rent to be paid for the premises for the Five Years commencing the First day of April A.D. Eighteen Hundred and Fifty Six, each party shall choose a judicious man and

said Men shall determine the Yearly Rent which the Lessor shall receive of the Lessee for the said term of Ten Years: and the amount fixed by said Referees, the Lessor hereby covenants and agrees to take for Rent of said premises for said term of time and the Lessee covenants and agrees to pay her on the First days of October and April in each year in equal payments during said term of Ten Years.

And it is further agreed that the Lessee will not move off any Building on said premises while any Rent is due and unpaid without the consent of the Lessor: and in case said Rent is not paid when due (if demanded) the same shall draw legal Interest until paid: and the pledge of the Buildings hereinbefore given for the payment of the Rent shall also be deemed and taken to extend the Interest on the same:— Provided However that if the Rent shall remain due and unpaid for the term of Ten Years (if demanded) the Lessor may reenter and take possession of the whole or any part of the premises and this Lease shall be void and the Lessee shall be liable to pay the Rent and Interest on the same as long as he shall have occupied the same.

And it is further Covenanted and agreed by the Lessor that the Lessee by paying the Rent and performing the covenants on his part to be paid and performed may lawfully and quietly Have, Hold and Enjoy the aforesaid, described and granted premises together with all the appurtenances of the same for and during the term of Fourteen Years, herein granted without lawful let or disturbance of any person or persons whatever: and at the expiration of said term of time may move off the Buildings (within Thirty days thereafter by paying the same ratio of rent until they are moved off) from said premises.

And the said Samuel covenants and agrees to deliver up to the said Amey or her legal representatives peaceable possession of said premises within Thirty days after the expiration of this Lease (or the earlier termination thereof together with the Cellar and Cellar walls on the first described lot) in as good order as they were at the date of former Lease.

And it is further covenanted and agreed by said Amey and Samuel that this Lease shall bind ourselves and respective Heirs, Executors Administrators and Assigns.

In Witness whereof I have hereunto set my Hand & Seal the day & year first aforewritten.

Signed Sealed and Delivered in presence of Joseph R. Manton

Amey Manton (L.S.)

Providence ss. In the City of Providence May 29th A.D. 1852
Personally appeared Amey Manton subscribed to the aforegoing Instrument and acknowledged the same to be her free act and Deed.

Before me Stephen Martin Justice of the Peace.

Recorded November 1st 1852 at 11.20 o'clock A.M.

Witness. Albert Pabodie City Clerk

Know all Men by these Presents

That I Paul Casper of the City and County of Providence in the State of Rhode Island 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 Frank Mawran of said City of Providence to be my true, sufficient and lawful Attorney for me and in my name and stead as Administrator of the Estate of Amey Talbot, late of said Providence Deceased, to do and perform any and all Acts, Matters, and Things requisite or necessary to be done, for the full and final Settlement of said Deceased's Estate, and for that purpose for me and in my Name as Administrator as aforesaid to execute and deliver all requisite Receipts or Discharges, Sign Seal and Deliver any Bond or Bonds and to Sign, Seal and as and for my Act & Deed as such Administrator to acknowledge and deliver any Deed or Deeds.
And for me, in my Name, and in my Individual Capacity to unite with others being the Heirs at Law of said Amey Talbot, in the conveyance of the Estate situate on the Southerly side of Benefit Street in said City of Providence, sold at Public Auction on the Seventeenth day of September A.D. 1852 to Nathan Mason of said Providence, and for that purpose for me, and in my name to unite with said other Heirs in the execution of the Deed thereof, to sign and seal the same and as and for my Act and Deed to acknowledge and deliver the same.
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 afore described: 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 Attornies, under my said Attorney, and the same again at pleasure to revoke. And generally to doy, 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 Sixth day of October in the Year of Our Lord, One Thousand Eight Hundred and Fifty Two.

Signed Sealed and Delivered in presence of us. Rich C. Martin Henry Martin

Paul × Casper his mark. (L.S.)

Providence County ss. In Providence this Sixth day of October

A.D. 1852. Then Paul Capen personally appeared before me, and in his Capacity as Administrator, and also in his Individual Capacity, acknowledged the preceding Letter of Attorney by him signed to be his free Act and Deed for the uses and purposes therein expressed. And I certify that the preceding letter of Attorney was executed by the said Paul Capen in my presence, and in the presence of Richard C. Martin, by his mark.

Henry Martin
Justice of the Peace.

Recorded November 19th 1852 at 2.45 o'clock P.M.

word "other" interlined

Witness. Albert Pabodie
City Clk

Know all Men by these Presents

That We the President, Directors, and Company of the City Bank, a corporation legally incorporated and located in the City of Providence, County of Providence and State of Rhode Island, for and in consideration of the sum of Six Thousand Dollars to us paid by Sally B. Wilcox, wife of Horace A. Wilcox of said City of Providence the receipt whereof is hereby acknowledged, have assigned, transfered and conveyed and by these presents, do assign, transfer and convey unto her the said Sally B. Wilcox her Executors, Administrators and Assigns, all our right, title, and interest in and to a certain Lot of Land situate in said City of Providence, on the Northerly side of Charles Field Street, being the same Lot of Land described and demised in and by a certain Lease thereof, from the said Horace A. Wilcox and Sally B. Wilcox to William R. Watson of said city of Providence, bearing date the 25th day of December A.D. 1845. and recorded in the records of said city of Providence, in Book No 98. page 185. reference thereto being had. — And also all our right, title, and interest in and to the Lease aforesaid, and in and to the Block containing three wooden Dwelling Houses, and in and to the other Buildings and Improvements upon the said Lot of Leased Land: the premises aforesaid being the same convey to us the said, the President, Directors and Company of the City Bank, by a certain conveyance thereof from the said William R. Watson dated the 9th day of March A.D. 1850. and recorded in Book No 120. page 82) of the records aforesaid reference thereto being had: and the same are hereby conveyed subject to a certain Mortgage thereon in said conveyance to us mentioned, and given by the said William R. Watson to Richmond Bullock to secure the payment of a note for the sum of Six Thousand Dollars, bearing date the 2d day of December A.D. 1846 and recorded in the Clerks Office of said City of Providence in Book No 4 of Mortgages of Personal Property page 95. reference thereto being also had.

To Have and to Hold the same, with the privileges and appurtenances thereof unto her the said Sally B. Wilcox her Executors, Administrators and Assigns forever in as ample manner as We the said, the President, Directors and Company of the City Bank might hold and enjoy the same by virtue of the conveyance aforesaid to us from the said William R. Watson or otherwise): —

In Testimony whereof We have hereunto set our Corporate name and seal by the hands of Amos

C. Barstow our President, for this purpose duly authorized, this Fifteenth day of November in the year of our Lord one thousand eight hundred & fifty two (A.D. 1852)

Signed Sealed and Delivered in presence of Amos W. Snow

The President, Directors and Company of the City Bank
by A. C. Barstow Prest.

Providence ss. In the City of Providence this 20th day of November A.D. 1852 Then personally appeared Amos C. Barstow and in his capacity as President acknowledged the preceding Instrument by him signed as President to be the free act and deed of The President, Directors and Company of the City Bank.

Before me
Benjamin T. Eames
Justice of the Peace.

Recorded November 23d 1852 at 9¼ o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men

That We, the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c in consideration of Thirty dollars to us already paid by Nancy C. Jenks, do hereby grant, bargain, sell and convey to the said Nancy C. her heirs and assigns One lot of land in the Cemetery of said Corporation, situated on Main Avenue, and numbered Five hundred fifty five (No 555) on the plat of said Cemetery, made by Cushing & Walling, & recorded in the land registry of said City page 76 Vol 3 Book of Plats

To have and to hold the same unto the said Nancy C. her 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 & 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 first day of May in the year of our Lord 1852 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

C. H. Mason
Treasurer of Grace Church
Providence

Providence ss In the City of Providence this first day of May 1852 personally came Charles H Mason Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the Common Seal of said Corporation thereto affixed

Before me Augustus Hoppin
Justice of the Peace

Recorded Nov 27th 1852 at 9-30 o'clock A m

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. John Johnson, of the City and County of Providence & State of Rhode Islands &c. for and in consideration of the sum of Three hundred Dollars to me in hand paid by Walter Booth of said City and County, the receipt whereof I do hereby acknowledge, have bargained, sold, remised, transferred and assigned to him the said Walter Booth, his Heirs and Assigns forever.

All and singular my Water Apparatus for geting Water to water Streets, as they are now standing, consisting of a Pump, tank & other appurtenances thereto, together with all privileges thereto appertaining for the purpose of using the same, in manner as I have used them.

To Have and to Hold the same to him the said Walter Booth, his Heirs and assigns.

And I, the said John Johnson for myself my heirs, executors & administrators covenant & agree to & with the said Walter Booth, that I am lawfully possessed of the premises & have good right to sell & convey the same, & will warrant and defend the same to him the said Walter, his heirs and assigns, against the lawful claims of all persons claiming the same, by, or through me.

In Witness whereof, I have hereunto set my hand & seal the 25 day of October A.D. 1852

Signed, sealed & delivered in presence of
Nathaniel Searle

John Johnson (L.S.)

County of Providence ss. In the City of Providence on this 25 day of October A.D. 1852. Then personally appeared the above named John Johnson before me & acknowledged the preceding Instrument by him signed to be his free act & deed.

Nathaniel Searle
Justice of the Peace.

Recorded November 29. 1852 at 9 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture of Lease,

Made and entered into this tenth day of November 1851. by and between Nathaniel A Eddy of the first part & Francis E Curtis, party of the 2d part. both of Providence, Rhode Islands

Witnesseth.

That the said Nathaniel A Eddy for & in consideration of the annual Rent of One hundred Dollars to be paid in equal quarter yearly payments of Twenty five Dollars each, on the tenth of March. June. September & December in each & every year during the term hereinafter mentioned, have demised, leased & to farm let & do by these Presents demise, lease and to farm let unto him the said Francis E Curtis. his executors. administrators & assigns for & during the term of five years from the first day of March 1851. until the first day of March 1856. the last payment to be made on the 1st day of March 1856. being Twenty ten 25/100 Dollars. being ten days short on the last quarter. One small Store or Shop situate on the Northerly side of Broad Street. in said City of Providence, being Number (93) Ninety three. to have & to hold the same with the right & privilege of taking Water from the yard, to him the said F.E. Curtis. his executors. administrators & assigns for & during the term of Five years as aforesaid. In case default shall be made in the payment of any or either of said quarterly payments of Rent, & such default shall continue for the term of ten days, the said party of the first part his heirs or assigns may, if they think proper enter upon said demised premises & terminate this Lease. And the said F.E. Curtis for himself for his heirs, executors, administrators & assigns, covenants, promises & agrees to & with the said N.A. Eddy, his heirs & assigns that he will pay or cause to be paid the aforenamed annual Rent quarter yearly promptly, & on the expiration of said term surrender & yield up the premises to the said Eddy in as good order & repair as they now are, ordinary wear & tear & casualties by the elements excepted. In case that Building is partially or entirely destroyed by fire, the said Curtis to have the privilege to terminate this Lease or repair the said premises as he may choose. In case said Eddy rebuilds on the Lot occupied by him & the one occupied by F.E. Curtis, he agrees to afford Mr Curtis space equal to what he now occupies, & it is understood that in case any change is made, Mr Curtis's convenience is to be consulted.

Witness
Henry W Sherburne

N.A. Eddy. No Seal (L.S.)

F.E. Curtis. No Seal (L.S.)

Recorded November 29. 1852 at 10.30 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. Patrick Trophy of the City of Providence, in the State of Rhode Island. for & in consideration of the sum of three hundred fifty Dollars to me paid by Alva Woods of said Providence, the receipt whereof I do hereby acknowledge, have remised, released & forever quitclaimed and by these Presents do Remise, Release & forever Quitclaim, unto him the said Alva Woods. 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 & to A Lot of Lands, with all the Buildings and Improvements thereon, situate on Gaspee Street in said City of Providence, being Lot Numbered Thirty nine (39) on a Plat of Lands made by Schubarth & Almater Saunday 16 A.D. 1848 & the same Lot leased to me the said Trophy by Mercehall Woods by deed dated April 8 A.D. 1850 and recorded in the Record of Mortgages of personal property for said City in Book Number 6 page 575

Meaning & intending hereby to convey assign & transfer to the said Alva Woods all my Interest in & to said Lands by virtue of said Lease, and also all interest and property in & to the Building, Well, & all other Improvements that have been by me put upon said Land during the continuance of said Lease, to him, his executors, administrators and assigns forever.

To Have and to Hold the same, with all the rights, privileges & appurtenances thereof, or thereunto appertaining to him the said Alva Woods. His Heirs and Assigns forever.

And I. the aforenamed Patrick Trophy for myself & for my heirs, executors and administrators, do covenant with the said Alva Woods. His Heirs & Assigns, that I will warrant & defend the aforedescribed premises to him the said Alva Woods his heirs & assigns forever. against the lawful claims & demands of all persons claiming by, through or under me.

In Testimony whereof. I have hereunto set my hand and seal, this Twenty ninth day of November in the year of our Lord, One Thousand Eight hundred & fifty two. (1852)

Signed, sealed and delivered
in presence of
John B Hennessey
James Tillinghast

Patrick his X mark Trophy. (L.S.)

State of Rhode Island &c. Providence Sc. In Providence this Twenty ninth day of November A.D. 1852. Patrick Trophy personally appeared before me and acknowledged the within Instrument by him signed, to be his free and voluntary Act and Deed.

James Tillinghast
Justice of the Peace.

Recorded November 29. 1852 at 11.25 o'clk A.M.

Witness word "convey" erased
Albert Pabodie
City Clk

Know all men by these Presents.

That I. Ebenezer Allen, of the City & County of Providence, in the State of Rhode Island for & in consideration of the sum of One Thousand Dollars to me paid by Asa Pike of said City of Providence, the receipt whereof is hereby acknowledged do. have granted, bargained, sold, transferred & set over, by these Presents do give, grant, bargain, sell, transfer & set over to him the said Asa Pike, his heirs, executors, administrators & assigns

The one and an half story Cottage House, and all other Buildings and Improvements standing upon a Lot of Land, situated on the Southerly side of Arnold Street, in the Southeasterly part of said City of Providence. Which Lot is designated as Lot No (35) thirty five, on a Plat of the Ropemalk Lots (so called) & which Plat is on Record in the City Clerks Office in said Providence in Book No (6) of the Records for Deeds, between pages 132 & 133. and which said Lot is held by me under a Lease from Charles Potter to Richard Wright dated July 21. A.D. 1847 & which said Lease is also on Record in said Office in Book No 115 of the Records for Deeds page 29. & transferred to me the said Ebenezer Allen by the said Richard Wright by deed dated March 17 A.D. 1849 & recorded in the Land Records of said City of Providence in Book 123 page 286. reference to said deed being had.

Together with said Lease, & all my right, title, and interest in & to the Lot of Land, described & demised in & by said Lease.

To Have and to Hold the same, with all the rights, privileges and appurtenances thereof, or thereunto appertaining (but subject to the terms and conditions of said Lease) to him the said Asa Pike, his heirs, executors, administrators & assigns forever.

And I. the aforenamed Ebenezer Allen, for myself and for my heirs, executors and administrators, do covenant with him the said Asa Pike, his heirs, executors and administrators and assigns that said premises are free from all Incumbrances, and that I will forever warrant and defend the same to him the said Asa Pike, his heirs, executors, administrators & assigns, against the lawful claims and demands of all persons.

In Testimony whereof, I have hereunto set my hand and seal, on this Twenty ninth day of November A.D. One thousand Eight hundreds and fifty two. (1852)

Signed, sealed & delivered in presence of
Nathaniel Searle
William N Arnold.

Ebenezer Allen. (L.S.)
Hetty N. Allen. (L.S.)

County of Providence Sc. In the City of Providence on this 29 day of November A.D. 1852.

Then personally appeared the above named Ebenezer Allen before me & acknowledged the preceding Instrument by him signed, to be his free Act and Deed.

Nathaniel Searle
Justice of the Peace.

Recorded November 29. 1852. at 3.25 o'clk P.M.

Witness
Albert Pabodie
City Clk

Know all men by these presents

That I John Penno Jr of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Seventy two Dollars and fifty cents, to me paid by Nathaniel Penno of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto him, the said Nathaniel Penno and to his heirs & assigns a Certain Wooden Building and other improvements on a Lot of Land, situate on the Easterly side of Winter Street, in said City of Providence being a Lot of Land belonging to Welcome Fenner

To have and to hold the same with all the rights & privileges thereof, to him, the said Nathaniel Penno and to his heirs and assigns, to his and their Sole use & benefit forever - And I the said John Penno Jun for myself & for my heirs, executors and administrators do covenant to and with the said Nathaniel Penno, his heirs & assigns, that I am the Lawful owner of said Buildings & Improvements and that I will forever warrant and defend the same to him the said Nathaniel Penno & to his heirs and assigns, against the lawful claims and demand of all persons whatsoever

In Witness whereof I have hereunto set my hand and seal on this fourth day of December A D One thousand eight hundred and fifty two (1852)

Signed, Sealed & delivered in presence of
Nathaniel Searle

John Penno Jr (L.S.)

Recorded Dec 4 1852 at 1.50 o clock p m
Witness
Albert Pabodie
City Clk

Henry Whitman
Bot of H G O Merriam

The Soap Works situate at the corner of Smith & Charles Streets in the City of Providence, being the same as I purchased of Isaac Hedley & Co by deed dated May fifteenth Eighteen hundred & fifty two including all the manure, the leached & unleached Ashes together with every thing there is in and about the said Soap Works, meaning & intending to include all the Stock, tools & fixtures which were conveyed to me by said Hedley & Co & all additions which may have been made to the same since said purchase by me.

The premises consists of One Wooden building 50 ft by 50 situate at & adjoining the north end of Earl P Masons building fronting on Charles Street, One shed attached to building on

Charles Street, the fences round the yard & gates, the fence in front of E P Masons building on Smith Street, Two large wrought iron kettles with curbs, Two large iron try kettles in cellar with all the brick & stones attached to them; three large wrought iron leaches with platforms, planks, stone &c under them; three wooden leaches with platform of plank & stone under them; six hundred & fourteen Soap racks (Masons interest in said racks included) thirty nine Soap coolers, five copper pumps; two platform Scales; all the lye tubs, casks; cisterns for cooling Soap, grindstone, hay cutter, shovels, ladles, pails, forks with all the tools, stock, fixtures, gearing, furniture &c &c in or about said soap works, together with all the Old Iron in on or about the premises, with one horse, one Sleigh, two harness, seventy three casks of rosin, three wagons & all other articles belonging to said premises & business for the sum of One thousand Dollars $1000

It being understood, that said premises are free from all encumbrances, excepting a mortgage given by me to Isaac Hedley & Co for $2316.56

Received Payment Prov. Dec 2d A D 1852

Witness
Charles H Mason

H. G. O. Merriam (L.S.)

Providence ss In the City of Providence on this third day of December A D 1852 then personally appeared the within named H. G. O. Merriam and Acknowledged the within Instrument by him signed to be his free act and deed

Charles H Mason
Justice Peace

Recorded Dec 6. 1852 at 10.55 o clock A M
Witness
Albert Pabodie City Clk

Know all men by these Presents,

That I. H. G. O. Merriam of Lowell, in the State of Massachusetts, for and in consideration of One Thousand Dollars to me paid by Henry Whitman of the City and County of Providence and State of Rhode Island, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, assign, set over & convey to the said Henry Whitman & to his Heirs & Assigns forever. That part of the Building situate on Charles Street which belongs to me & which I purchased of Isaac Hedley & Co. & which has been used for the manufacturing of Chemical Soap & joining the Northern end of Earl P Masons part of the Building, together with the Shed on the same Lot & all the fence round said Soap Works.

Also all & singular the Stock, Tools & Fixtures, Implements, Materials, Horses, Wagons, Chaises, Harnesses & other property in or connected with the Soap Works, formerly known as the "Canal Print Works," situate on the Easterly corner of Smith & Charles Streets as per Schedule hereunto annexed, including all the property now in, in or about the premises which was purchased by me of said Isaac Hedley & Co. together with all such articles as may have been added by me or my Agent since said purchase.

To Have & to Hold the same, with all the rights, privileges & appurtenances thereof to him, the said Henry Whitman & to his Heirs & Assigns, to his and their sole use and benefit forever.

And I the said Harrison G.O. Merriam for myself, my heirs, executors & administrators, do hereby covenant & agree with the said Henry Whitman his heirs & assigns, that I am the true, sole & lawful owner of the property hereby conveyed, that I have a good right to sell & convey the same as aforesaid, that the same are free & clear of all Incumbrances, excepting a certain Mortgage made & executed by me to the said Isaac Hedley Esq. & that I will forever warrant & defend the same to him the said Henry Whitman & his Heirs & Assigns forever against the lawful claims and demands of all persons whatsoever.

In Witness whereof I have hereunto put my hand & seal this Second day of Dec (A.D.1832) Eighteen hundred and fifty two

Signed, sealed & delivered
in presence of
Charles H. Mawson

H.G.O. Merriam. (L.S.)

Providence Sc. In the City of Providence on this Third day of December A.D. 1832.
Then personally appeared the within named H.G.O. Merriam & acknowledged the within Instrument by him signed to be his free Act and Deed.

Charles H. Mawson.
Justice Peace.

Recorded December 6. 1832, at 10.55 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Sabin Smith of the City and County of Providence State of Rhode Island & Seamer, for & in consideration of the sum of One hundred Dollars to me in Hand paid by Merry & Steere of the same City, County & State, at & before the ensealing & delivery of these Presents, the receipt whereof is hereby acknowledged, have bargained, sold & delivered & by these Presents do bargain, sell & deliver unto the said Merry & Steere.

One Bay Horse, lead harness & wagon. To Have and to Hold the said goods unto the said Merry & Steere, their executors, administrators & assigns to them & their own proper use & benefit forever.

And I the said Sabin Smith for myself & my heirs, executors and administrators will warrant and defend the said bargained premises unto the said Merry & Steere, their Executors, administrators & assigns, from and against all persons whomsoever.

In Witness whereof I have hereunto set my hand and seal this twentieth day of September A.D. 1832

Signed & delivered in presence of
Patrick Moynagh

Sabin Smith. (L.S.)

Recorded December 6. 1832, at 3.15 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Tillinghast Almy, of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Fifteen Hundred Dollars ($1500) to me paid by Jonathan Pike, of said City of Providence, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, by these Presents do Remise, Release and forever Quitclaim, unto him the said Jonathan Pike, his Heirs and Assigns forever

All the right, title, interest, property, claim and demands which I now have or of right ought to have or claim in and to All the Buildings and Improvements standing on a Lot of Land situate in the Southerly part of the City of Providence, leased by Jeremiah Monroe of Henry B. Dunn, together with my Interest in the Lease of the Lot of Land upon which said Buildings and Improvements stand. Being the same premises conveyed to me by Joseph A.D. Joslin by deed dated twenty fifth day of December 1849. Reference to said Deed being had.

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

And I the aforenamed Tillinghast Almy for myself, for my heirs, executors & administrators, do covenant with the said Jonathan Pike, his heirs & assigns, that I will warrant and defend the aforedescribed premises to him the said Jonathan Pike, his Heirs & Assigns forever, against the lawful claims & demands of all persons claiming by, through or under me.

In Testimony whereof I have hereunto set my hand & seal this fourteenth day of December, in the year of our Lord, One Thousand Eight hundred and fifty two (1852)

Signed, sealed and delivered
in presence of
J.A.D. Joslin.

Tillinghast Almy. (L.S.)

Providence Sc. In the City of Providence on this fourteenth day of December A.D. 1852.
Then personally appeared Tillinghast Almy before me and acknowledged the within Instrument by him signed to be his free Act and Deed.

J.A.D. Joslin
Justice of the Peace.

Recorded December 15. 1852. at 12 ¼ o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture

Made this first day of December A.D. 1852 by & between Richard Waterman and Rufus Waterman, Trustees appointed by the last Will & Testament of Sally Thompson, late of the City & County of Providence, State of Rhode Island &c. of the first part, and the Providence Steel Company, a Corporation created by the General Assembly of said State and located and doing business at said Providence of the second part. Witnesseth.

That the Party of the first part for and in consideration of the Rents & Covenants

herein after mentioned, to be paid and performed by the party of the second part, does by these Presents demise & lease unto the said party of the second part, their Successors and Assigns.

A certain Lot of Land situated in the Southerly part of said City of Providence, being the same Lot now occupied by said Company & bounded as follows, to wit; Beginning at the corner of Wickenden Street and a gangway, the same being the Southeasterly corner of Land lately purchased by the late Sally Thompson from James Hamilton Creighton, one of the Heirs of Thomas Lloyd Hailey, deceased, thence running Westerly bounded Southerly by said Gangway to South Main Street, being about One Hundred & eighty three (183) feet more or less; thence Northerly bounded Westerly on said South Main Street, One Hundred and ninety five feet nine inches (195 9/12 Ft) more or less, to a Gangway, thence Easterly bounded Northerly on said Gangway One hundred & sixteen feet seven inches (116 7/12 ft) more or less to Wickenden Street, thence Southerly bounding Easterly on Wickenden Street One hundred & eighty four feet ten inches (184 10/12 ft) more or less to the first mentioned corner; the said Lot of Land being the same that was conveyed to the late Sally Thompson by deed from A.S. and J.Y. Smith, dated May 1847. & by Deed from James Hamilton Creighton dated April 22d 1850, & by deed to the party of the first part from Samuel G. Arnold, & Cornelia E Greene, dated April 16th 1852.

To Have and to Hold the same with all the appurtenances thereof unto the said Party of the second part, their Successors & Assigns, for the term of fifteen years from the first day of September A.D. 1850, ending on the first day of September A.D. 1865, at an annual Rent of Six hundred & thirty eight Dollars, payable as follows, One hundred fifty nine Dollars fifty cents to be paid at the quarter year ending March first 1853. and afterwards in semi annual payments, to wit; Three hundred & nineteen Dollars on the first day of September A.D. 1853. & the same sum at the end of every Six Months thereafter to the termination of this Lease, and the said Party of the second part shall also pay all taxes that may be assessed on said demised premises during said period.

And it is mutually covenanted & agreed by & between the Parties to this Indenture in manner following, that is to say, That if the said party of the second part shall at any time during said term of fifteen years, be desirous of purchasing the said demised premises, & shall in writing give notice of such desire to the party of the first part, then the said party of the first part, their heirs or assigns shall within three months from the receipt of such notice, upon payment by said party of the second part to said party of the first part, their heirs or assigns, the sum of Eleven Thousand & fifty Dollars, & also all arrears of Rent then due & unpaid, sell & convey to said party of the second part their successors & assigns, all the right, title & interest of the said party of the first part, in & to said demised premises & in & to this Lease.

That between the first day of September A.D. 1865 & the first day of March A.D. 1866, the said Parties Hereto shall each give to the other the name of three disinterested Men & each party shall select one from the other list to act as appraisers, & the two so selected shall agree upon a third & these three Appraisers shall fix & determine the value of the Buildings belonging to said party of the second part & then being on said demised Land (not including in said valuation any fixtures or furniture whatsoever placed or annexed in & to said Buildings) & also at the same time fix & determine the annual Rent of the said hereby demised premises for the further term of Five Years to commence from the expiration of said term of fifteen years.

And the said party of the first part, their heirs or assigns shall at the expiration of said term of fifteen years purchase said buildings belonging to said Parties of the

second part, their successors or assigns, at the price fixed by said appraisers, said price to be paid within thirty days after said buildings are delivered up in as good condition as they were at the time of the appraisal; or else the said party of the first part, their heirs or assigns shall renew the Lease for the further term of five years as aforesaid at the annual Rent appraised as above mentioned, & under like covenants as are contained in these Presents; and so on at the expiration of said term of five years, & of every succeeding term of five years, thereafter.

And in case either of said parties hereto shall neglect or refuse to appoint Appraisers as above provided for Sixty days after a written Notice from the other party, with the names of the appraisers proposed by such party shall have been presented, the party so neglecting or refusing shall lose the privilege of appointing an appraiser & the party presenting a list as above mentioned shall select two appraisers from said list so presented by such party, which two appraisers shall select a third & the decision of these three or of any two of them agreeing shall be binding on both parties & their representatives in like manner as if said Appraisers had been chosen in the manner first above mentioned.

That the Lessees shall, on the termination of this Lease, have the privilege of removing from said premises, all Buildings which may have been placed or built upon the same by them before upon giving notice to the Lessors one year before the termination of this Lease of their intention so to remove the same, provided said Lessees shall have complied with all the covenants in this Lease contained.

And the said party of the second part for themselves, their successors & assigns do covenant and agree to & with the said party of the first part, their heirs & assigns as follows, that is to say; That the said party of the second part their successors & assigns will pay to the said party of the first part, their heirs & assigns, the said annual Rent hereinbefore named in semi annual payments, & also such Rents as shall be fixed upon & determined as hereinbefore mentioned, at the times & in the manner so fixed upon and determined.

That the Buildings now erected or which hereafter may be erected upon said demised premises for the purpose of conducting a manufacturing business by said party of the second part, shall be pledged & held liable, & the said party of the second part do hereby pledge & bind the same to the said party of the first part, their heirs or assigns for the payment of said annual Rents & interest on the same if any time the same shall be due and unpaid & for taxes.

And that the said party of the second part, their Successors & assigns will at the termination of this Lease, peaceably and quietly deliver up possession of said premises to the said Lessors, their heirs or assigns.

In Testimony whereof, the said parties have hereunto set their hands & seals, the said Providence Tool Company by their Treasurer specially authorized for that purpose the day & year first above written.

Richd Waterman, Trustee. (L.S.)

Executed in presence of
Henry Mowton

Rufus Waterman, Trustee. (L.S.)

Providence Tool Co.
Rufus Waterman, Treas. (L.S.)

Providence County ss. In Providence this fifteenth day of December A.D. 1852.
Then Richard Waterman and Rufus Waterman personally appeared before me, and in their said capacities of Trustees severally acknowledged the preceding Instrument by them signed as Trustees, to be their free Act and Deed.
And at the same place & time the aforenamed Rufus Waterman in his

capacity as Treasurer of the Providence Fob Company, also acknowledged the preceding Instrument by him signed as Treasurer of said Company to be his & their free Act and Deede.

Henry Martin
Justice of the Peace.

Recorded December 15, 1852, at 4 oclk P.M.

Witness was 'before' erased Albert Pabodie City Clk

Know all men

That I. John J Moore of the City of Providence in consideration of One Dollar to me paid by Rollin Matherson of said City, & of the trusts hereinafter contained, do hereby grant, sell, assign, transfer & convey to said Matherson, the following described goods & chattels, viz;

One font brevier type, one font nonpariel type, one font double pica type, one font small pica type, one font long primer type, one font minion type one font english type, four fonts wood job type, twelve fonts large job type, wood & metal, one imposing stone, one bureau with fourteen drawers & the type therein contained, one hundred fifty pounds more or less of lead, four stands with all other the printing type & materials & office furniture & fixtures whatsoever to me belonging & being in the Granite Building in said City on the corner of Market Square & North Main Street, in the profession of whomsoever the same may be; also ten signs formerly belonging to Benjamin J Moore, now being upon said building, together with all debts due me by book account or otherwise & the evidences thereof & all my household furniture & other personal property whatsoever, except such as is exempt from attachment by law.

To Have & to Hold the same to him the said Matherson, his executors, administrators and assigns, upon the trusts following viz; That he shall take possession of said property by public or private sale in his discretion dispose of the same & also collect the said debts & the proceeds thereof, apply in the following manner, viz; — First, to the payment of all expenses attending the execution of this Assignment & the trusts herein made, including a just compensation to said Assignee for his services; — Secondly, to the payment of all sums due from me to the heirs of Mr Aplin deceased, to Wm Taylor & to Jenches & Sherman, Treasurer, all of Providence, in full or rateably in proportion to the amount of their respective claims, according as said proceeds are sufficient or otherwise, — Thirdly to the payment of Joshua Langley & James Whalon & Rollin Matherson all claims they hold against me rateably in proportion to the amount of their respective claims in case the balance of said proceeds is insufficient to pay them in full. — Fourthly, to the payment of Joseph J Pitman the sum of Nine Dollars advanced or guaranteed by him for me. Fifthly to the payment of Joseph Moore of New York the sum of Sixty Dollars paid for me by him. — Sixthly to the payment of all other claims against me rateably.

And I hereby appoint said Matherson my Attorney with full power to execute all needful instruments under seal or otherwise & to do all things whatsoever necessary or convenient for the due execution of these Trusts in as full & ample manner as I might or could personally do.

In Witness whereof I have hereunto set my hand & seal this Sixteenth day of December A.D. 1852.

In presence of Benj Haines. 3 John J. Moore. (L.S.)

Providence Ss. Providence Dec 16/52 — Then came John J Moore & acknowledged this Instrument to be his free Act & Deed. Before me Benjamin Haines. Justice of the Peace

Recorded Dec 16. 1852. at 4.35 oclk P.M.

Witness Albert Pabodie City Clk

To the Hon John Pitman. District Judge of the District Court of the United States for the Rhode Island District.

By virtue of & in accordance with the provisions of a certain Trust Deed or Marriage Settlement between my husband John W. Leyman, myself, and Samuel H Arnold, now deceased, made & entered into on the thirteenth day of November A.D. 1852, and recorded in the Records for Deeds in the City of Providence, Book 113. page 181. I hereby nominate for the Office of Trustee under said Deed in place of said Samuel H Arnold, who has deceased, without making any appointment of Trustee by his last Will & Testament, Samuel W Peckham of the City of Providence.

Providence December 17. A.D. 1852

Witness Ann H Williard. Eliza W. Leyman.

Know all men by these Presents. That I. John Pitman District Judge of the United States for the Rhode Island District and Judge of the District Court of the United State for the said District, in virtue of the power conferred upon me in the trust Deed or Marriage Settlement above mentioned & agreeably to the nomination of the said Eliza W Leyman as above being first made, do hereby appoint Samuel W Peckham of the City of Providence Trustee under said Deed or Marriage Settlement, with all the rights and powers which were vested in the said Samuel H Arnold by virtue of said Trust Deed during his life time, the said Arnold having made no appointment of a Trustee to succeede him either by Will or any other writing under his hand and seal.

In Witness whereof I have hereunto set my hand and seal this Eighteenth day of December A.D. 1852.

Signed & sealed in presence of John J Pitman John Pitman. (L.S.)

Recorded December 18. 1852, at 3. 10 oclk P.M.

Witness words "of the City" interlined Albert Pabodie City Clk

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Know all men by these Presents.

That I. Isaac Manchester, of Providence in the State of Rhode Island to. Laxman for and in consideration of the sum of Ten Dollars to me in hand before the ensealing hereof well and truly paid by Benjamin W Gardner. Gentleman, of said Providence, the receipt whereof I hereby acknowledge, have given, granted bargained, sold, conveyed and confirmed & by these Presents do give, grant, bargain, sell, convey & confirm to him the said Benjamin W Gardner, his Heirs & Assigns

One Lott in the New Burying Ground laid out by me the Grantor in the Southwesterly part of said Providence and called Manchester Burying Ground, being Lott Number 44. in the Eleventh (11) Range, as fully described in a Plat of said Ground on Record in the Town Clerks Office in said Providence. Reference thereto being had.

To Have and to Hold the premises above described with all the privileges thereto belonging, to him the said Benjamin his Heirs and assigns, to his and their only proper use benefit & behoof. for the sole use of a burying ground forever.

And I the said Isaac Manchester for myself, my heirs, executors & administrators, do promise and engage to with the said Benjamin his heirs & assigns, the above granted premises against the lawful claims of any person or persons whatever. Forever to warrant, secure & defend by these Presents.

Witness my hand and seal the 25 day of July, One Thousand Eight Hundred and 18.

Signed & sealed in presence of
Abel Hopkins
Hugh Cole Jnr.

Isaac Manchester. (L.S.)

At Foster the 25 day of July A.D. 1818.

Personally came Isaac Manchester, Yeoman and acknowledged the above Instrument to be his free voluntary Act and Deed.

Before me Wm Potter, J. Peace

Recorded December 25. 1852, at 10.35 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture made this Sixteenth day of September in the year of our Lord, One Thousand Eight hundred & fifty two, between Eliza R Wood of the City & State of New York, Widow of Joshua B Wood formerly of said City, of the one part & Rowland Waterman of Providence, in the State of Rhode Island, of the other part, Witnesseth, That the said Eliza R Wood in consideration of the Rent hereinafter mentioned, hereby leases to the said Rowland Waterman, his heirs & assigns, all the Claim & Right of Dower which she has or is entitled to in & to the Land with the Buildings & Improvements thereon situate on the South side of John St in said Providence formerly belonging to the said Joshua B Wood & now belonging to the said Rowland Waterman. To Have & to Hold the same to him the said Rowland Waterman, his heirs & assigns for & during the natural life of her the said Eliza R Wood. And the said Rowland Waterman in consideration of the above Lease hereby covenants with the said Eliza R Wood that he will pay to her the annual sum of One hundred Dollars during her life in quarterly payments of twenty five Dollars each, the first of which shall be on the second day of December & the others at the expiration of every three Months thereafter, & for the payment thereof, he hereby mortgages to her the said Eliza R Wood all his interest in the said Lot of Land & Buildings thereon, & further agrees that in case of his neglect or refusal for the space of three months to pay either of said quarterly payments, the said Eliza R Wood may terminate this Lease & thereupon become entitled to her said Right or Claim of Dower as if this Lease had not been made.

In Witness whereof, We have hereunto set our hands & seals the day & year hereinbefore written.

Signed, sealed & delivered in presence of
Henry Marston

Eliza R. Wood. (L.S.)
Rowland Waterman. (L.S.)

Providence County Ss. In Providence this Sixth day of December A.D. 1852. Then Eliza R Wood & Rowland Waterman personally appeared before me & severally acknowledged the preceding Instrument by them signed, to be their free Act & deed.

Henry Marston, Justice of the Peace.

Recorded Dec 27. 1852. at 2.25 o'clk P.M. Witness Albert Pabodie City Clk

Know all men by these Presents.

That I Edward Mautain Le Breton of Montreal in Canada, have made, constituted and appointed & by these Presents do make, constitute & appoint & in my place & stead put & depute Henry Berlyn of the City of Providence in the State of Rhode Island Professor of Music, my true & lawful Attorney for me & in my Name & for my use to lease or let on such terms & conditions as he may think expedient & proper the Dwelling House owned by myself being No 13 on Aborn Street in said City of Providence & adjoining the Dwelling House of Joseph Knowles, & also to collect the Rents and Profits of the said Dwelling House by me owned & give receipts & full discharges in payment of said Rents & Profits by the tenant or tenants thereof, and I do constitute hereby the said Henry Berlyn my true & lawful Attorney for me & in my Name & for my use to sell the said Dwelling House by me owned whenever he may deem it proper & consistent with my Interest, & to give, make & seal & deliver such deeds or instruments in my name as may be necessary in the sale of the premises, giving & granting unto my said Attorney by these Presents my full power & authority in & about the aforesaid premises for the purposes aforesaid hereby ratifying, allowing all & whatsoever my said Attorney shall lawfully do in & about the premises aforesaid, by virtue of & in conformity to this Power of Attorney.

In testimony whereof, I have hereunto set my hand and seal, this Twentieth day of December A.D. 1852.

Signed sealed & delivered in presence of
Franklin J Dickman
Albert L Calder

E. M. Le Breton. (L.S.)

Providence Sc. In the City of Providence on this 20 day of December A.D. 1852.

Personally appeared the aforenamed Edward M Le Breton & acknowledged the aforegoing Instrument by him signed to be his free & voluntary Act & Deed of Attorney.

Before me, Franklin J Dickman
Justice of the Peace.

Recorded December 27. 1852 at 4 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these presents

That I Theodore Marsden of Providence in said County of Providence and State of Rhode Island, in consideration of the Trusts hereinafter named and in consideration of the provisions of the twenty Seventh Section of the Act, entitled "An Act for the relief of poor persons imprisoned for Debt" do hereby give, grant, bargain, sell and assign and deliver unto George Durfee of Providence in said County and State of Rhode Island, all my Estate Real and personal, except what is exempt from attachment by Law

To have and to hold the same to him the said George Durfee his heirs

and Assigns in trust for the benefit of all my creditors in proportion to their demands

In Witness whereof I have hereunto set my hand and seal this twenty ninth day of December (1852) One thousand eight hundred and fifty two

Signed, sealed & delivered in presence of Gamaliel Lyman Dwight

Theodore Mearsden (L.S.)

Providence ss December 29. 1852 personally appeared Theodore Marsden and acknowledged the above Instrument to be his free voluntary act & deed Before me

Gamaliel Lyman Dwight
Justice of the Peace

Recorded December 29th 1852 at 130 o'clk p m
Witness

Albert Pabodie City Clk

This Indenture of two parts made and concluded, by, & between Charles Arnold of the City & County of Providence in the State of Rhode Island on the one part and Anthony B. Arnold of said City of Providence on the other part.

Witnesseth

That the said Charles Arnold in consideration of the trusts herein contained and declared, for the benefit of his Creditors, and of the sum of One Dollar to him paid by the said Anthony B Arnold has given, granted, sold, assigned & conveyed and by these presents does give, grant, bargain, sell and convey unto him the said Anthony B Arnold, his heirs executors, administrators & assigns, All his goods, Chattels, property Estate and effects as hereinafter mentioned, viz; all the right, title & interest which the said Charles Arnold now has, or may be legally entitled as heir at law to the Estate of his late Sister Mary Elizabeth Arnold, consisting of one half of a certain House and lot situated on Chesnut Street near the junction of Broad Street, being the same which was occupied as the family residence of my late Father James Arnold — and certain parts or portions of the David Martin Estate so called, situated on Broad Street, east of the Arcade, in said City of Providence. and all his right, title & interest in and to any and all other property real or personal of which the said Mary Elizabeth Arnold may have died seized, or might have been entitled as heir at law to her late Mother, whether the same be found in Money due to the said Mary Elizabeth Arnold deceased, or to the estate of her late Mother, or in the hand of any Agents acting for the heirs of any Estates to which the said Mary Elizabeth Arnold was an heir or in accounts or notes due to such

Estate To have and to hold all and singular the above assigned & conveyed premises to him the said Anthony B Arnold, his heirs, executors, administrators and assigns in special trust, to and for the uses & purposes following, to wit;

Said Anthony B Arnold shall sell and dispose of either at Public Auction or private sale for Cash or on reasonable credit, to the best advantage, at such time as he may think necessary, all & singular the above assigned property, goods, chattels and estate & collect & reduce to money the same, as he may find necessary, and shall pay and appropriate the proceeds of such Sales and collections in the manner & order following namely

First. He shall pay the reasonable expenses of making this Deed and of executing the Trusts herein contained and may reserve for himself a reasonable compensation

Second He shall pay the following mentioned debts in full viz to Daniel Arnold of said City of Providence all that may be found justly due & owing to him for money advanced to the said Charles Arnold or paid for debts against him whether the same was secured by the endorsement of said Daniel Arnold or not, and all that he the said Daniel may be legally liable to pay for the said Charles, with all interest and costs on the same and also whatever may be justly due to the said Daniel Arnold for the Board &c of said Charles Arnold since the death of his Father

And to the estate of the late James Arnold whatever may be justly due to said Estate for the Board, Washing, Clothing &c of the said Charles Arnold, from the time that he was twenty one years old, to the time of the death of the said James Arnold, and any and all other just claims for money paid for the said Charles — and all the foregoing Claims in favor of the said Daniel Arnold and the Estate of the said James Arnold are to be paid in full with all interest & costs whether the same have been standing more than six years or not

Third All the rest and residue of said proceeds (saving and excepting the said Real Estate situate on Chesnut Street, which said Anthony B Arnold shall not sell unless it be necessary to pay balances due to the said Daniel Arnold & Estate of the late James Arnold) said Anthony B Arnold shall pay and divide rateably to and among all the Creditors of said Charles Arnold, who may execute a full and entire discharge to him, within one month from the time of receiving notice of this Assignment, or within three months from the date hereof — According to their just claims and demands untill the whole of said proceeds (excepting the Real Estate on Chesnut Street) be exhausted or untill said debts of said Charles Arnold shall be paid in full

And the said Charles Arnold

does hereby appoint the said Anthony B Arnold his Attorney irrevocable, in his name to do and perform all acts, matters and things necessary to be done and performed for the due execution of said Trusts

And the said Anthony B Arnold on his part hereby accepts said trusts and for himself his heirs, executors & administrators, covenants to and with the said Charles Arnold that he will faithfully execute said trusts

In witness whereof the parties aforesaid have hereunto set their hands & seals this twenty ninth day of December 1852

Signed, sealed & delivered in presence of
Robert Manchester
William E Thornton
Henry C Weeden

Charles Arnold (L.S.)

Anthony B Arnold (L.S.)

Providence ss Personally appeared before me this 29th day of December A D 1852 Charles Arnold subscriber to the aforegoing instrument and acknowledged the same to be his free and voluntary act and deed

Edward S Martin
Justice of the Peace

Recorded December 29 1853 at 4 o'clk P M
Witness

Albert Pabodie City Clk

This Indenture made this first day of January One thousand eight hundred & fifty three by and between Alexander Duncan of the City of Providence in the State of Rhode Island of the first part and John W Freeman of the same place of the second part

Witnesseth, that the said party of the first part hereby Leases and demises unto the said party of the second part, That certain Lot of land situate in the Westerly part of the City of Providence, being bounded on Friendships & Claverick Streets in said City and known as lot number Three (3) on a plat of the Lands purchased from the late Daniel Field by Cyrus Butler & others which said Deed is on record in the City Clerks Office in said Providence in Book No 23 at page 452 to hold for the term of Ten Years from the first day of January One thousand eight hundred & fifty three, the said party of the second part yielding and paying rent therefor Quarterly from the said first day of January 1853 at the rate of One hundred & twenty Dollars per annum

And the said party of the second part for himself, his executors and administrators doth hereby covenant to and with the said party of the first part his heirs and assigns that he will pay the said Rent quarter yearly in equal sums of Thirty Dollars each, the first of which Payments shall be made on the first day of April 1853 and the same sum quarterly thereafter during the continuance of this Lease

It is hereby expressly understood

and agreed by and between the parties to this Lease that any & all buildings erected during the continuance of this Lease by the said party of the second part or placed on the said lot by him his executors or administrators shall be considered the property of the said party of the second part always subject as hereinafter stated to the Claim of the said party of the first part for any rent which may have accrued & remain unpaid and the said party of the second part shall have the right at the expiration of this Lease to remove the said building or buildings from the said Lot at his own proper expense, provided the rent shall at that time be all paid according to the terms of this Lease

It is also expressly understood by and between the parties to this Lease that if at any time the rent shall remain due & unpaid for the space of six months after the same shall become due and payable by the terms of this Lease, that the said party of the first part shall have the right if he thinks proper to terminate this lease by giving notice to the said party of the second part that such is his intention, and if at the termination of this Lease whether terminated as herein proposed by notice or by the Expiration of the Lease according to the terms thereof, there shall be any rent remaining unpaid, whether the same shall have accrued before or after the six months referred to in this section, the said party of the first part shall have the right to put up the buildings on the said lot at auction at such time as he shall think proper and sell the same to the highest bidder, and out of the proceeds thereof to pay himself all rent and interest thereon, which may be due and unpaid together with all the expenses attendant on such sale

The said party of the second part hereby agrees for himself, his executors and administrators at the expiration of this Lease to give up quiet & peaceable possession of the same to the said party of the first part his executors, administrators or assigns and to leave the said Lot after the removal of the said buildings as herein provided for, in as good order as the same was in at the commencement of the Lease from Cyrus Butler to him dated Dec 17. 1842

In testimony whereof the said parties have hereunto set their hands and seals on the day and in the year first above written

In presence of
Geo. A Leete

Alex Duncan (L.S.)
by his Atty C H Dabney

John W. Freeman (L.S.)

Recorded January 5. 1853 at 2 o'clk P M
Witness

Albert Pabodie
City Clk

Know all Men by these presents

That I James A Brown 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 Nathan Porter of Cranston in said County my true and lawful Attorney for me and in my name and to my use to ask demand, receive, sue for and recover of Franklin J Dickman Administrator of the Estate of my Father J Brown all and every such sum and sums of money debts and demands whatsoever as now are due and owing unto me the said James A Brown from said Estate. And in default of payment thereof to have use and take all lawful means in my name or otherwise for the recovery thereof, by attachment, arrest or otherwise, and to compound and agree for the sum, and on receipt thereof, acquittances or other sufficient discharges for the same for me and in my name to make seal and deliver; and to do all lawful acts and things whatsoever concerning the premises as fully in every respect as I myself might or could do, if I were personally present

And the said Porter is hereby authorized to collect all other debts due and owing to me in as full a manner as is above set forth for receiving demands and monies from said Estate

And all monies received by virtue of this letter of Attorney after paying all reasonable costs and expenses are to be paid over without delay to my wife Frances J Brown of said Providence.

Hereby ratifying, allowing and confirming all and whatsoever my said Attorney shall in my name lawfully do.

In witness whereof I have hereunto set my hand and Seal this Seventeenth day of February A.D. (1852) Eighteen hundred and fifty two

Witness Joseph F Smith — J. A. Brown (L.S.)

State of California
County of San Francisco } ss On this Second day of July A.D. Eighteen hundred & fifty two before me a Notary Public in and for said County, duly commissioned and Sworn, personally appeared James A Brown, made known to me to be the person described in and who executed the foregoing power of Attorney by the oath of Joseph F Smith a competent and credible witness for that purpose by me duly sworn and the said James A Brown acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned

In testimony whereof I have hereunto set my hand and official Seal the day and year last above written

Henry J Wells
Notary Public

Recorded January 10 1853 at 10-15 o'clock A M
Witness Albert Pabodie City Clk

Know all men by these presents

That I Duty Greene 2d of the City & County of Providence, in the State of Rhode Island, for and in consideration of the sum of One thousand Dollars, to me paid by Silas A Sweet of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents bargain, sell, assign, convey, set over and deliver unto him the said Silas A Sweet and to his heirs and assigns forever

The Blacksmiths Shop and all other Improvements standing on a Lot of Land situate on Lots numbered (22) twenty two and (1) one on the Plat of James Aborn's Estate, made by Cushing and Walling in July 1847, which said two Lots were Leased by the said Duty Greene 2d of George L Barnes & Wife, by Lease dated March 1st 1849 & Recorded in the Land Records of said City of Providence in Book 113 page 299 Reference to said Lease being had

To have and to hold the same, with all the rights, privileges and appurtenances thereof to him the said Silas A Sweet and to his heirs and assigns, to his and their sole use & benefit forever And I the said Duty Greene 2d for myself and for my heirs, executors & administrators do covenant, with the said Silas A Sweet, his heirs & assigns, that I am the Sole and Lawful Owner of said building & Improvements, that the same are free & clear of all incumbrances and that I will forever warrant and defend the same to him the said Silas A Sweet & to his heirs and assigns, against the lawful claims & demands of all persons whatsoever

In Witness whereof I have hereunto set my hand & seal on this first day of January A.D. One thousand eight hundred and fifty three (1853)

Signed, sealed & delivered in presence of Nathaniel Searle — Duty Greene 2d (L.S.)

Recorded January 11 1853 at 10 o'clock a m
Witness Albert Pabodie City Clerk

Know all Men by these presents

That I Duty Greene 2d the Lessee of the within described premises for and in consideration of the sum of One Dollar, to me paid by Silas A Sweet, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, transfer and deliver unto him the said Silas A Sweet and to his heirs and assigns, all my right, title, interest property claim and demand, in and to the within lease and to the premises therein described

To have and to hold the same with all the rights, privileges & appurtenances

thereof to him the said Silas A Sweet and to his heirs, executors, administrators and assigns, for and during the remainder of the term in said Lease mentioned; he the said Silas A Sweet, his heirs, executors, administrators or assigns paying all the rents and performing all the covenants therein required of me, to be paid and performed

In Witness whereof I have hereunto set my hand & seal on this first day of January A.D. Eighteen hundred and fifty three (1853)
Executed in presence of
Nathaniel Searle — Duty Greene 2d (L.S.)

County of Providence ss. In the City of Providence on this first day of January A.D. 1853

Then personally appeared the above named Duty Greene 2d Before me & acknowledged the preceding Transfer by him signed to be his free act & deed

Nathaniel Searle
Justice of the Peace

Recorded January 11, 1853 at 10 o'clk 2 m
Witness Albert Pabodie
City Clerk

Whereas B. G. Pabodie has bought of Thomas L. Tuells a building located on Randall Street and used for a Hatters Shop, also his interest in the lease of the lot of land on which it stands and in the policy of insurance on said building

It is agreed by B. G. Pabodie on one part to pay the ground rent from Feby 1st 1852 and to rent the Shop and land to Thomas L. Tuells for the sum of Twenty five Dollars per Annum, payable quarterly at the expiration of the quarter And it is further agreed by the said Pabodie, that when the said Tuells shall pay him (at any time within five years from the date of this instrument) One hundred Dollars the sum which the said Pabodie paid for the building) and all back rent or dues to him on said Building, the said Pabodie will transfer to the said Tuell a Deed of the building and the lease of the land on which it stands —

And on the other part it is agreed by the said Tuells that he will pay Twenty five Dollars pet annum (quarterly) for the use of said building, keep it in good repair & fully insured at his own expense, and it is further agreed that the rent shall be paid within ten days after the expiration of the quarter and that the non payment of the rent within that time shall subject the lessee to the forfeiture of the lease and the right to redeem the property. — Providence February 1st 1852

Signed & sealed in presence of
J. A. Tibbitts
C. W. Bowen

B G Pabodie (L.S.)
Thos L Tuells (L.S.)

Know all men that we the Lessor within named and the present Lessee do mutually agree each with each other and discharge this Lease and all the conditions therein named. Witness our hand and seals September 13-1856 in presence of Albert Pabodie City Clk

Recorded January 13, 1853 at 10.15 o'clk A m
Witness Albert Pabodie City Clk

This Indenture of Lease made and executed between Nathaniel Bishop of the one part: and Hanum W. Cole all of the City of Providence in the State of Rhode Island of the other part

Witnesseth, That the said Nathaniel Bishop for the consideration herein after mentioned, hath demised, granted and to farm let unto the said Cole his executors, administrators and assigns a Tenament in the Carrington Block so called Now numbered 239 South Main Street from cellar to garret, together with the back yard and all the outbuildings and appurtenances

To have and to hold the said demised premises with their appurtenances for and during the Term of Five years from the first day of April 1849 fully to be complete and ended.

And the said Cole for himself his heirs, executors and administrators doth Covenant and agree to pay or cause to be paid the sum of One hundred & seventy five Dollars per annum for each and every year during said term, for Five years as aforesaid to be paid quarterly in equal quarterly payments of Forty three dollars and seventy five cents to be paid at the end of each and every quarter, during said term of five years as aforesaid; and if not promptly paid at the time it shall become due and payable to draw interest after till paid

And the parties aforesaid for themselves respectively, each with the other, their respective heirs executors and administrators do further covenant and agree that the said Bishop shall keep the house in good outside repair.

Provided always, that if said Quarterly rents or any part thereof shall be due and unpaid for the space of Thirty days after either of the said days whereon the same is appointed to be paid as aforesaid that then it shall be lawful for the said Bishop, his heirs and assigns in and upon said premises or any part thereof in the name of the whole to reenter and the same to have again repossess and enjoy as in his or their former estate

And the said Cole for himself, his heirs, executors, administrators and assigns covenants and agrees at the end of said term of five years to surrender and yield up said premises to said Bishop, his heirs or assigns in such good order and repair common wear and tear and unavoidable accidents excepted, together with the peaceable enjoyment thereof

In testimony whereof, we have hereunto set interchangeably our hands and Seals this 7th day of May in the year of our Lord, One thousand eight hundred & forty nine

Signed, sealed & delivered
in presence of
Sam'l Brown

Nathaniel Bishop (L.S.)
Hanum W Cole (L.S.)

Providence ss In the City of Providence this 7th day of May A.D 1849 Then personally appeared Nathaniel Bishop and Hanun W Cole parties to the aforegoing Lease and severally acknowledged the same to be their free act and deed. hands and seals &c

Before me Sam[l] Brown Jus. Peace & Pub Ny

It is hereby agreed between the parties to the foregoing lease that it shall be extended, with all its privileges, immunities and obligation for the term of Five Years ending on the 31 st day of March 1859 Provided nevertheless that should said Bishop be obliged from pecuniary embarressment to sell said leased property then this extension to be null and void

Witness our hands and seals this second day of July in the year of our Lord One thousand eight hundred and fifty two

Signed & sealed in presence of Amos R Earl

Nathaniel Bishop [L.S.]

Hanun W Cole [L.S.]

Recorded January 15 1853 at 10.40 o'clock a m

Witnes Albert Pabodie City Clk

Know all men by these presents

That I William Hutchinson of the City and County of Providence and State of Rhode Island, in consideration of the Trusts herein contained for the benefit of my Creditors, and of the sum of One Dollar to me paid by George Dorfee of said Providence do by these presents, give, grant, bargain, sell, assign, set over and convey unto him the said Durfee, his heirs, executors, administrators and assigns, the Goods, Chattels, Property and Estate herein after mentioned, to wit; All my right, title and interest to a certain Bagatelle Board with all the Balls and Sticks or Cues thereto belonging now in my possession — Also all the Lumber belonging to me in Shop, situated on the Corner of Washington Street, in the City of Providence, with all the tools and working utensils in said Shop over and above what is exempt from Attachment by law. Also all debts, dues and demands of whatever name or nature due to me on the day and date of this Instrument

To have and to hold the above assigned and granted property to him the said Durfee, his heirs, executors, administrators and assigns forever and in special trust for him the said Durfee to sell and dispose of either at public Auction or Private Sale, all the aforementioned, Chattels, Property & Estate, and to collect & reduce to

money so far as may be, all the above mentioned debts and to pay and appropriate the proceeds of such sales and collections in the order and manner following, namely,

First said Durfee shall pay all expenses attending the making of this deed or assignment and of executing the trusts herein contained and may reserve for himself a reasonable compensation

Secondly said Durfee shall pay in full if said proceeds shall be sufficient, and rateably if insufficient the following debts or dues owing from me namely all debts owing to the following Persons for labor, now in my employ, to wit Christopher Hutchinson forty one Dollars & Eighteen Cents James Hutchinson, Thomas Hutchinson — Also all notes by me signed and for my accommodation endorsed or gauranted by said George Durfee Also all sums due from me from said Durfee for money by me borrowed of him

Thirdly, all the residue of the said proceeds said Durfee shall pay and divide rateably to and among all my creditors, and shall pay the same to those within four months from date who shall present to him their respective claims and demands against me and shall fully discharge and release me therefrom by good, valid and effectual release or releases made and delivered to me or to him for me, provided however in case any of my creditors shall not present their claim and demands and shall not discharge and release me therefrom within the term and in the manner aforesaid, then in such case the share or dividend of such Creditor or Creditors shall by said Durfee be paid to me my Executors, Administrators or Assigns and I do hereby appoint and constitute said George Durfee my Attorney irrevocable for me and in my name to do all acts necessary for the fulfillment of the trusts herein contained

In Witness whereof I have hereunto set my hand and seal this fifteenth day of January A D One thousand eight hundred & fifty three

Signd. sealed & delivered in presence of James Hutchinson

William Hutchinson [L.S.]

Providence ss In Providence on this fourteenth day of January A D 1853 personally appeared William Hutchinson subscriber to the within, and acknowledged the same to be his free and voluntary act and deed

Before me Gamaliel L Dwight Justice of the Peace

Recorded January 15. 1853 at 1.15 o'clock P m

Witnes Albert Pabodie City Clk

This Indenture made this first day of October A D One thousand eight hundred and fifty two, by and between Benjamin G Pabodie and Susan Wheeler, wife of David Wheeler, both of the City and County of Providence and State of Rhode Island, Witnesseth;

That the said Benjamin G Pabodie, doth hereby grant, demise and lease unto the said Susan Wheeler a certain lot of land, situated on the Southerly side of Broad Street, in the Westerly part of said City of Providence, and laid out and described as lot number Sixty on a plat of house lots, formerly belonging to the heirs of Hon. James Fenner; surveyed and platted August 27th A D 1846 by Atwater & Schubarth and recorded in the City Clerk Office in said Providence in Book 1 page 104 of the Record of Plats

To have and to hold the above described premises with the rights and appurtenances thereunto belonging, for the term of five years from the date hereof; the said Susan Wheeler, her representatives and assigns, yielding and paying therefor the rent of Twenty five 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 quarter yearly payments of six Dollars and twenty five cents for each and every quarter during said term, the first Quarterly payment to be made on the first day of January now next ensuing

And the said lessor, for himself, his representatives & assigns, doth further covenant and agree to and with the said lessee, her representatives and assigns that she or they may, at any time during said term purchase said lot, by paying to the said lessor, his representatives and assigns, the sum of Six hundred dollars

In Witness whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above mentioned

Signed, sealed & delivered in presence of
William J Pabodie
William Pabodie

B. G. Pabodie (L.S.)
Susan Wheeler (L.S.)

Recorded January 18 1853 at 11 o'clock A.M.
Witness Albert Pabodie
City Clerk

This Lease cancelled & discharged on page 444 of this Book

This Indenture

Made this Seventeenth day of January A D 1853, by and between Elizabeth Waterman of the City and County of Providence, State of Rhode Island &c. of the first part, and the "Providence Tool Company," a corporation created by the General Assembly of said State and located and doing business at said Providence, of the second part. Witnesseth,

That the party of the first part, for and in consideration of the Rents & Covenants hereinafter mentioned to be paid & performed by the party of the second part, does by these Presents demise & lease unto the said party of the second part, their Successors & assigns. A certain Lot of Land situate in the Southerly part of said City of Providence, bounded & described as follows, viz: Easterly by South Main Street, whereon it measures Forty four & half (44½) feet; Southerly by Bridge Street, whereon it measures Fifty feet (50) from thence Westerly till it comes to Lands of the Heirs of Samuel G Arnold; thence Northerly bounding Westerly by Lands of the Heirs of said Samuel G Arnold, until it comes to a twelve (12) feet Gangway leading from South Main Street, to Fox Point Street, thence running Easterly bounding Northerly on said Gangway One hundred & fifteen (115) feet to South Main Street, together with all the Buildings & Improvements thereon. Being Lot Numbered (5) five on the Plat of the Distillery Estate made by B Lockwood May 27 1830, reference to said Plat being had; and is the same Lot that was conveyed to the party of the first part by deed from Thomas Lloyd Halsey, dated January 3d 1853.

To Have & To Hold the same with all the appurtenances thereof, unto the said party of the second part, their Successors & assigns, for the term of Fifteen Years from the first day of September A D 1850, ending on the first day of September A D 1865, at an annual Rent of Two hundred & ten Dollars, payable as follows; Thirty five Dollars on the first day of March 1853, & afterwards in semi annual payments to wit, One hundred & five Dollars on the first day of September 1853, & the same sum at the end of every Six Months thereafter to the termination of this Lease; And the said party of the second part shall also pay all Taxes that may be assessed on said demised premises during said period.

And it is mutually covenanted & agreed by & between the parties to this Indenture in manner following, that is to say, That if the said party of the second part shall at any time during said term of fifteen years, be desirous of purchasing the said demised premises, & shall in writing give notice of such desire to the party of the first part, then the said party of the first part, her Heirs or assigns shall within three Months from the receipt of such notice, upon payment by said party of the second part to said party of the first part, her Heirs or assigns the sum of Three thousand five hundred Dollars, & also all arrears of Rent then due & unpaid, convey to said party of the second part, their Successors & assigns, all the right, title, and interest of the said party of the first part in & to said demised premises & in & to this Lease.

That between the first day of September A D 1865 & the first day of March A D 1866, the said parties hereto shall each give to the other the names of three disinterested Men, & each party shall select from the other list to act as appraisers & the six so elected shall agree upon a third, & three three appraisers shall fix & determine the value of the Buildings belonging to said party of the second part & then being on said demised Land (not including in said valuation any fixtures or furniture whatsoever placed or annexed in & to said Buildings) & also at the same time

fix and determine the annual Rent of the said hereby demised premises for the further term of five years to commence from the expiration of said term of fifteen years;

And the said party of the first part her heirs or assigns shall at the expiration of said term of fifteen years purchase said buildings belonging to said party of the second part, their successors or assigns, at the price fixed by said appraisers, said price to be paid within thirty days after said Buildings are delivered up in as good condition as they were at the time of the appraisal; or else the said party of the first part. her heirs or assigns shall renew the Lease for the further term of five years as aforesaid, at the annual Rent appraised as above mentioned, and under like covenants as are contained in these Presents, & so on at the expiration of said term of five years, & of every succeeding term of five years thereafter. And in case either of said parties hereto shall neglect or refuse to appoint appraisers as above provided, for Sixty days after a written notice from the other party with the names of the appraisers proposed by such party shall have been presented the party so neglecting or refusing, shall lose the privilege of appointing an appraiser & the party presenting a list as above mentioned shall select two appraisers from said list so presented by such party, which two appraisers shall select a third & the decision of these three or of any two of them agreeing shall be binding on both parties & their representatives in like manner as if said Appraisers had been chosen in the manner first above mentioned.

That the Lessees shall on the termination of this Lease have the privilege of removing from said premises all buildings which may have been place or built upon the same by them, upon giving notice to the Lessor One year before the termination of this Lease, of their intention so to remove the same, provided said Lessees shall have complied with all the covenants in this Lease contained:

And the said party of the second part for themselves their successors and assigns, do covenant & agree to & with the said party of the first part. her heirs & assigns. as follows, that is to say: That the said party of the second part their Successors and assigns will pay to the said party of the first part, her heirs & assigns the said annual Rents hereinbefore named in semi annual payments, & also such Rents as shall be fixed upon & determined as hereinbefore mentioned, & at the times & in the manner so fixed upon & determined; That the Buildings now erected or which ~~may~~ hereafter may be erected upon said demised premises for the purpose of conducting a manufacturing business by said party of the second part, shall be pledged & held liable, & the said party of the second party do hereby pledge & bind the same to the said party of the first part. her heirs or assigns for the payment of said annual Rents & of interest on the same, if at any time the same shall be due & unpaid, for taxes.

And that the said party of the second part. their successors & assigns will, at the termination of this Lease, peaceably & quietly deliver up possession of said premises to the said Lessor. her heirs or assigns.

In Testimony whereof, the said parties have hereunto set their hands and seals; the said Providence Tool Company by their Treasurer specially authorized for that purpose, the day & year first above written.

Executed in presence of
Henry Martin

Elizabeth Waterman. (Seal)

Providence Tool Co. (Seal)
Rufus Waterman, Treas.

Providence County ss. In Providence this Twentieth day of January A.D. 1853. Then Elizabeth Waterman personally appeared before me and acknowledged the preceding Instrument by her signed, to be her free Act and Deed.

And at the same place & time Rufus Waterman also appeared before me, & in his capacity as Treasurer of the Providence Tool Company, acknowledged the preceding Instrument by him signed as Treasurer to be his & their free Act and Deed.

Henry Martin, Public Notary.

Recorded Janry 20. 1853 at 3. 10 oclk P.M.

Witness) Albert Pabodie City Clk

Know all men by these Presents

That I Philip H Durfee, of the City & County of Providence, in the State of Rhode Island, Administrator upon the Estate of Lawrence O Leary of said City of Providence, deceased, by virtue of the power & authority vested in me in by a Decree of the Municipal Court of the City of Providence exercising Probate Jurisdiction, for & in consideration of the sum of Four Hundred & fifty Five Dollars to me paid by John B Metcalf of said City of Providence (he being the highest bidder at a public Auction holden this day of the premises hereinafter conveyed) the receipt whereof is hereby conveyed, do by these Presents in my said capacity, grant, bargain, sell, assign convey, set over and deliver unto him the said John B Metcalf & to his heirs & assigns.

All the Right, title, interest, property, claim and demand which the said Lawrence O Leary, at the time of his decease, had, in to, & in certain Dwelling Houses, standing on a Lot of Land, delineated as Lot No (107) One hundred & seven, on the Plat of Fox Point Lands. Being a Lot of Land leased of Philip H Durfee, by the said Lawrence O Leary, in his life time.

The Two Dwelling Houses hereby conveyed, consists of the large House in front & the small House in the rear & standing on the North end of the aforenamed Lot of Land & the Sheds in the rear of said House & the Privy.

To Have & to Hold the same with all the rights, privileges & appurtenances thereof, to him the said John B Metcalf & to his heirs & assigns, to his & their sole use and benefit forever. And I the said Administrator do covenant to & with the said John B Metcalf, his heirs & assigns, that I will forever Warrant & Defend the same to him the said John B Metcalf, his heirs & assigns, against the lawful claims and demands of all persons whatsoever.

In Witness whereof, I have hereunto set my hand & seal, on this Eleventh day of Sept A.D. One Thousand Eight hundred & fifty two. (1852)

Signed, sealed & delivered in presence of
Nathaniel Searle

Philip H Durfee. Administrator. (Seal)

County of Prov. ss. In the City of Providence on this 24. day of January A.D. 1853.

Then personally appeared the above named Philip H Durfee before me & acknowledged the preceding Instrument by him signed as Administrator upon the Estate of Lawrence O Leary, to be his free Act & Deed. Nathaniel Searle, Justice of the Peace.

Recorded Janry 25, 1853 at 12 oclk M.

Witness) Albert Pabodie City Clk

Know all men by these Presents.

That I. John B Metcalf. of the Cuity & County of Providence, in the State of Rhode Island. for & in consideration of the sum of Four Hundred & fifty five Dollars to me paid by Philip H Durfee of said Cuity of Providence. the receipt whereof is hereby acknowledged. have remised, released & forever Quitclaimed. Hy these Presents. do Remise. Release & forever Quitclaim, unto him the said Philip H Durfee & his heirs & assigns.

All my Right. Title. Interest. Property. Claim & Demand in and to Two certain Dwelling Houses, standing on a Lot of Land, delineated as Lot No (107) One hundred & seven on the Plat of Fox Point Lands. Being a Lot of Land laid out by Philip H Durfee by Lawrence O'Leary, late deceased.

The two Dwelling Houses hereby conveyed consists of the large House in front and the small House in the rear & standing on the North end of said Lot.

Being the same two Dwelling Houses that were conveyed to this Grantor by Deed from Philip H Durfee, Administrator upon the Estate of Lawrence O'Leary, deceased. Reference to said Deed being had. Deed dated Sept 11. 1832.

To Have and to Hold the same with all the rights. privileges & appurtenances thereof, to him the said Philip H Durfee & to his heirs and assigns. to his and their sole use and benefit forever.

And I. the said John B Metcalf for myself & for my heirs, executors and administrators, do covenant to & with the said Philip H Durfee & his heirs & assigns, that I will warrant & defend the same, to him. the said Philip H Durfee. his heirs & assigns, against the lawful claims & demands of all persons claiming the same, by, through, or under me.

In Witness whereof. I have hereunto set my hand & seal, on this 25 day of January A.D. One Thousand Eight Hundred & fifty three.

Signed, sealed and delivered
in presence of
Nathaniel Searle

John B. Metcalf. (L.S.)

County of Providence ss. In the Cuity of Providence on this 25 day of January A.D. 1853.
Then personally appeared the above named John B Metcalf before me. and acknowledged the preceding Instrument by him signed, to be his free act and Deed.

Nathaniel Searle
Justice of the Peace.

Recorded Janry 25, 1853. at 12. 05 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I. Jonathan Allen of the Cuity & County of Providence. State of Rhode Island & for & in consideration of the trusts herein contained for the benefit of my Creditors and of the sum of One Dollar to me paid by Thomas W Haymard of said Cuity & County. do by these Presents. sell. assign. set over & transfer unto him the said Thomas W Haymard his executors & administrators forever.

All and singular my goods and chattels. property and estate of every kind nature and description whatsoever situate & particularly all & singular the Stock of Groceries. Provisions. Boots & Shoes and other Articles of trade & merchandize & fixtures now or lately in Store Number fourteen Dorrance Street in the Cuity of Providence, & now in the custody of the Sheriff, to respond to such judgments, as, by certain Creditors who have sued out their Writs of attachments, may be obtained against me the said Allen. for a particular description of which goods & chattels & the names of the attaching Creditors, reference may be had to the original Writs & the Officers Schedule to his return thereon annexed. including also in said assigned property all debts due or owing to me, wheresoever the same may be, whether by Book Account Note or otherwise. saving & excepting only from all my property & estate, such articles of household furniture & wearing apparel as by the laws of this State are exempt from attachment.

To Have and to Hold the above mentioned property, to him the said Thomas W Haymard & his executors & administrators forever, in special Trust for him the said Haymard, having in view the best interests of my Creditors & myself to dispose of all of said assigned property & convert the same into money, either at public Auction or private sale, and collecting as far as possible, all debts due me as aforesaid & thereupon from the proceeds of said sales & collections pay out the same in the order & manner following, namely.

First. Said Haymard shall pay all the expenses of making this Deed and of executing the Trusts herein contained & may reserve for himself a reasonable compensation for his services.

Second. Said Haymard shall then, out of said proceeds, first pay and satisfy the debts due from me to Seth Padelford Esq of said Cuity of Providence, together with all lawful costs & charges that may have accrued by reason of the issuing by said Padelford Esq. of a Writ of Attachment against me for securing the same.

After the payment of said debt & costs mentioned, said Haymard shall secondly pay & satisfy the debt due from me to Messrs Greene. Arnold Esq. of said Cuity of Providence, & all the lawful costs & charges that may have accrued by reason of the issuing by said Greene & Arnold Esq. of a Writ of Attachment against me for securing the same.

Third. After said payments mentioned, said Haymard shall, out of the rest and residue of said property, pay in full if said residue is sufficient and rateably if insufficient. the debt due from me to Oliver H Hall, of said Cuity of Providence. for Bread &c. and the debt due from me to Stanton Hopkins of said Cuity. for Work & Labor.

Fourth. All the rest & residue of said proceeds said Haymard shall pay & divide rateably to and among all my Creditors. and shall pay the same to those of my Creditors, who within the term of Four Months next after the date hereof shall present to him their respective claims & demands against me. & shall fully discharge & release me therefrom by good, valid and effectual Release or releases made or delivered to me or to him for me.

Provided however that in case any of my Creditors shall not present their claims & demands & shall not discharge & release me therefrom, within the term & in the manner aforesaid, then in such case the share or dividend or dividends of such Creditor or Creditors

shall by said Haymard be paid over to me, my Executors, administrators or assigns.

And I do hereby appoint the said Hiram W Haymard, my Attorney irrevocable for me & in my Name, to do all acts necessary for the fulfilment of the trusts herein contained.

In Witness whereof, I have hereunto set my hand & seal, this Twenty first day of January A.D. 1853.

Signed sealed & delivered in presence of the words "pay at the same" interlined before signing Benj F Thurston, the alteration from Greene & Arnold, Greene, Arnold &c, interlined by consent of signer, B.F.T.

Jonathan Allen [L.S.]

Recorded Jany 25. 1853, at 5. 10 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, Benjamin W Remington of Cranston, in the County of Providence, in the State of Rhode Island in consideration of Three hundred & fifty Dollars paid to me before the ensealing hereof by Catharine S Beattie of Cranston, in the County of Providence, & State of Rhode Island, the receipt whereof is hereby acknowledged, do hereby sell, grant, bargain and convey unto the said Catharine S Beattie, her Heirs & assigns forever.

One Building situated on Cranston Street on Land of Thomas Mann, building measuring Twenty by Forty feet, occupied as a Blacksmith Shop, with all the tools therein, also one Building in rear of said Blacksmith Shop, said Building being about Sixteen by Eighteen feet, occupied as store house, said Buildings standing on Leased Land belonging to Thomas Mann, said Lot is bounded Westerly on Land of Charles Williams, Northerly on Cranston Street, Easterly on Land of John H Clarke.

To Have and to Hold the above granted premises to the said Catharine S Beattie, her heirs & assigns, to her & their use & behoof forever.

And the said Benjamin W Remington for myself and my heirs, executors and administrators, do covenant with the said Catharine S Beattie, her heirs & assigns that I am lawfully seized in fee simple of the aforegranted property, that they are free from all incumbrances, that I have good right to sell and convey the same to the said Catharine S Beattie her heirs & assigns forever as aforesaid, & that I will & my heirs, executors and administrators shall warrant & defend the same to the said Catharine S Beattie, her heirs & assigns forever, against the lawful claims & demands of all persons.

In Testimony whereof, I have hereunto set my hand and seal, this day of January A.D. One Thousand Eight and Fifty three (1853)

Signed sealed in presence of
James Sheldon

Benjamin W. Remington. [L.S.]

Providence Sc. In the City of Providence this Twenty fourth day of January A.D. 1853.

Then personally appeared before me, Benjamin W Remington and acknowledged the aforegoing Instrument by him signed to be his free Act and Deed.

Before me. James Sheldon
Justice of the Peace.

Recorded Jany 26. 1853, at 11. 30 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, William B Lewis of the City of Providence, in the State of R Island & and Copartner in the Firm of Lewis & Dempster, doing business in said City, said firm consisting of William B Lewis & James Dempster, for and in consideration of the sum of Three hundred Dollars to me in hand well & truely paid by Robert Dempster of said City, the receipt whereof is hereby acknowledged, have bargained, sold & delivered and by these Presents do bargain, sell & deliver unto the said Robert Dempster.

The entire contents of Shop situate on Butler Street between Broad and Pine Streets in said City of Providence and now occupied by the said firm of Lewis & Dempster, said contents being composed of Ornamental Patterns, Moulds, Benches, Chairs, Desk, Tools, Fixtures &c. also one green express Wagon, one dark red double sleigh, three buffalo shines, twenty five hundred feet of scaffolding Plank, one dark grey mare, one set of harness, also the Barn two stories high situate in the rear of number One hundred fifty six (156) Carpenter Street, in said City of Providence & said Barn being built upon leased lands.

To Have & to Hold all the above mentioned articles unto the said Robert Dempster, his executors, administrators and assigns to his & their own proper use and benefit forever.

And I, the said William B Lewis for myself, my heirs, executors & administrators, will warrant and defend the above bargained Articles unto the said Robert Dempster, his executors, administrators & assigns, from & against all persons whomsoever.

In Witness whereof, I have hereto set my hand & seal, this Twenty sixth day of January A.D. Eighteen Hundred and Fifty three.

Executed in presence of
Franklin J Dickman

William B. Lewis. [L.S.]

Providence Sc. In the City of Providence on this Twenty sixth day of January A.D. Eighteen Hundred & fifty three, personally appeared the above named William B Lewis & acknowledged the aforegoing Instrument by him signed subscribed, to be his free & voluntary Act and Deed.

Before me, Franklin J. Dickman.
Justice of the Peace.

Recorded Jany 26. 1853, at 1. 25 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Eliza R Wood, Widow of the late Joshua B Wood, of the City of New York, in the State of New York, for and in consideration of the sum of Seven hundred & twenty five Dollars to me paid by Abby L Nemell, Widow of the late Stanford Nemell of the City of Providence, in the State of Rhode Island, the receipt whereof I do hereby acknowledge have remised released & forever quitclaimed, & by these Presents do Remise, Release & forever Quitclaim, unto her the said Abby L Nemell, her heirs & assigns forever.

All the Dower and Thirds, Right and title of Dower and thirds and all the right, title, interest, property, claim & demand which I now have or of right ought to have or claim in and to Eleven certain Lots or Parcels of Land situate in said Providence, on the Westerly side of the Cove, being Lots Numbered eighty nine (89) ninety (90) ninety one (91) ninety two (92) ninety three (93) ninety four (94) ninety five (95) ninety six (96) ninety seven (97) ninety eight (98) and one hundred & four (104) on the Federal Hill Plat on file in the City Clerks Office in said City.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof or thereunto appertaining to her the said Abby L Nemell, her heirs & assigns forever.

And I, the aforenamed Eliza R Wood for myself and for my heirs, executors and administrators, do covenant with the said Abby L Nemell, that her heirs & assigns, that I will warrant & defend the aforedescribed premises to her the said Abby L Nemell, her heirs & assigns forever, against the lawful claims & demands of all persons claiming by, through or under me.

In Testimony whereof, I have hereunto set my hand and seal, this Twenty eighth day of November, in the year of our Lord One Thousand Eight hundred & fifty two.

Signed, sealed and delivered in presence of
the words "all the dower & thirds" "right & title of dower & thirds and" interlined between the eighth and ninth lines from the top. Henry Martin

Eliza R. Wood (L.S.)

Providence County, SS. In Providence this Twenty eighth day of November A.D. 1852.
Then Eliza R Wood personally appeared before me and acknowledged the within Instrument by her signed, to be her free Act and Deed.

Henry Martin
Justice of the Peace.

Recorded Jany 29. 1853, at 1.50 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents.

That I, John E Sayles, of the City & County of Providence, in the State of Rhode Island, for & in consideration of the sum of One Dollar to me paid by Richard Palmer, of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, transfer, set over & deliver unto him the said Richard Palmer,

All the Stock in trade belonging to me now in the Store, on the Northerly side of Smith Street, in said City of Providence & occupied by me, Also all the furniture & fixtures in said Store. Also all my Book Accounts & Debts due to me, every Kind. Also one buggy wagon, one grocery wagon, one brown Horse & three harnesses.

To Have and to Hold the same to him the said Richard Palmer & to his heirs & assigns, to and for the following uses and purposes viz; First, to pay & discharge all the expenses accruing under this Trust, including a reasonable compensation to said Trustee.

Secondly, to pay & discharge all sum & sums of Money due & owing to the said Richard Palmer, either by Notes, Book Accounts or otherwise.

Thirdly, After paying & discharging all of the aforesaid Trusts to divide the balance, if any amongst my other Creditors, Share and Share alike.

And I do hereby constitute & appoint the said Richard Palmer, my true & lawful Attorney, irrevocable, for me & in my Name, to sell & convey all or any part of the aforesaid property, to give good & sufficient Bills of Sale, therefor, to receive the proceeds thereof & to apply & appropriate the same in discharge of the aforenamed Trusts.

In Witness whereof I have hereunto set my hand and seal, on this First day of February A.D. One Thousand Eight hundred & fifty three. (1853)

Signed, sealed & delivered
in presence of
Nathaniel Searle

John E. Sayles. (L.S.)

And I, the said Richard Palmer do hereby accept of the aforegoing Assignment and do covenant to & with the said John E Sayles to do & perform all things on my part well & truly according to the true intent and meaning thereof.

Witness my hand & seal on this First day of February A.D. 1853.

Signed, sealed and delivered
in presence of
Nathaniel Searle

Richard Palmer. (L.S.)

Recorded Feby 1. 1853. at 11.45 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I. Charles A Ermins. One of the firm of Worthing & Ermins of the City & County of Providence. State of Rhode Islands. Apothecaries which firm is composed of myself and A. H. Worthing, and doing business at No 239. Westminster Street. for and in consideration of Six Hundred Dollars to me paid by William Callaghan of Providence. the receipt whereof is hereby acknowledged. have bargained, sold & delivered & do by these Presents bargain, sell & deliver unto the s[aid] William Callaghan. his heirs & assigns forever.

All my right. title and interest in & to the goods. chattels and stock in trade of said firm of Worthing and Ermins, wherever situate & of all debts due said firm & of all other property & rights of property & credits of said firm.

To Have and to Hold the same to him the said William Callaghan & his heirs. executors. administrators & assigns forever.

And it is understood that said William is to assume on himself my portion of the debts and liabilities of said firm, amounting. to Three hundred & thirty dollars & thereabouts which is to be in part of the consideration of this Deed & a Note for Two hundred & seventy Dollars, is to be the balance of the consideration of this Deed & secured by Mortgage on his portion of the Stock by me conveyed.

In Witness whereof. I have hereunto set my hand and seal at Providence, this 31 day of January 1853.

In presence of
E. H. Hazard. Charles A. Ermins.

Recorded Feby 1. 1853 at 2 o'clk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. Samuel B Mumford of Providence, in the County of Providence. Gentleman, am holden & firmly bound unto Henry O Brown of said Providence Esq. in the sum of Five hundred Dollars. to be paid to the said Henry. his executors. administrators or assigns. to which payment well & truly to be made I bind myself my heirs. executors and administrators. firmly by these Presents.

Sealed with my Seal & dated this Twenty eighth day of April A. D. 1823.

The condition of this obligation is such. Whereas the said Henry hath this day conveyed to the said Samuel a certain Lot of Land on College Street in said Providence. upon which it is agreed that no Building whatever (except necessary fences) shall be erected within Twenty feet of the Northerly line of said Street.

Now therefore. if the said Samuel. his heirs, executors, administrators & assigns shall well & truly keep and observe said agreement & shall never erect or cause to be erected any Building whatever on said Lot. within Twenty feet of said Northerly line of said Street (except necessary fences) and if the said Henry his heirs or assigns shall erect any building in the Lots East & West of the above named by him, within Twenty feet of said Street as aforesaid. then this obligation to be void, otherwise to be in full force and virtue.

Signed sealed & delivered
in presence of
Thos F Carpenter Sam[l] B. Mumford

Recorded Feby 3. 1853, at 9.15 o'clk A. M.

Witness Albert Pabodie City Clk

Be it known

That I. George Durfee of Providence. Laborer of Providence. R. I. do hereby in consideration of my present circumstances and to the interest therein of my step daughter. Margaret Hawes of Providence. transfer. assign over to her the said Margaret Hawes.

All my right and Interest in and to a certain Building on leased land, situated on India Street on Fox Point so called, about fifteen feet front and twenty one feet in rear. be the same more or less. & all the furniture in said House or building belongs to her as her property. to all intents & purposes. relinquishing and hereby transferring over to her the s[aid] Margaret Hawes. all interest in the premises, with all the effects mentioned. to be & to remain as her entire property. all to be at her disposal as an estate or interest therein. Given unto her the said Margaret Hawes full & entire possession as property in fee simple.

Given under my hand and seal in testimony whereof. this 2[d] day of February 1853.

Witness to his signature
Sam[l] Brown
John Kingston George Durfee. his mark X

State of Rhode Island & Providence S. In Providence February 2[d] 1853.

This day personally appeared George Durfee. subscriber to the above Instrument and acknowledged the same as his free act & deed.

Before me. day & year above mentioned. Attest. Sam[l] Brown
Just Peace & Pat[k] Ct

Recorded Feby 4. 1853, at 1.40 o'clk P. M.

Witness Albert Pabodie City Clk

Providence Feb 3 A D 1853

John G. Hulling Jr.

Bought of Albert A Ellis

One Carpet	$ 10.00
One set of Chairs at Eight Dollars	8.00
One Card Table	5.00
One Stand	3.00
Three Globe Ornaments	10.00
Two Beds and Bedding	20.00
Two Bedsteads	6.00
One Tea Chest	8.00
Four Looking Glasses	10.00
One Corking Stove	8.00
One Clock	4.00
One Dining Table	3.00
One set of Crockery	6.00
One Wash Stand	1.00
Kitchen Utensils &c	10.00
	$ 111.00

Received payment
Albert A. Ellis.

Recorded Feby 4. 1853. at 2.30 o'clk P. M.

Witness Albert Pabodie City Clk

Municipal Court of the City of Providence
August 17th 1852

The petition of John P Knowles. Administrator of the Estate of Caleb Earle late of the City of Providence, deceased, praying for power and Authority, in his said Capacity, to sell the lands, tenements and hereditaments in the City of Providence, which were of said deceased, to make up the deficiency of the personal Estate of said deceased, for the payment of the debts which said deceased owed, his funeral Expenses and the expenses of supporting his family and settling his Estate, with incidental Charges; which petition was, on the twentieth day of July last, presented, and then received and referred to this day for Consideration, with an Order of notice thereon according to law; is now read; notice having been duly given thereon, pursuant to said Order. And no person appearing, to object thereto; it is thereupon decreed, that said Administrator be and he is hereby authorized & empowered, in his said capacity, to sell all the right, title and interest, which said Caleb Earle, at the time of his death had in and to so much of the following described real estate, situate in said City of Providence, as may be necessary to make up the deficiency of the personal estate of said Caleb Earle for the purposes aforesaid; to wit;

the lot of land, measuring about forty feet by two hundred feet, extending from South Main Street, to the Channel of the River, with a dwelling house and other buildings thereon: being the Estate next North of the Custom House in said Providence; and the lot of land, adjoining said lot of land, on the South, extending from the Custom House Lot on the East, to the Channel of the River, and bounding Southerly on a public gangway or Street twenty feet in width of which said last named lot of land, the heirs of the late Sanford Branch are owners of One undivided half part; said Sale to be made at public Auction on the premises, on Saturday the twenty fifth day of September next, at twelve o'clock at noon, on the terms following, to wit; for cash, to be paid on the delivery of the deed or deeds, within ten days from the day of Sale.

And said Administrator is directed to cause said Sale to be previously advertised, according to law, for four successive weeks, in the Manufacturers and Farmers Journal, a newspaper printed in said City of Providence, and before said Sale to give bond as required by law, in the sum of Two Thousand Five Hundred Dollars, with Henry A Hidden and Edward P Knowles, both of said Providence as sureties;

Clerks Office of the Municipal Court
of the City of Providence, exercising
Probate Jurisdiction

I certify, that the aforegoing is a true Copy of a decree made and passed by said Court, on the Seventeenth day of August A.D. 1852, as recorded in the Records of said Court, in the Journal of Probate Proceedings, in Book N° 15 page 336 &c and that the bond therein required, has been duly executed, and lodged in this Office

Witness my hand and the Seal of said Court, this 25th day of August A D One thousand eight hundred and fifty two

L. S.

Albert C Greene
Clerk

Recorded February 8. 1853 at 2.45 o'clk P M
Witness Albert Pabodie
City Clerk

Know all Men by these Presents

That I Isaac C. Stetson of Providence in the County of Providence & State of Rhode Island for and in consideration of the sum of One Dollar to me paid by Roger W. Potter of Providence in the County of Providence & State of Rhode Island and of the Trusts hereinafter named and in pursuance of the Seventh (7) Section of an Act entitled "An Act for the relief of poor persons imprisoned for Debt" do hereby, give, grant, bargain, sell, assign and convey unto the said

Roger W Potter his heirs & assigns all my Estate both real and personal of every kind & nature whatsoever the same may be excepting what is exempt from attachment by law

To have and to hold the same to him the said Roger W Potter his heirs and assigns in Trust for the equal benefit of all my creditors in proportion to their respective demands

In testimony whereof I hereunto set my hand and seal this ninth day of February A D Eighteen hundred & fifty three (9th of February A D 1853)

Signed. Sealed & delivered
in presence of
Wm E Peck

Isaac C Stetson 2d

Providence Ss In the City of Providence this 9th day of February A D 1853 then personally appeared the above named Isaac C Stetson & acknowledged the above Instrument by him signed to be his free act & deed

Before me Wm E Peck
Justice of the Peace

Recorded February 9th 1853 at 4.22 o'clk p m
Witness Albert Pabodie
City Clk

Whereas, Caroline Clarke, Mary C. Clarke & Susan A Clarke of the City and County of Providence and State of Rhode Island, are the joint owners of a certain Strip of land, about twelve feet in width, be the same more or less, running from Broad Street in said Providence Southerly along the entire Easterly line of a certain lot of land situate in the Westerly part of said Providence and being lot of land conveyed to Benjamin M Jackson by George T. Houghton & Edwin Metcalf, Assignees, on the twenty fifth day of June A. D. Eighteen hundred & fifty one, and an agreement has been made between the said Caroline, Mary C. & Susan A Clarke and the said Benjamin M Jackson by which the said Caroline, Mary C and Susan A Clarke have agreed to grant to said Jackson, his heirs and assigns a right of way in and over said Strip of land;

Now therefore, Know all men by these presents, that we, the said Caroline, Mary C. and Susan A Clarke, in pursuance of the said agreement, and in consideration of the sum of thirty five dollars to us paid by the said Benjamin M Jackson, do hereby give, grant, sell and convey, unto the said Jackson, his heirs and assigns, a right of way in and over a certain Strip of land, as above described, for him the said Jackson, his tenants, servants, heirs and assigns, at all times to pass and repass from Broad Strat aforesaid to any part of said Easterly line of said lot of land belonging to said Jackson, and from any point upon said line to said Street, the said Strip of land

being about twelve feet in width - more or less - and running from said Street along the entire Easterly line of said lot of land; and the said way is and shall be forever of said dimensions; and also for the consideration above mentioned, the said Caroline, Mary C. and Susan A Clarke do hereby give, grant, sell and convey to the said Jackson, his heirs and assigns, the right to lay a side walk on said Strip of land from said Broad Street to any point upon said Easterly line of said lot; provided however that said walk shall in no wise interfere with other rights of way heretofore granted to any other person by the Caroline, Mary C. and Susan A. Clarke; and also shall not interfere with the cart path in and over said Strip of land

To have and to hold the said easements and privileges to him the said Jackson, his heirs and assigns forever as appurtenances to his and their said land above described; and we the said Caroline, Mary C and Susan A. Clarke, for ourselves and our heirs, executors and administrators, do covenant with the said Benjamin M Jackson and his heirs and assigns, that we are lawfully seized in fee of the aforenamed premises, that we have good right to sell and convey said right of way as aforesaid; and that we will, and our heirs, executors, and administrators, shall warrant & defend the same to the said Jackson and his heirs & assigns forever, against the lawful claims and demands of all pusons

In testimony whereof we have hereunto set our hands and seals this ninth day of February A D Eighteen hundred and fifty three (1853)

Signed, Sealed and delivered
in presence of The word
"Southerly" being erased and
"Easterly" interlined
Willard Sayles
John H Lonsdale

Caroline Clarke 2d
Susan A. Clarke 2d
Mary C Clarke 2d

Providence County Ss Providence February 8th 1853 Then personally appeared before me the above named Caroline, Mary C and Susan A Clarke and acknowledged the above instrument by them signed to be their free act and deed

Willard Sayles
Justice of the Peace

Recorded February 10 1853 at 4.22 o'clk pm
Witness Albert Pabodie
City Clerk

Know all Men That We, the Corporation of Grace Church, in Providence a body corporate legally established in the City of Providence, in the State of Rhode Island, &c in consideration of Twenty five dollars to us already paid by Nathan Irvine & James Wilson do hereby grant, bargain, sell and convey to the said Nathan & James, their heirs and assigns One Lot of Land in the Cemetery of said Corporation, situated on thirteenth Avenue, and numbered Three hundred & sixty six (N° 366) 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 Nathan & James 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 first day of May in the year of our Lord 1852 by Charles H Mason our Treasurer for that purpose duly authorized. In presence of W.J. Grinnell, an erasure in the fourth line before Sealing

C H Mason Treasurer of Grace Church Providence

Providence ss In the City of Providence this first day of May 1853 personally came Charles H Mason Treasurer of the Corporation of Grace Church

Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the Common Seal of said Corporation thereto affixed

Before me

Augustus Hoppin
Justice of the Peace

Recorded February 11 1853 at 9.48 o clock a m

Witness

Albert Sabodie City Clk

Know all Men: That I Daniel D. Coggeshall named in the preceding Lease, in consideration of One Dollar to me paid by George L. Tucker, of the City and County of Providence and State of Rhode Island do hereby grant, assign, transfer and set over to said Tucker, his heirs and assigns the within described premises, for and during the remainder of the term therein mentioned

To have and to hold the same, with the privileges & appurtenances thereof, to said Tucker, his Executors, administrators and assigns in as ample 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 L Tucker, his Executors, administrators and assigns, paying and performing the rents and covenants therein required of me. And I do covenant with said Tucker, 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 Tucker, 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 & 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 ninth day of February in the year of our Lord, Eighteen hundred and fifty three

Signed, Sealed & delivered in presence of Robert Knight

Daniel D Coggeshall (L.S.)

Providence ss In the City of Providence this Ninth day of February A D 1853 Then personally appeared Daniel D Coggeshall and acknowledged the above assignment by him signed to be his free act and deed Before me

Robert Knight Justice of the Peace

Know all men by these presents, That I James Tucker of Cranston, County of Providence and State of Rhode Island, for myself, my heirs, executors and administrators, do hereby guarantee the payment of the aforesaid rent, as mentioned in the within Lease to said Richard Saunders, his heirs and assigns

at the times, and in the manner and form specified in said Lease, during the whole term of Ten years therein mentioned; to which payment, I bind myself, my heirs, executors and administrators firmly by these presents.

The within named Coggeshall having assigned and transferred all his right, title and interest, in and to said Lease over to my son George L Tucker, he becoming responsible and bound to perform all the Covenants and agreements required therein of said Coggeshall and Henry A Matteson; said Saunders having relinquished all claim and demand against them for the same Witness my hand & Seal this ninth day of February, in the year of our Lord Eighteen Hundred and fifty three

Signed, Sealed and delivered in presence of P. A. Tucker

James Tucker LS

Know all men, that I, the within named Richard Saunders, for and in consideration of the sum of Fifteen Dollars, to me paid, by the within named Daniel D Coggeshall and Henry A Matteson, the receipt whereof I hereby acknowledge, do hereby, for myself, my heirs, executors and administrators, discharge and release, said Coggeshall and Matteson, their heirs, executors and administrators, from all covenants liabilities and Contracts, of every kind and nature, contained or mentioned in the within Lease, to which this is attached; the said Coggeshall having sold and assigned and transferred, all his right title and interest, in and to the same, to George L Tucker; he the said Tucker to do and perform, all the Covenants and agreements therein required of said Coggeshall & Matteson

Witness my hand & seal this ninth day of February, in the year of our Lord Eighteen Hundred and fifty three

Signed, Sealed & delivered in presence of Robert Knight

Richard Sanders LS

(The Lease referred to above is recorded on page 142 of this Book)

Recorded February 11 1853 at 10.32 o'clock a m
Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Charlotte R Goddard of Providence, in the County of Providence in the State of Rhode Island and Providence Plantations in consideration of One Dollar to me in hand, paid by my son Moses B. I. Goddard of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good causes, and consideration

have given, granted, sold and conveyed, and do hereby give, grant, sell and convey unto the said Moses B I Goddard and to his heirs and assigns forever, Four Shares in the Capital Stock of the Hope Company carrying on business in Providence and in Scituate, under their Corporate name and style, of whatever property their Corporate Stock may be composed

To have and to hold the said Four Shares to him the said Moses B. I. Goddard and to his heirs and assigns forever

In Witness whereof I have hereunto set my hand and seal this Twenty second day of October A D One thousand eight hundred and fifty two

Signed Sealed & delivered in presence of Henry Martin

Charlotte R Goddard LS

Providence County ss In Providence this twenty second day of October A D 1852 Then Charlotte R Goddard personally appeared before and acknowledged the preceding Instrument by her signed to be her free act and deed

Henry Martin Public Notary

Recorded Feby 12 1853 at 11.15 o'clock a m
Witness Albert Pabodie City Clerk

Know all Men by these presents, That I Charlotte R Goddard of Providence, in the County of Providence in the State of Rhode Island & Providence Plantations, in consideration of One Dollar, to me in hand paid by my son Moses B I Goddard of Providence, County and State aforesaid, the receipt whereof I do hereby acknowledge, and for other good considerations, have given, granted, sold and conveyed unto the said Moses B. I Goddard and to his heirs and assigns forever, all my right, title and interest in and to one Share in the Capital Stock of the Lonsdale Company carrying on business in said Providence, and at Smithfield under their Corporate name and Style, of whatever property their corporate Stock may be composed

To have and to hold the said One Share to him to him the said Moses B I Goddard and to his heirs and assigns forever.

In witness whereof I have hereunto set my hand and seal this twenty second day of October A.D. One thousand eight hundred and fifty two

Signed, sealed & delivered in presence of Henry Martin

Charlotte R Goddard LS

Providence County ss In Providence this 22d day of October, A D 1852 Then Charlotte R Goddard personally appeared before me and acknowledged the preceding Instrument by her signed, to be her free act and deed

Henry Martin Public Notary

Recorded Feb 12 1853 at 11.15 o'clk a m
Witness Albert Pabodie City Clk

Know all Men by these presents

That I Isaac Brown of the City & County of Providence & State of Rhode Island &c in consideration of the sum of thirteen hundred Dollars, to me paid before the ensealing hereof by John R Proctor & Thomas O Pike both of the City, County & State aforesaid, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, assign, set over and deliver unto the said John R Proctor & Thomas O Pike all and singular the Stock in Trade, Goods & Chattels, Merchandise & Groceries & dry Goods and which are owned by me and being at the Store and Establishment occupied by me at Olneyville in said City, Comprising all the Stock in Trade there being, however particularized or described together with all the fixtures and furniture in said Store to me belonging

To have and to hold the same to them the said John R Proctor and Thomas O Pike, their Executors, administrators and assigns to them and their use forever

And I the said Isaac Brown for myself, my heirs, executors and administrators, against all persons lawfully claiming the same will warrant the said John R Proctor and the said Thomas O Pike, their Executors, administrators and assigns forever

In witness whereof I have hereunto set my hand & seal this Twelvth day of February A D Eighteen hundred & fifty three

Signed Sealed & delivered in presence of
Joseph W Taylor

Isaac Brown L.S.

Recorded February 14th 1853 at 10.53 o clock a m
Witness Albert Pabodie
City Clerk

Know all Men by these:- That We Thomas J Lee & Mercy A Lee the former of Fall River Massachusetts, the latter of Providence, Rhode Island, for and in consideration of love and natural affection which we bear to our Father, Thomas Lee of Enfield Connecticut and for divers other good and valid consideration, have demised and to farm let and do by these presents demise and to farm let unto the said Thomas Lee and his assigns during his natural life a certain tract of land situated in Fall River, Massachusetts, containing about One hundred & forty acres, being the same land conveyed to Thomas J Lee by Thomas Lee by deed dated July 1st 1851 and recorded in the Registry of deeds of land in Taunton in Bristol County Massachusetts and also all the land situated in Providence Rhode Island situated in the N. W. part of said Providence on the West side of Abourn Street with the buildings thereon standing which was conveyed to us by deed from Thomas Lee our Father, dated September 22d 1852

Bounded as follows commencing on the N. E. corner of said Lot on Abourn Street, thence running Westerly about fifty feet to the centre of a bank wall, thence Sin a line on the centre of said wall, about one hundred feet, thence Easterly about fifty five feet to said Abourn Street, thence Northerly on said Abourn Street about One hundred and nine feet to the place of beginning.

To have and to hold to him the said Thomas Lee and his assigns for the full term aforesaid. And the said Thomas & Mercy doth covenant that during said time will suffer the said Thomas Lee quietly to have and to hold use and occupy and enjoy said demised premises and that the said Thomas Lee shall have hold use and occupy, possess and enjoy the same free and clear of all encumbrances, claims, rights & titles whatsoever.

In witness whereof We the said Thomas J Lee & Mercy Lee have hereunto set our hands and seals this first day of January 1853

Signed, Sealed and delivered in presence of
C K Turner 2d
E G Turner

Thomas J Lee L.S.
Mercy A Lee L.S.

Bristol ss January 1st 1853 Then appeared Thomas J Lee and Mercy A Lee and acknowledged the foregoing Lease to be their free act and deed Before me C. K. Turner Justice of the Peace

Recorded February 15th 1853 at 11.55 o clock a m
Witness Albert Pabodie City Clk

Know all Men by these presents, That I J H Mather Jr of the City & County of Providence State of Rhode Island, in consideration of the sum of Thirty six hundred Dollars, to me paid by Horace Burr of said Providence the receipt whereof is hereby acknowledged — Do hereby give, grant, bargain, sell and convey unto him, the said Horace Burr, his Executors, administrators and assigns. All my right, title and interest, which I have, or of right ought to have, in and to all and singular to the Stock in Trade, debts, fixtures and good will and patronage of my Book Store (being the one half of said Bookstore situated in Westminster Street, in said Providence, and located in Store No 17, and also to one Share in the Ladies Seminary in Warren, State aforesaid the par value of which is Two hundred Dollars, as per Invoice hereunto rendered (& received by me of S R Wheeler)

To have and to hold the same, with all the rights and privileges to the same belonging, to him, the said Horace Burr, his executors, administrators and assigns forever

In Witness whereof I hereunto set my hand & seal this first day of October A D Eighteen hundred & fifty one

Executed in presence of J C Mather

Joseph H Mather Jr L.S.

Recorded Feby 23 1853 at 9.32 o'clk a m
Witness Albert Pabodie
City Clk

This Deed is put out of place to fill up this space occasioned by putting the succeeding

Know all Men by these presents

That I Elijah C Baker of the City and County of Providence in the State of Rhode Island & Providence Plantations, for and in consideration of the sum of five dollars to me paid by Wingate Hayes of said City, County and State, and of the uses, purposes and trusts hereafter mentioned and created do hereby give, grant, bargain, sell, assign transfer and convey unto the said Wingate Hayes his heirs, executors, administrators and assigns the following described property, namely

A certain lot or parcel of land situate on the Southerly side of Fountain Street in the City of Providence, together with all the buildings, improvements and appurtenances thereon belonging or thereto appertaining, which said lot is numbered Eleven on a plat of lots surveyed and platted by S. B. Cushing April the 18 A.D 1845 and on record in the City Clerks Office of said City in Book of Plats number one page sixty seven, reference thereto being had; said lot measuring forty feet on said Fountain Street and holding that same width, extending Southerly one hundred feet

Also two other certain lots or parcels of land, situate on the Northerly side of Washington Street in said City, together, with all the buildings, improvements and appurtenances thereon belonging or thereto appertaining, being lots numbered five (5) and six (6) on the aforesaid plat, reference thereto being had; said lots together measuring Eighty feet on Said Washington Street, and extending Northerly, holding the said width of Eighty feet. One hundred feet

Also all the right title and interest which I have in & to a certain farm or tract of land situate in the town of Cranston in said County, together with the buildings and improvements thereon belonging or thereto appertaining, called the Daniel Field farm, belonging to Daniel Field of Providence and which said Farm I now hire and lease of said Daniel Field

Also all and Singular my other Estate and Property, real, personal and mixed, in possession or action, reverson or remainder, of every kind & nature whatsoever, wherever and however situated, except such as is exempt from attachment by law

To have and to hold the same to him the said Wingate Hayes, his heirs, executors, administrators and assigns forever, upon the special Trust nevertheless, for the following uses and purposes namely That the said Hayes shall forthwith take possession and seizen of all said property hereby assigned, and in his discretion insure and otherwise manage said Estate and property so as to make the same most productive to my creditors, with power to go on a reasonable time with my present busines and as soon as practicable to bring the same to a close, so as to make the Stock on hand most available to my creditors, and at such convenient time or times as to him shall seem proper to sell and dispose of all said Estate & property hereby assigned either at public or private Sale, in

his discretion, for the best advantage of all interested, and shall collect all and singular the sums due and owing to me and shall apply & appropriate the net proceeds of such Sales and collections in manner following that is to say;

First. The said Hayes shall first apply and appropriate said net proceeds to the payment of all necessary expenses of making and executing this Deed of Assignment and of executing the trusts herein contained and hereby created, and shall retain out of said proceeds a reasonable compensation to himself for executing said trust.

Second. The said Hayes shall next apply and appropriate the residue and remainder of said net proceeds of such Sales and collections to the payment in full of Eight several promissory notes belonging to and held by the American Bank in said Providence signed by me and endorsed by Julius Baker of said Providence which said Notes have been discounted for me by said Bank

Third. The said Hayes shall next pay and satisfy out of the surplus of said proceeds, if any should remain after the payment in full of the debts last before mentioned, in full, if said proceeds shall be sufficient, if not then rateably and proportionally all the following debts, namely; A promissory note for three hundred dollars, with the interest due thereon signed by me and held and owned by Cecelia Angell wife of Enor Angell of Scituate in said State; also all sums of money due from me to the following named persons for labor, viz; Benjamin Searles, Albert Knight, John Fiske, Ephraim Eddy, John Douglas, James Hudson, John Saunders, Moulder (a Sausage maker) Franklin (a butcher) and Huberd (a teamer) and Burgess (teamer) also a Note signed by Thomas Henry & Co & Endorsed by me for Three hundred dollars; and also all other persons to whom I am indebted either by promissory notes signed by me and endorsed by the said Julius Baker, or by any other form of indebtedness for the payment whereof the said Julius is in any way liable and rateably as above to indemnify him the said Julius in every respect of and for all liabilities incurred by him in any wise for me or on my account

Fourth. After paying and performing as herein before required in manner as aforesaid then the said Hayes shall next pay and satisfy out of the surplus of said proceeds if any should remain, in full if the said proceeds shall be sufficient, if not then rateably and proportionally to their respective demands, all persons firms and corporations to whom I am indebted in any way or manner

Provided however that such of the Creditors mentioned and embraced in this fourth Class, as shall not within four months from and after the date of this assignment, make, execute & deliver

a release under seal of all their claims upon me, shall not be entitled to receive any dividend or benefit under this deed of Assignment, but the dividends on the claims and demands of such Creditors comprised in the fourth Class as aforesaid shall be paid over to me the said assignor, or to such person or persons as I shall appoint to receive the same And I do hereby constitute and appoint the said Wingate Hayes my Attorney with full power & authority for me and in my name to make, execute, seal and deliver to any purchaser or purchasers of the Estate & Property hereinbefore assigned transferred & conveyed, a good & sufficient deed or deeds or other conveyances of the same, with full power also to submit any question arising in the execution of this trust to arbitration or otherwise in his discretion to compromise the same, and to do and perform all other acts proper and necessary to be done and performed in the execution of the trusts hereby created

In Witness whereof I have hereunto set my hand & seal this twenty first day of February A D Eighteen hundred & fifty three

Signed, sealed & delivered in presence of. the words "Executors administrators" in the eighth line of the first page, the words "the following debts viz" in the 3d line of the 3d page being interlined before signing - also in the 17th line of the 3d page now "fully" is erased & the words rateably as above interlined before signing Richard E Hamlin

Elijah C Baker LS

And I the said Wingate Hayes do hereby accept of the foregoing deed and the trusts therein created & do covenant to & with the said Elijah C Baker that I will faithfully execute the same

In witness whereof I have hereunto set my hand & seal this twenty first day of February A D Eighteen Hundred & fifty three

Witness
Richard E Hamlin

Wingate Hayes LS

State of Rhode Island & Providence Plantations
Providence ss In the City of Providence on this twenty third day of February A D 1853 personally came Elijah C Baker who acknowledged the foregoing instrument by him subscribed to be his free act and deed

Before me
Henry Martin
Public Notary

Recorded February 21st 1853 at 5.50 o clock p.m.
Witness
Albert Pabodie
City Clerk

Providence February 23d A.D. 1853. For and in consideration of the sum of One Dollar to me paid by the aforenamed Princeus W Arnold, I hereby assign, transfer & set over to him the said Princeus W Arnold, his executors, administrators & assigns, All my Interest in & to the proceeding Lease, in & to the Lot of Land therein demised, in & to the Building & Improvements thereon, he or they fulfilling all the conditions of said Lease as imposed thereon on the Lessee.

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

In presence of
Henry Martin

Albert J Sheldon LS

Providence County ss. In Providence this Twenty fifth day of February A D 1853. Then Albert J Sheldon personally appeared before me & acknowledged the proceeding Transfer by him signed to be his free Act & Deed.

Henry Martin
Justice of the Peace.

N.B. The Lease transferred above is recorded in page 1 of this Book.

Recorded Feby 25. 1853, at 11 o'clk A.M.

Witness
Albert Pabodie City Clk

Providence ss. The State of Rhode Island & Providence Plantations. To the Sheriffs of our several Counties or to their Deputies. Greeting; Whereas John Carter Brown, Moses B Ives & Robert K Ives of Providence Executors of the last Will & Testament of Nicholas Brown, late of Providence, deceased.

LS

Judgment 26 day of Jany 1850 Dolls. cts 36.56

by the consideration of our Court of Common Pleas, Holden at Providence, within and for our County of Providence, on the first monday of December, A.D. 1849, recovered Judgment against Mary Tyler of Providence, Widow, for the possession of a certain place, situated in said Providence, with the Buildings and Improvements thereon, bounded Westerly by North Main Street, Southerly by Land now or lately owned by Henry Packard, Easterly by a Stone Wall which divides the Lot from Land lately owned by Earl D Pierce, with the privileges & appurtenances thereunto belonging, who had unjustly withholden them from the possession thereof, also for the sum of 36 Dollars 56 cts cost of suit, as to us appears of Record, whereof execution remains to be done;

We command you therefore that without delay you cause the Plffs to have possession of & in said premises. We also command you, that of the goods & chattels of the said Mary ~~and fined~~ within your precinct, you cause to be levied and paid unto the said Plffs Thirty six Dollars fifty six cents in the whole, with 25 cents more for this Writ, and thereof also to satisfy yourself for your own fees; and for want of the goods & chattels of the said Dft to be found in your precinct, to satisfy & pay the same as aforesaid. We command you to take the body of the said Dft, and her commit unto our County Jail, in your precinct therein to be kept, until she pay the Plffs sums above mentioned, with your fees, or that she be discharged by the said Plffs or otherwise by order of Law.

Hereof fail not, & make true return of this writ, and of your doings thereon, to our next Court of Common Pleas, to be holden at Providence, within & for our County of Providence, on the first Monday of December next.

Witness Richard W Greene, Esq. at Providence, this 24th day of

September, in the Year One Thousand Eight hundred and fifty two
Amasa F. Westcott, Clerk.

Providence Sc. November 25. 1852. I have this day caused Thomas Burgess Esq. Attorney for the Executors of the last Will and Testament of Nicholas Brown, late of Providence, deceased to have possession of the within described premises with the privileges & appurtenances to the same belonging.
Giving possession &c.
Roger W. Potter. Dpt Sheriff.

Providence Oct 9. 1852. We hereby authorize and empower Thomas Burgess as our Attorney, & in our behalf as Executors of the late Nicholas Brown Esq. to receive & take possession of the Tyler Estate situated on the Easterly side of North Main Street in this City, under by virtue of a Judgment and Execution for possession in our favor as Executors.
Jno Carter Brown
for the Exec's of N. Brown.

Recorded Feby 26. 1853 at 5.35 o'clk P.M.
Witness words "and paid" erased
Albert Pabodie City Clk

Know all men by these Presents,

That I. Jeremiah Donovan of the City & County of Providence, in the State of Rhode Island, for and in consideration of Two Hundred Dollars to me paid by Josiah Simmons and Henry M Simmons, both of said City of Providence, Co Partners, in Company under the Name & Firm of J & H.M. Simmons, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold, assigned, transferred & set over & do by these Presents, grant, bargain, sell, assign, transfer & set over to them the said J & H.M. Simmons, their Executors, Administrators & assigns forever.

All the Buildings & Improvements standing upon the Lot of Land situate in the Southwesterly part of said City of Providence, which Lot is bounded Easterly on Land of the City of Providence, (called Wickenden Lane) on which it measures Twenty Feet, Northerly on Land of Brown & Sons, and Southerly and Westerly on Land now or formerly owned or held by William R Watson and extending from front to rear, Thirty five feet, and is the same Lot held by me under Lease from William R Watson, bearing date August Thirteenth A.D. 1846.

Together with said Lease, and all my Right, title and interest in and to the Lot of Land demised and described in said Lease, under and by virtue of said Lease.

To Have and to Hold the same, with all the Rights and privileges thereof, to them the said J & H.M. Simmons, their Executors, Administrators and Assigns forever.

And I. the aforenamed Jeremiah Donovan for myself & my Heirs, Executors and Administrators, do covenant with them the said J & H.M. Simmons, their Executors, Administrators & Assigns that said premises are free from all Incumbrances and that I will warrant & defend the same to them the said J & H.M. Simmons, their Executors, Administrators & Assigns forever against the lawful claims & demands of all persons.

In Testimony whereof, I have hereunto set my hand and seal, this twenty eighth day of February in the year of our Lord One Eighteen Hundred and fifty three. (1853)
Signed, sealed and delivered
in presence of
Henry Martin
Jeremiah his X mark Donovan.

Providence County Sc. In Providence this Twenty eighth day of February A.D. 1853.
Then Jeremiah Donovan personally appeared before me, to whom I read and explained the within Instrument & he executed the same in my presence by his Mark, and acknowledged to me, that he understood the same, & that it was his free Act and Deed.
Henry Martin
Justice of the Peace.

Recorded Feby 28. 1853 at 2.45 o'clk P.M.
Witness R
Albert Pabodie City Clk

Know all men by these Presents,

That I. George W Tyler, of Cranston, in the County of Providence, and State of Rhode Island and Providence Plantations, as Attorney, in consideration of One hundred and fifty Dollars to me paid by George R Carr of Providence, in said County and State, the receipt whereof is hereby acknowledged, do hereby grant, sell, remise, release and forever quitclaim unto the said George R Carr.

All my right, title, interest, claim and demand as Attorney aforesaid, in and to Three undivided One hundred & sixtieth parts or Shares in the Real and Personal Estate of the Providence New Market Association, which Real Estate is situated at the junction of Broad (formerly Pawtuxet) & High Streets, in said City of Providence, being a Lot of Land with the Building called the "New Market" thereon standing, and is subject to a certain Lease, and all the provisions thereof, made by the Stockholders of said New Market Association to the Directors, for the time being, & to their Successors in Office, said Lease bears date July 21. A.D. 1835. & is on Record in the City Clerks Office in said Providence in book 37. page 28. being the same premises conveyed to me as Attorney as aforesaid by deed from William H Dart of said Providence, bearing date the twenty seventh day of April A.D. 1852. & recorded in Book 129. page 8. of the Records of Deeds, in the City of Providence &

To Have & to Hold the above released premises with all the privileges & appurtenances to the same belonging to the said George R Carr. his heirs & assigns, to his and their use & behoof forever.

In Witness whereof, I. the said George W Tyler as Attorney as aforesaid have hereunto set my hand & seal this 1st day of March, in the year of our Lord, One Thousand Eight hundred fifty three.
Signed, sealed and delivered
in presence of
the words "as Attorney as aforesaid" being
interlined / George Cady
Geo W. Tyler.

Providence County Sc. In Cranston March 1st A.D. 1853.
Then personally appeared the above named George W Tyler, Attorney, and

acknowledged the above Instrument to be his free Act and Deed.
Before me. Geo. Cady.
Justice of the Peace.

Recorded March 2. 1853. at 9. 55 o'clk A. M.
Witness Albert Pabodie City Clk

Samuel Boyd Tobey, Executor of the last Will and Testament of Anna A Jenkins, late of said Providence, deceased, does hereby demise & leave the Estate described in the foregoing Instrument to the said John H. Lonsdale.

To Have and to Hold the same to him the said John H Lonsdale his executors, administrators & assigns, for and during the further term of Seven years from & after the expiration of the within named period, or until the first day of the Fourth Month A.D. 1862. for the annual Rent of Five hundred Dollars, to be paid in equal quarterly payments as within required, & upon the same terms, covenants & conditions, & with the same powers reserved to the Lessor, as are contained & set forth in the foregoing Instrument.

In Testimony whereof, We have hereunto set our hands & seals, at said Providence, this Twenty fourth day of the Fifth Month A.D. 1852.

Executed, in presence of Allen Brown — Samuel Boyd Tobey. Ex^r. (L.S.)
John H. Lonsdale. (L.S.)

Providence Sc. In the City of Providence this Seventh day of June A.D. 1852.
Then personally appeared the above named Samuel Boyd Tobey & John H Lonsdale and severally acknowledged (the said Tobey, in his capacity as Executor) the foregoing Instrument by them signed to be their free Act and Deed.
Before me. S. A. Arnolds
Justice of the Peace.

N.B. The Lease referred to above is recorded in Book No 113 page 341. in this Office.

Recorded March 2. 1853, at 10. 1/4 o'clk A.M.
Witness Albert Pabodie City Clk

This Indenture

Made and executed this Seventh day of January A.D. One thousand Eight hundred and fifty three, by & between Adam B Danielson, Jacob W Danielson, Samuel S Danielson & Jane Danielson, all of Killingly, in the County of Windham & State of Connecticut, of the one part, and James Eames of the City & County of Providence & State of Rhode Island of the other part.

Witnesseth; That the said Adam B. Jacob W. Samuel S. and Jane

for the consideration hereinafter mentioned, have demised and leased, and by these Presents do demise and lease unto him the said James Eames, his executors, administrators & assigns,

A certain Lot of Land situate on the Southerly side of Westminster Street in said City of Providence, and bounded as follows viz: Northerly by said Westminster Street, Easterly by a Gangway laid out by mutual agreement between Samuel Danielson, late of said Killingly, deceased & Jacob Whitman late of said City of Providence, deceased; Southerly, partly by Land formerly owned by Cyrus Butler, deceased, & partly by Land formerly owned by Asa Eames & Westerly by Land of Samuel A Richmond & others, measuring on said Westminster Street including the right in said Gangway Forty eight feet & six inches, & extending back Southerly about Ninety six feet, together with all the Buildings & Improvements thereon, which are the property of the said Adam B. Jacob W. Samuel S and Jane.

To Have and to Hold the same, with all the rights, privileges & appurtenances thereof, unto him the said James Eames, his executors, administrators & assigns, for & during the term of Five years from the first day of March A.D. 1853, said Term expiring on the first day of March A.D. 18 58; he the said James Eames, his executors, administrators & assigns yielding & paying therefor during the said term, the annual Rent of Seven hundred Dollars in Four equal quarterly payments as follows. to wit; on the first day of June, on the first day of September, on the first day of December & on the first day of March, in every year during the said term, the first payment to be made on the first day of June A.D. 1853.

Provided Always, that if it shall happen that the said quarterly Rents hereby reserved, or either of them shall be behind & unpaid for the space of thirty days next after either of the said days of payment, then & in that case, it shall & may be lawful for the said Adam B. Jacob W. Samuel S. and Jane, their heirs & assigns into the said premises hereby leased, to re-enter & the same to have again, re-possess & enjoy as of their former Estate; the said Rent having been twice demanded after the expiration of said thirty days by some person or persons legally authorized to receive the same.

And the said James Eames doth hereby, for himself, his executors, administrators & assigns, covenant & agree to & with the said Adam B. Jacob W. Samuel S and Jane, their heirs, executors, administrators & assigns, to pay or cause to be paid the said Rent in manner aforesaid, except said premises shall be destroyed or rendered untenantable by fire or other casualty or accident, in which case, he the said James Eames shall pay at the rate aforesaid, for and during the time he occupies the same; and at his or their own cost & charges from time to time, & at all times during the said term, to keep in good & tenantable repair, the premises hereby leased, the casualty of fire & other casualty or accident excepted; and also to pay or cause to be paid all taxes lawfully assessed upon said premises during the said term; and at the expiration of the said term, or other sooner determination of this present demise, to deliver up & surrender the said premises unto the said Adam B. Jacob W. Samuel S. & Jane, their heirs or assigns, peaceably & quietly, in as good condition as the same now are, reasonable use & wear & tear thereof, & fire & other casualty or accident excepted.

And the said Adam B. Jacob W. Samuel S and Jane, do hereby, for themselves, their heirs, executors, administrators & assigns, covenant & agree to & with the said James Eames, his executors, administrators & assigns, that he the said James Eames, his executors, administrators & assigns, performing all & singular the covenants & agreements on his or their part herein contained,

shall and may peaceably & quietly have, use, possess and enjoy the said premises with all the privileges & appurtenances thereof. For and during the said term, and also that he the said James Eames, his executors, administrators & assigns, shall & may have the right & privilege of removing from said Lot of Land any Building or Buildings heretofore erected thereon by him or which may be hereafter, during the said term erected by him or them upon the same.

In Testimony whereof, the said parties have hereunto set their hands and seals the day & year herein first mentioned.

Signed, sealed and delivered in presence of
Earl Manton

Adam D. Danielson. (L.S.)
Jacob W. Danielson. (L.S.)
Samuel S. Danielson. (L.S.)
Jane Danielson. (L.S.)
James Eames. (L.S.)

State of Connecticut, Windham County ss. January 7. A.D. 1853.

Then personally appeared Adam D. Danielson, Jacob W. Danielson, Samuel S. Danielson, Jane Danielson & James Eames, signers & sealers of the foregoing Instrument & severally acknowledged the same, to be their free Act & Deed.

Before me, Earl Manton
Justice of the Peace

Recorded March 2. 1853 at 10.28 o'clk A.M.

Witness (word "the" erased) Albert Pabodie City Clk

Know all men by these Presents. That I, the within named Daniel Angell, the Lessee, for & in consideration of the sum of One Dollar to me in hand paid by Benjamin F. Norton of said City of Providence at & before the sealing & delivery hereof, the receipt whereof I do hereby acknowledge, have granted, assigned & set over, & by these Presents do grant, assign & set over unto the said Benj F. Norton, his executors, administrators and assigns, the aforegoing Indenture of Lease & all that messuage or tenement thereby demised, with the appurtenances, & also all my estate, right, title, term of years yet to come, claim & demand whatsoever, of, in, to or out of the same. To Have & To Hold the said Messuage &c unto the said Benj F. Norton, his executors administrators & assigns for the residue of the term within mentioned under the yearly Rent and covenants within mentioned, reserved & contained on my part & behalf to be done, kept & performed.

In Witness whereof, I have unto set my hand & seal, this third day of March A.D. Eighteen Hundred and fifty three.

Signed, sealed and delivered in presence of
Ebenezer Plummer

Daniel Angell. (L.S.)

N.B. The Lease transferred above is recorded in Book No 98. page 232.

Recorded March 3. 1853

Witness (word "described" erased) Albert Pabodie City Clk

This Indenture

Made the fifteenth day of March, in the year of our Lord One Thousand eight hundred and fifty two. Witnesseth, That William A Howard of the City of Providence, in the State of Rhode Island, doth hereby lease, demise & let unto Solomon Tyler and Nathan Truman under the firm of S. Tyler & Co. both of said City, the Store No 143 Westminster St, extending back to Fulton St. together with all the Buildings known as the Paint Shop, Chair Rooms &c extending along Fulton & Bath Streets, & which have been occupied by Barker & Howard Jr doing the furniture and chair painting business. Also the Privileges in said Store, &c &c. And otherwise In case of damage by fire or otherwise so as to make said premises untenantable the Rent to cease until it be put in as good condition as it was previous to said accident, which said Howard shall cause to be done forthwith. In case of slight damage to any part of said premises so as not to interrupt the business of said Shop, then the Rent to be regulated & deductions made accordingly. In case the Building should be badly injured as to make it worthless to repair, said Howard to have the privilege of terminating this Lease. To Hold for the term of Four & a half years from the fifteenth day of March One Thousand Eight hundred & fifty two, yielding & paying therefor the Rent of Nine hundred Dollars per annum.

And the said Lessees doth promise to pay the said Rent in quarterly payments of Two hundred & twenty five Dollars each, the first of which shall become due & payable on the fifteenth day of June next, & quarterly thereafter, the said Lessees to have the privilege of vacating & terminating said Lease any time after One year, by giving three Months notice in writing, and to quit & deliver up the premises to the Lessor, or his Attorney, peaceably & quietly, at the end of the term, in as good order & condition, reasonable use & wearing thereof, Fire, & 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, during the term, and also the Rent as above stated, for such further time as the Lessee may hold the same, & 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, having been first obtained; & that the Lessor may enter to view & make improvements, & to expel the Lessee, if he shall fail to pay the Rent as aforesaid, or make or suffer and waste or waste thereof.

Signed, sealed and delivered
in presence of us
William A Howard Jr

Wm. A. Howard.
Nathan Truman.
Solo. Tyler.

Recorded March 3. 1853. at 12.45 o'clk P.M.

Witness Albert Pabodie City Clk

Providence February 25. 1853.

To Theophilus Salisbury.

Sir. You are hereby authorized, requested and directed to convey to Ira C Calef of said Providence, for the consideration of the sum of Twenty nine Hundred and eighty seven 57/100 Dollars. the Buildings & other Improvements standing on the Lot of Land situate on the Northerly corner of North Main Street & Thomas Street, on Land of the Heirs of the late William Goddard, deceased, together with all your Interest in & to said Lot under and by virtue of any Lease thereof. being the same premises conveyed to and now held by you in trust for my sole use and benefit. One of which said Buildings stands directly on said corner. & the other adjoins Northerly & fronts on North Main Street, & you are also directed to hold the net proceeds of such conveyance, subject to my order & for my own use.

Susan A. Gay.

Know all men by these Presents.

That I. Theophilus Salisbury of the City and County of Providence in the State of Rhode Island, as Trustee of Susan Adeline Gay of said Providence, the Wife of Abner Gay Junr. in pursuance of the above written Request & for & in consideration of the sum of Twenty nine hundred & eighty seven 57/100 Dollars to me paid by Ira C Calef of said City of Providence, the receipt of which said sum is hereby acknowledged, do hereby grant, bargain, sell, assign, transfer & set over to him the said Ira C Calef. his executors. administrators and assigns forever.

The Building standing on the Northerly corner of North Main Street, and Thomas Street in said City of Providence; the Building adjoining & Northerly thereto & fronting on North Main Street, & all other Buildings and Improvements on the Lot of Land on which said first two named Buildings stand. being Land owned by the Heirs of the late William Goddard, deceased. together with all my Interest in & to said Lot as Trustee under & by virtue of any Lease thereof.

Said premises are the same now held by me as Trustee of the said Susan Adeline Gay, by two deeds, the one from Samuel Staples Jun. bearing date April 8 A.D 1844, in Record in the City Clerks Office in said Providence, in Book 88 of the Record of Deeds pages 370 & 371. & the other from Benjamin T Allen. bearing date October 11 A.D 1845. also in Record in said Office in Book 91. page 119.

To Have & to Hold the same with all the rights & privileges thereof, to him the said Ira C Calef. his executors, administrators & assigns forever.

In Testimony whereof. I have hereunto in my said capacity as Trustee set my hand & seal. this Twenty fifth day of February, in the Year of our Lord One Thousand Eight hundred & fifty three.

Signed, sealed & delivered in presence of
Henry Martin

Theophilus Salisbury. (L.S.)
Trustee.

Providence County S. In Providence this twenty fifth day of February A.D 1853.
Then Theophilus Salisbury personally appeared before me & in his capacity as Trustee, acknowledged the preceding Instrument by him signed as Trustee to be his free Act and Deed.

Henry Martin
Justice of the Peace

Recorded March 5. 1853 at 4 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents.

That I. Ira C Calef. of the City and County of Providence, in the State of Rhode Island, for & in consideration of the sum of Twenty nine hundred & eighty seven 57/100 Dollars to me paid by Abner Gay Jr. of said City of Providence, the receipt of which said sum is hereby acknowledged, do hereby grant, bargain, sell, assign, transfer & set over to him the said Abner Gay Jr. his executors, administrators & assigns forever.

The Building standing on the Northerly corner of North Main Street and Thomas Street in said City of Providence; the Building adjoining & Northerly thereto & fronting on North Main Street. & all other Buildings & Improvements on the Lot of Land on which said first two Buildings stand. being Land owned by the heirs of the late William Goddard, deceased.

Together with all my Interest in & to said Lot under & by virtue of any Lease thereof, being the same premises conveyed to me the said Ira C Calef by deed from Theophilus Salisbury as Trustee, bearing date February 25. A.D 1853.

To Have & to Hold the same, with all the rights & privileges thereof, to him the said Abner Gay Jr. his executors, administrators & assigns forever.

In Testimony whereof. I have hereunto set my hand & seal this Twenty sixth day of February, in the Year of our Lord One Thousand Eight Hundred and fifty three. (1853)

Signed, sealed & delivered in presence of
Henry Martin

Ira C. Calef. (L.S.)

Providence County S. In Providence this twenty sixth day of February A.D 1853.
Then Ira C Calef personally appeared before me & acknowledged the proceeding Instrument by him signed to be his free Act and Deed.

Henry Martin
Justice of the Peace

Recorded March 5. 1853. at 4.05 o'clk P.M.

Witness

Albert Pabodie
City Clk

This Indenture of Lease,

Made and entered into this Sixth day of February One Thousand Eight hundred and fifty three. by and between Thomas G. Hazard of the City & County of Providence, in the State of Rhode Island, party of the first part and Nicholas Thirordini of the City & County of Providence and State of Rhode Island of the second part.

Witnesseth, That the said party of the first part for & in consideration of the Rents, Covenants & Agreements hereinafter named & contained on the part of the said party of the second part, his executors, administrators & assigns to be paid & kept & performed, do hereby Lease, demise & let unto him the said Nicholas Thirordini, party of the second part, his executors, administrators & assigns for & during the full & entire term of Four years & Ten Months from the day of the date hereof, to wit:

A Lot & West of my House on the North side of Washington Street, on a Plat of James Aborn Estate.

Said Lot measures Twenty two by Sixty four feet. holding the same width back.

To Have and to Hold said Lot with all the rights & privileges thereof or thereunto belonging to him the said Nicholas Ghirardini, his executors, administrators & assigns for and during the term aforesaid. He yielding & paying as an annual Rent therefor the sum of Eighty eight Dollars for and during the time aforesaid in equal quarterly payments of Twenty two Dollars each. And it is agreed by & between the Parties as follows, that all Buildings & Improvements that may at any time during the continuance of this Lease be under pledge for the payment of the Rents accruing under this Lease, that in case any or either of the said quarterly yearly payments of Rent shall be unpaid for the term of thirty days after the same shall be due & payable or in case of any breach of any condition in this Lease contained of the part of the second party of the second part, the said party of the first part or his heirs or assigns may if they think proper enter upon said demised premises, eject the said party of the second part or those holding under him and terminate this Lease, & interest shall be allowed & paid for the time of such default in the payment of said Rent. That the sale of ardent Spirits or spirituous Liquors of every kind upon said Leased Premises is expressly prohibited. And that the said party of the second part, his executors, administrators & assigns shall not nor will during the continuance of this Lease permit or suffer any person or persons to use or occupy said premises in such way or manner as that such use or occupation shall be deemed a nuisance to the owners & occupants of the adjoining Lots, or be an injury to the said party of the first part. And the said Nicholas Ghirardini, party of the second part, for himself, & for his heirs, executors, administrators & assigns, promises covenants and agrees to & with the said Thomas G Hazzard, his heirs & assigns, that he will pay or cause to be paid promptly when due, all Rents due & payable under this Lease, that he will in all things conform to the conditions of this Lease, so far as the same is applicable to the party of the 2 part, his executors, administrators or assigns to be performed, & that on the termination of this Lease will render up & yield up to the said party of the first part, their heirs & assigns the full & quiet possession of said Lot.

In Testimony whereof, the Parties have hereunto set their hands & affixed their seal this 26 day of February One Thousand Eight Hundred & fifty three.

In presence of
Witness Benj Shedbury
Gilbert Richardson

Thomas G. Hazzard. (L.S.)
Nicholas Ghirardini. (L.S.)

Recorded March 7. 1853 at 8.40 o'clk A.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents.

That I, John Whipple of the City and County of Providence and State of Rhode Island, for and in consideration of the sum of One Dollar to me in hand well and truly paid by the Corporation of the City of Providence, do hereby give, grant, bargain and sell to the said City of Providence, for the use of the public,

A certain Strip of Land in the Westerly part of said City as designated on a certain Map or Plat called "Map of Timothy Wiggins Lands" situated in the Southwesterly part of the City of Providence, the Strip of Land hereby conveyed is designated & called on said Map, Earl Street, & the part hereby conveyed extends from the South line of Clifford Street in a Southerly direction to the Southerly line of the said Wiggins Lot as laid down upon said Map said Street being of the dimensions designated on said Map, to be held, occupied & enjoyed by said City, so long as the same is used & enjoyed as a highway or Street. Said Map is recorded in said Providence.

In Testimony whereof I have hereto set my hand and seal, this 28th day of Feby in the year 1853.

Signed, sealed and delivered
in presence of
Albert Pabodie

John Whipple. (L.S.)

Providence Sc. In the City of Providence, Then personally appeared John Whipple before me & acknowledged the within Instrument to be his free act & deed.
March 7. 1853.

Albert Pabodie, City Clk

Recorded March 7. 1853. at 4 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents.

That I, Perry Davis of the City & County of Providence, in the State of Rhode Island for & in consideration of the sum of One Dollar to me paid by the said "City of Providence", the receipt whereof is hereby acknowledged, do by these Presents give, grant, bargain, sell & convey unto the said "City of Providence", a certain Strip of Land situated in the Westerly part of said City of Providence, & described as follows. Viz;

Commencing at the Northeasterly corner of a Lot of Land belonging to Gardner M Burgess, on the Westerly side of Stewart Street, & from thence running Northerly bounding Easterly on said Stewart Street, Forty feet, & holding the width of Forty feet from front to rear, to extend back Westerly from said Stewart Street, One hundred & thirty six feet & six inches to Pond Street, bounded Northerly by other Land of this Grantor (the Meeting House Lot) & Southerly by Land of Gardner M Burgess.

To Have & to Hold the aforegranted premises, with all the rights, privileges and appurtenances thereof, to the said "City of Providence", as & for public Street and Highway, & for no other use or purpose whatever.

And I, the said Grantor, for myself,

and for my heirs, executors and administrators, do covenant to and with the said Cuity of Providence, that I am lawfully seized & possessed of the aforegranted premises, that I have a good right to sell & convey the same as aforesaid, & that I will forever warrant & defend the same to the said Cuity of Providence, against the lawful claims & demands of all persons whatsoever.

And I, Ruth Davis, Wife of the said Perry Davis, for & in consideration of the aforenamed sum of Money paid my said husband, do hereby Remise, Release forever Quitclaim to the said "Cuity of Providence," all my Right of Dower and Power of Thirds, in and to the aforegranted premises.

In Witness whereof, We have hereunto set our hands & seals, in this first day of September A.D. One Thousand Eight Hundred and Fifty two. (1852)

Signed, sealed and delivered
in presence of
Nathaniel Searle

Perry Davis.

Ruth Davis.

County of Providence ss. In the Cuity of Providence on this 2 day of September A.D. 1852 Then personally appeared the within named Perry Davis before me & acknowledged the within Instrument by him signed, to be his free & voluntary Act & Deed. Hand and seal.

Nathaniel Searle
Justice of the Peace.

Recorded March 7. 1853, at 4 o'clk P. M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I, William V Belcher, of the Cuity and County of Providence, in the State of Rhode Island, for & in consideration of Four hundred Dollars to me paid by Asa H Lilley & William Clark, both of said Cuity of Providence, the receipt whereof is hereby acknowledged, do by these Presents, Remise, Release and forever Quitclaim unto the said Asa H Lilley & William Clark & to their Heirs & Assigns forever.

All my right, title, interest, property, claim and demand in and to a certain Building used by the Christian Union Society for a Meeting House, and standing on the Lot Numbered (150) One hundred & fifty on the Plat of the Higgins Land (so called) & owned by the said Lilley & Clark, together with all my Interest in all other Improvements on said Lot.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, to them the said Asa H Lilley and William Clark and to their Heirs and Assigns, & to their sole use and benefit forever.

And I, the said William V Belcher, for myself and for my heirs, executors and administrators, do covenant to and with the said Asa H Lilley and William Clark, their Heirs and Assigns, that I will forever Warrant and defend the same to them the said Asa H Lilley & William Clark & to their 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, on this Fifth day of March A.D. One Thousand Eight Hundred and Fifty three.

Signed, sealed and delivered
in presence of
Nathaniel Searle

William V Belcher.

Recorded March 7. 1853 at 5.05 o'clk P. M.

Witness "the sum of" interlined

Albert Pabodie City Clk

Know all men by these Presents.

That I, William Taylor of Providence Rhode Island, in consideration of One Dollar to me paid by Rollin Matherson of said Providence, & of the Sums hereinafter created, do hereby give, grant, bargain, sell, assign, transfer & convey unto said Matherson, his executors, administrators & assigns.

A certain Wooden Building situate in said Providence on the Northwest corner of John & Hope Streets, with all & singular the goods, wares & merchandize and Shop Furniture therein; also all my right, title & interest (being a leasehold interest) in & to the Lot of Land on which said Building stands & in & to the Lease thereof to me; also all debts due me by Note Book Account or otherwise, & the evidences thereof; also the Policy of Insurance upon said Building; also all my other property of whatever nature, not exempt from attachment.

To Have and to Hold the same to him the said Matherson, his executors, administrators & assigns, upon trust, that he shall take immediate possession thereof, & the same convert into Money either by public or private sale, in such manner & for such price as he shall deem for the best interests of the creditors of me the said Taylor, and the proceeds to appropriate in the following manner and order, viz:

First, to the payment of the expenses attending the execution of these Presents & of the trusts herein declared, including a reasonable compensation to said Assignee for his services.

Secondly, to the payment of my two certain promissory Notes, the one for about Two hundred & sixty Dollars & the other for about One hundred & fifty two Dollars, endorsed or guaranteed by Dorr & Hobart.

Thirdly, to the payment of all sums of Money due and owing from me to James Taylor, or for which he may in any way be responsible for me.

Fourthly, to the payment of my promissory Note for Two hundred Dollars, held by Harriet B Hallett.

Fifthly to the payment of all my other Creditors who shall within Four Months from the date hereof, accept this provision, in full of their claims or demands against me & execute a release thereof; said Creditors to be paid in full of the surplus of said proceeds after making the foregoing payments shall be sufficient, & otherwise ratably in proportion to their respective demands; & the dividends of such Creditors as shall not execute a Release as aforesaid, shall be paid over by said Assignee to me or my order.

And I do appoint said Matherson, his executors, administrators or assigns, my Lawful Attorney or Attorneys, with full power in His or their Names or in my Name to execute all needful papers under seal or otherwise & to do

all acts and things necessary and proper for the due execution of the said trusts, as freely and effectually as I might do.

And I, the said Mcatherson do accept the said trusts and do covenant with the said Taylor that I will well & truly execute & perform the same.

In Witness whereof, We have hereunto set our hands and seals. this Ninth day of March A.D. 1853.

Executed in presence of
Ten lines first erased on this page, 4 three words on the 26 line 4 eleven words in 27 line 1st page interlined
Andrew J. Smith.

William Taylor. (L.S.)
Rollin Mcatherson. (L.S.)

Providence Sc. Providence March 9th 1853. Then came William Taylor and acknowledged the aforewritten Instrument by him signed to be his free Act and Deed.
Before me. Albert Pabodie
City Clk.

Recorded March 9. 1853 at 4.40 o'clk P.M.
Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, Caroline W Ball of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Twenty eight Hundred Dollars to me paid by William W Cummings of said City of Providence, the receipt whereof I do hereby acknowledge, have remised released & forever quitclaimed & by these Presents do Remise, Release and Forever Quitclaim unto him the said William W Cummings, & to his heirs & assigns forever.

All my right, title, interest, property, claim and demand in & to All the Buildings & Improvements standing on a Lot of Land situate on Wickenden Street in the Southerly part of said City of Providence, bounded as follows viz: Northerly on Wickenden Street, on which it measures Seventy feet. Westerly on Ann Street, on which it measures Fifty five feet: Southerly on Land of Martin Page, on which it measures Seventy feet. and Easterly on Land of the Third Baptist Church on which it measures Fifty five feet.

Being a Lot of Land leased by Jacob W Farrell of Martin Page by Lease dated February 15th 1846 & recorded in the Land Records of said City of Providence, in Book 98 page 375. Also all my right, title, interest, property, claim & demand in & to the aforenamed Lease, & to the premises therein described

Being the same premises that were conveyed to this Grantor by deed from the said William W Cummings, dated June 21st 1852 & recorded in the Land Records of said City of Providence, in Book No 128 page 100. Reference to said Deed being had.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, to him, the said William W Cummings and to his Heirs and Assigns, to his & their sole use and benefit forever.

And I, the said Caroline Ball, for myself and for my heirs, executors & administrators, do covenant to & with the said William W Cummings, his heirs & assigns that I will forever warrant & defend the same to him the said William W Cummings & to his Heirs

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

In Testimony whereof, I have hereunto set my hand & seal in this Eighth day of March A.D. One Thousand Eight Hundred and fifty three. (1853)

Signed, sealed and delivered
in presence of
Nathaniel Searle

Caroline W Ball. (L.S.)

County of Providence Sc. In the City of Providence in this 9th day of March A.D. 1853.
Then personally appeared the within named Caroline Ball before me & acknowledged the within named Instrument by her signed to be her free Act and Deed.
Nathaniel Searle
Justice of the Peace

Recorded March 10. 1853. at 9.53 o'clk A.M.
Witness Albert Pabodie City Clk

This Indenture

Made and entered into this Tenth day of March A.D. Eighteen hundred fifty two. by & between Asa B Dike of the City of Providence, in the State of Rhode Island of the first part & George Mason of said Providence of the second part.

Witnesseth, That Whereas said Parties are the present owners of adjoining Lands situate on the Southerly side of the Old Neck Road, so called, in said Providence, as will appear by reference to a Plat thereof recorded in the City Clerks office in said Providence, in Book of Plats Numbered Four (4) page one (1). And Whereas they have agreed for the mutual accommodation & convenience of said Estates to open a Gangway of Ten (10) feet in width extending from said Road Southerly as far as the said Land of said Dike now extends.

Therefore the said parties for themselves & for their respective heirs & assigns do hereby covenant each with the other, his heirs & assigns that they will each throw open & ever hereafter keep open & unobstructed for the purposes of a Gangway for the mutual advantage of said Estates, a Strip of Land of Five (5) feet in width, extending from said Neck Road Southerly as far as the said Land of said Dike now extends, as the same appears on said Plat, the five feet to be thrown open & kept open by said Mason, his heirs and assigns, being the five feet conveyed to him by said Dike by deed bearing even date herewith, reference to said Deed being had (it being the five feet next Easterly of the division line between said parties as delineated on said Plat) & the five feet to be thrown open & kept open by said Dike, his heirs and assigns, being the five feet of his Land next adjoining that thrown open by said Mason on the Easterly side thereof.

In testimony whereof the said parties have hereto set their hands & seals, the day & year first herein written.

Signed, sealed and delivered
in presence of
James Tillinghast. Witness
to both signatures

A. B. Dike. (L.S.)
Geo Mason. (L.S.)

Providence Sc. In Providence this Ninth day of March A.D. 1853. Asa B Dike & George

Mason both personally appeared before me and severally acknowledged the foregoing Instrument to be their free Act and Deed.

James Tillinghast.
Justice of the Peace

Recorded March 10. 1853, at 9.55 o'clk A.M.

Witness Albert Pabodie
City Clk

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*This Indenture made and entered into this twenty fourth day of January in the Year One Thousand eight hundred and fifty three by and between John Larcher of the City and County of Providence and State of Rhode Island of the first part and the Bank of Commerce in Providence and Peoples Savings Bank in Providence Corporations duly created by the Legislature of said State of the second part witnesseth

That the said party of the first part for and in consideration of the rents and covenants hereinafter contained on the part of the said parties of the second part to be paid and performed does hereby demise lease and to farm let unto the said parties of the second part their successors and assigns

A certain parcel or strip of land situate on the Northerly side of Market Square in said City and described as follows, viz. Beginning at the South Westerly corner of the Lot of land on which the said Larcher's granite building now Stands, thence running Easterly on said Market Square Eight (8) inches, and holding that width extending back forty eight feet to a four feet gangway in the rear of said granite Building; said strip of land being the Westerly end of Lot numbered three upon a Plat of Lots on the Northerly side of Market Square recorded in Book forty eight page fifteen of the records of Deeds in said City.

To have and to hold the said described premises with all the rights privileges and apurtenances thereof unto the said parties of the second part their successors and assigns for and during the term of twenty four and one half years from the first day of April next ensuing the date hereof, yielding and paying therefor the annual rent of Thirty Six Dollars payable at the end of each and every year during said term

And the said party of the first part, for himself his heirs and assigns, does hereby covenant with the said parties of the second part their successors and assigns, that at the expiration of said term of twenty four and one half years this Lease shall be renewed for the further term of ten years thereafter and at the expiration of said further term of ten years for the still further term of ten years thereafter, and thus from term to term of ten years each for seven successive terms, that is for and during the full space of seventy years from the expiration of said term of twenty four and one half years, under and with the like covenants and agreements as are herein contained, except as to the amount of yearly rent. The said parties of the second part their successors or assigns yielding and paying for said premises during said renewed terms of ten years each, the same rent payable in the same manner as is hereinafter before provided to be paid during said term of twenty four and one half years, unless said party of the first part his heirs or assigns shall elect to have the rent appraised at the

(NOTE: SEE DEED BOOK No. 648 Page 80 " 592 " 165 " 609 " 321 " 813 " 285

termination of said term of twenty four and one half years, or at the termination of any subsequent term, when and in which case the sums so appraised, shall be the rent of the ensuing term. And after the rent shall have been three once so appraised, it shall be re-appraised at the expiration of each term of ten years thereafter for the next ensuing term of ten years; said appraisals to be made by three appraisers to be chosen one by either party hereto, and the third by the two thus chosen, and the decision of any two of them to be binding. And in case of the refusal of either party hereto to choose such appraiser for the space of ten days after requested in writing by the other party so to do, then said other party may choose two appraisers, who shall choose a third, and their decision or that of any two of them shall be binding.

And the said parties of the second part for themselves their successors and assigns do hereby covenant with the said party of the first part his heirs and assigns, that they will pay the rent herein before named or such other rent as shall be appraised as aforesaid in manner and at the times aforesaid, and that all buildings and improvements which shall be upon said demised premises during the continuance of this Lease and shall belong to said parties of the second part their successors or assigns shall be pledged and holden for the payment of said rent.

And the said party of the first part in the further consideration of the Sum of Four Hundred and twelve 70/100 Dollars to him paid by the said parties of the second part the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said parties of the second their successors and assigns, so much and all that portion of the Westerly wall of the granite building aforesaid as now Stands upon said demised premises; to have and to hold the same unto them the said parties of the second part their successors and assigns forever.

And it is further agreed by and between the said parties hereto that said parties of the second part may construct a wall, of the same thickness, if requisite, as the said Westerly wall and in continuation thereof backward to said gangway and upward to the height of the buildings to be erected by them to adjoin said granite building; said wall to be bevelled in front above said granite building and finished with a return of free stone, and when completed the Easterly half thereof shall belong to said Larcher, his heirs and assigns forever. After the completion of said buildings, said wall shall be maintained during the continuance of this Lease at the joint expense of the parties hereto, and in case the same shall be wholly destroyed by fire or other casualty then this Lease shall terminate, and the wall of division between the land of said Larcher and the land now occupied by the said parties of the second part under Lease from Joseph Wilbur and others shall be built one half thereof upon either side of the dividing line, and the expense of building and maintaining the same during the continuance of this Lease shall be borne jointly by said parties as aforesaid, that is to say, one half thereof by said party of the first part his heirs or assigns, and the other half thereof by said parties of the second part their successors or assigns.

And the said parties of the second part do further covenant that the front of their buildings aforesaid shall be placed upon a line with the front of said granite building as it now stands, and that in the erection thereof the front of said granite building shall not be removed nor disturbed.

In testimony whereof the said party of the first part has hereunto set his

hand & Seal and the said Bank of Commerce by Amos D Smith their President and the said Peoples Savings Bank by William Sprague their President, both for this purpose Specially authorized have caused the respective corporate Seals of the said Banks to be hereunto affixed, and the said Presidents have hereunto Signed their names the day and year aforewritten.

Signed, Sealed and delivered
(Four words being interlined in the 10th line and three words in the 26th line of first page before Signing)
in presence of
Witness to the Signatures of
Amos D Smith & William Sprague
Benjamin B Adams
Witness to Signature of J S
Rollin Mathewson

John Sancher (LS)

Bank of Commerce in Providence
by Amos D Smith (LS)
President

Peoples Savings Bank in Providence
by William Sprague (LS)
President.

Providence ſc Providence March 5th 1853. Then John Sancher acknowledged the aforewritten instrument by him Signed to be his free act and deed before me

Rollin Mathewson
Justice Peace.

Recorded March 10 1853 at 22 oclk P M.

word "after" erased
Witness - before" interlined

Albert Pabodie
City Clk

This Indenture of Lease

Made and executed between Stephen A Phillips and Rebecca T Phillips wife of Stephen A of the City and county of Providence and State of Rhode Island of the one part and John S Tripp of the City and County of Providence and State of aforesaid Witnesseth That the party of the first part for the consideration hereinafter mentioned have demised granted and to farm let unto said John S Tripp his Executors administrators and assigns one certain lot of land situated on the west side of the river in Said Providence on the northerly side and adjoining High Street bounded and described as followes to wit Southerly on said High Street Forty five feet Westerly on land of William Branch One hundred feet Northerly on land of George C Arnold Forty five feet and Easterly on land of Richard Saunders one hundred feet (being the lot of land now under lease to Christopher R Bradlong and the above mentioned John S Tripp) To have and to hold the said demised premises with all the priveleges and appurtenances for and during the term of Ten years from the first day of April One Thousand eight hundred and fifty three fully to be complete and ended And the said John S Tripp for himself his heirs Executors and administrators doth covenant and agree to pay or cause to be paid to the party of the first part their heirs or assigns as rent for the same the sum of one hundred dollars per year for each and every year during said term of ten years as aforesaid to be paid quarterly that is to say Twenty five dollars on the first days of July, October, January and April of each and every year during said ten years as aforesaid. to commence on the first day of July next — and the said John S Tripp for himself his heirs Executors and Administrators hereby pledges and binds all the buildings erected or that may be erected on said lot for the payment of the aforesaid rent and also if the rent hereby reserved and covenanted to be paid remain unpaid after the same becomes due and payable it is covenanted and agreed that the same shall draw interest untill the payment thereof and the pledge of said buildings herein before given for the payment of said rent shall also be deemed and taken to extend to the interest on the same — Provided always that the said John S Tripp his executors administrators and assigns at the expiration of the aforementioned term of time shall have liberty to remove all the buildings on said lot provided they have paid all dues for rent up to said removal.

In witness whereof the parties aforesaid have hereunto interchangeably set their hands and Seals this Thirtyeth day of December in the year of our Lord One thousand eight hundred and fifty two

Signed Sealed and delivered
in presence of
William J Green

Stephen A Phillips (LS)
Rebecca T Phillips (LS)

John S Tripp (LS)

Providence ſc In the City of Providence Dec 30, 1852 Then personally appeared John S Tripp and acknowledged the foregoing instrument by him Signed to be his free act and deed.
Also Stephen A Phillips acknowledged the same to be his free act and deed.
And at the same time Rebecca T Phillips wife of said Stephen A Phillips being examined separate and apart from her said husband, and having said instrument shown & explained to her by me acknowledged the same to be her voluntary act and deed from which she did not wish to retract.

Before
William J Greene
Justice of the Peace

Recorded March 14. 1853 at 9.45 o'clk

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I Leyman Hawkes of Providence in the County of Providence and State of Rhode Island for and in consideration of the Sum of Two Hundred Dollars paid to me by George Head of said Providence the receipt whereof I do hereby acknowledge have granted bargained and sold unto the said George Head the certain building recently occupied as a meat Market and Situated on the corner of Dean Street and Hurley Avenue in said Providence together with all the appurtenances belonging thereunto as well as all the right title and interest to the lot of Land, on which said buildings Stand which belongs to me by right of a lease of the same to me given on the Twelfth day of November A D 1852 and Signed by the said George Head and Leyman Hawkes.

To have and to hold the same unto the said George Head, his Executors administrators and assigns forever without any claim or hinderance of any person whatsoever.

And I the said Leyman Hawkes my Executors and administrators the said building will warrant and defend unto the said Head against the lawful claims of any and all persons claiming by through or under me.

In witness whereof I have hereunto set my hand and Seal this twelfth day of March A D. 1853.

Witness
Nathan Porter — Leyman Hawkes (LS)

Recorded March 14. 1853 at 12 o'clk M.

Witness Albert Pabodie
City Clk

This Indenture

of two parts made and entered into this first day of December in the year of our Lord One Thousand Eight Hundred and forty by and between Samuel Dexter Charles Jackson and Sanford Durfee assignees of Benjamin Cozzens of Providence under his Deed of Assignment of the 22nd of April A D 1837 party of the first part and James Wheaton of said Providence party of the second part Witnesseth. That in consideration of the relinquishment by Mary S Cozzens Wife of the said Benjamin of her contingent Right of Dower in certain Lots of Land in said Providence and certain Houses and Lots in Attleborough and Pawtucket in the State of Massachusetts and certain other Houses and Lots in Utica in the State of New York all of which were formerly owned by the said Benjamin and One Dollar to us paid. the said Dexter Jackson & Durfee have agreed to convey transfer set over and deliver unto the said Wheaton certain Household Furniture a Horse Chaise & Harness Sulkey & Sleigh all which is particularly mentioned and described in the Schedule hereto annexed To have and to hold the same and also Pew D. in the Benevolent Congregational Society's Meeting house, which had this day been conveyed by the said Dexter Jackson & Durfee to the said Wheaton to him

the said Wheaton his Executors administrators & assigns in trust nevertheless for the sole and separate use of the said Mary S Cozzens to receive the Rents and income thereof and the same to pay over to the said Mary for her sole and separate use and upon her sole and separate receipt therefor. And the said Mary shall and may occupy and improve said property at her own pleasure. And the said Wheaton is hereby empowered by and with the consent of the said Mary S Cozzens to sell and dispose of all or any of the said articles and property hereby conveyed and to invest the proceeds thereof in Similar or other property and to hold the same or such part of said proceeds as shall not be so invested for the same uses and purposes aforementioned and declared. In witness whereof the parties aforesaid have hereunto interchangably set their hands and Seals the day and year above written

Henry G Day witness to
S Dexter & C Jackson — Samuel Dexter (LS)
Amos Fiske do to S Durfee — Chas Jackson (LS)
Henry G Day do to James Wheaton — Sanford Durfee (LS)
James Wheaton (LS)

Providence ſc On the City of Providence this twenty ninth day of December A D 1852 then personally appeared the within named James Wheaton and acknowledged the within Instrument by him signed to be his free act and Deed

Before me
Charles S Mason
Justice Peace

Providence ſc On the City of Providence this 5th day of January A D 1853 then personally appeared the within named Samuel Dexter acknowledged the within Instrument by him signed to be his free act and Deed

Before me
Benj Cozzens
Just Peace

Inventory of Furniture appraised by order of Assignee of Benjamin Cozzens Esq

Dining Room

Plate 1g 14 8 oz 3 pwt	6/9	166	66	1 Dining Table & Endy		15	00
1 pair Plated Cake Baskets		12	00	2 Chairs	2/8	4	00
1 pair Silver Butter Knives		3	00	1 Entry Lamp		2	50
1 pair Plated Candle Sticks		1	00	North Parlor			
1 Carpet & Rug		21	00	6 Chairs	75	4	50
1 Side Board		10	00	Old Carpet on Floor		5	00
1 Secretary		20	00	New Carpets for 2 Rooms		125	–
1 Breakfast Table		8	50	1 Bureau		5	50
1 Card Table		8	00	1 Looking Glass		12	00
1 Rocking Chair		10	00	1 Bed & Bedstead		27	50
8 Chairs	2/8	16	00	Bedding for the same		6	00
1 Looking Glass		12	00	1 Pier Table		40	00
1 Clock		20	00	1 Centre table		40	–
1 Lot Glass Ware		12	..	3 Lamps		3	00
1 do China in closet		17	50	1 Stand			75
2 Table Coverings		3	00	1 Closet		3	00
Andirons Shovel Tongs & Brush		5	00				
Front Entry							
1 Painted Carpet		5	00				
1 Stair Carpet & Rods		5	00			649	41

South " Parlor 649 41

1 Carpet & Rug	18	00
1 Bureau	12	50
1 ditto	15	—
1 Sopha	15	—
1 Bed & Bedsted	32	50
Bedding for the same	6	00
1 Looking Glass	12	00
2 Wash Stands & Furniture	8	00
Andirons Shovel & Tongs	8	00
1 Light Stand	3	"
Lamps	5	00
1 Crib	2	50
1 Cradle	2	50
1 Large Trunk	4	00
Upper Entry		
1 Carpet	3	00
1 Secretary	8	00
2 Chairs 75	1	50
South East Chamber		
22 Chairs 75	16	50
1 Glass	5	00
Chimney ornaments	5	—
2 pair Lamps	8	—
North East Chamber		
1 Table	2	50
2 Chairs 50	1	00
1 Glass	1	50
China Ware in closet	50	00
Glass Ware	15	00
4 Blazers	2	00
2 Waters	3	00
3 Pitchers	1	50
North West Chamber		
1 Carpet	16	00
1 Bureau	15	00
1 Small Glass	1	50
1 Bed & Bedsted	32	50
Bedding for the Same	6	00
1 Wash Stand & 1 Dressing Table	9	00
1 Writing Desk	3	00
South West Chamber	222	91
1 Carpet	42	00
1 Bureau	30	—
1 Looking Glass	8	—
1 Bed & Bedsted completed with Bedding	66	—
1 Wash Stand & Furniture	10	—
1 Sopha	20	—
1 Easy Chair	9	—

1 Astral Lamp	8	—
1 Set 7 Branches	15	—
1 Cabinet	3	—
1 Lot Furniture in closets	1	50
Kitching Furniture per Estimate	30	—
Knives & Forks & Table Linnen	25	—
Garrett ... do ... do	10	—
Dollars	1297	41

1 Horse
1 Chaise & Harness
1 Sulkey
1 Sleigh
1 Bearskin
1 Buffalo do

Providence 19th January 1838
Edw S Sheldon
George Lawrence
William C Miller
Each Five Dollars

Providence Dec 1st 1840,
One Thousand Dollars worth of the above furniture has been heretofore conveyed by us to Mathew Watson in trust for Mrs Cozzens in full for her contingent right of dower in the Mansion Estate formerly owned by Mr Cozzens.
Saml Dexter
Chas Jackson
Sanford Durfee

We have also been requested by the Assignees of Benjamin Cozzens Esqr to appraise the Right of Dower interest of the Wife of said Benjamin in the Estate now occupied by him and we mutually agree that the worth thereof is One Thousand Dollars
Providence January 19th 1838.
Edw. S Sheldon
George Lawrence
William C Miller

Know all men by these Presents

That I the within named Benjamin Cozzens, in consideration of Four Hundred and forty five 50/100 to me paid by the said James Wheaton being profits of the Union Steam Mills Store for the past Eighteen Months which belong to Mrs Mary S Cozzens the receipt whereof I do hereby acknowledge do hereby transfer Set over and deliver unto the said James Wheaton his Executors administrators or Assigns all my Right Title and Interest in and to all the Furniture in my Dwelling House in Providence a Schedule of the principal articles of which is hereto annexed.
To have and to hold the same to the said James Wheaton his Executors administrators or Assigns to and for the said Mary S Cozzens upon the same Trusts above and within created and declared — In witness whereof I have hereunto set my hand and Seal this 11th day of September A D 1852.
Signed Sealed
presence of
Francis Healey
Benj Cozzens (LS)

We the said James Wheaton and Mary S Cozzens do hereby severally assent to the above conveyance and Trust as above expressed this 11th day of September A D 1852
In presence of
Francis Healey
James Wheaton (LS)
Mary S Cozzens (LS.)

Memorandum of Sundry articles of Furniture purchased by Benjamin Cozzens, Mrs Cozzens and her Trustee at different Periods from April 22d 1837 to Sept 11th 1852 and now on hand more or less worn

1 Piano purchased by Ja Wheaton Trustee	$ 175.00
1 Sofa $60 & Secretary $15	75.00
8 Mahogany Chairs	52.00
1 Cottage Bedstead	9.00
Dumbette Tables	10.00
1 Centre Table	16.00
Girandoles	25.00
China & Waiters	70.00
Pictures cost $150. less amt Sold $16—	134.00
Divans	25.00
	$ 591.00
New Carpet in East Room	45.00
New Parlor Carpet 5/8 for by A— Payne Trustee	
With proceeds of E & S Store	75.00
Painted Carpets	35.00
	$ 150.00
Sundry articles Chairs &c have been Exchanged under the Trust — Estimate the old at 1/2 cost Lacy of a 591.—	295.50
	$ 445.50

Providence September 11/52
Recd Payment as within
Benj Cozzens
Witness Francis Healey

Recorded March 15. 1853 at 2½ o'clk P. M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I, William Metcalf Executor on the Estate of Joseph Wilkinson, late of Smithfield in said County, that Abel Steere of the City & County of Providence had filed a Bill in Equity at the March term of the Supreme Court 1848, against the Testator, to set aside certain Deeds & to redeem certain Mortgage Deeds, which are therein particularly described, that after the decease of said Wilkinson, said Steere revived said Bill against his Executor, and at the September term of 1852, said Court rendered a Decree in said cause, that the Complainant upon the payment of Thirteen hundred Dollars, should have the right to redeem all the Land claimed under said Bill. For consideration of said sum paid me by said Steere, & by virtue of the Statute & Decree aforesaid, I do hereby assign, release & forever quitclaim unto said Steere, his heirs & assigns forever, all right, title and interest which said Joseph died seized & possessed of & which I am now have in & to all the Land described & claimed under said Bill and hereby discharge the same in full.

In Witness whereof, I have hereunto set my hand and seal at said Providence the 2d day of March 1853.

In presence of
Christopher Robinson

William Metcalf. [L.S.]
Executor on the Estate of Joseph Wilkinson, deceased.

Providence Sc. Providence March 8, 1853. Then personally appeared the within named William Metcalf and in his said capacity of Executor as aforesaid, acknowledged the within Instrument by him subscribed to be his free act and Deed.

Before me, Christopher Robinson
Public Notary.

Recorded March 15. 1853, at 4 o'clk P. M.

Witness word "decree" erased Albert Pabodie City Clerk

Whereas Asa B Dike conveyed to Benjamin White, certain Lots of Land in the Westerly part of the City of Providence by Deed of Trust, dated May 27. 1847, which Deed is on Record in said Providence in Book Number 102, page 466. by said Deed the said Benjamin was obligated to sell said Lots of Land under the direction of Asa B Dike, George M Richmond, John J Stimson & Shubael Hutchins, and the said White has since conveyed to sundry persons, said Lots, as follows. viz: to John P Morriam, four Lots, to Wm Seaver Jr, four Lots, to John W Smith, two Lots, to Walter Parsons by two several Deeds twenty eight Lots, to Thomas W Weymard two Lots, to Stephen P Jordan one Lot, to Alfred Anthony & Thos R Seamans by three several deed, Eight Lots, to Wm H Potter, two Lots, to James Bryce two Lots, to Amos C & Arnold B Hazard six Lots, to Charles L Fiske five Lots, to Wm Gammell six Lots, to Seth Padelford fourteen Lots, to Samuel & William Foster two Lots, to the Providence Dyeing, Bleaching & Calendering Company, three Lots, to Wm C Snow two Lots, to Benjamin Dyer & Thomas J Stead one Lot, to John J

Wilf twenty two Lots, to Earl P Morriam and Isaac Hutchins fifty three Lots and to Earl P Morriam Seventeen Lots, (making in all conveyed as above stated One hundred and eighty four Lots) and the said White has reserved to himself Nineteen of the said Lots conveyed to him at the price for which they were sold at a public sale made in June last.

We ~~Have~~ therefore hereby certify that the said Lots conveyed as above stated were sold according to our advice & direction & the Nineteen Lots reserved by him were taken by him upon conditions in accordance with our advice & direction.

Providence March 9. 1853.

A B Dike.
Shubael Hutchins.
John J. Stimson.
G. M. Richmond.

Recorded March 15. 1853 at 5.55 o'clk P. M.

Witness word "Now" erased Albert Pabodie City Clk

Know all men by these Presents.

That I, Henry D Davis of the City and County of Providence Rhode Island in consideration of the sum of Seven hundred and fifty Dollars to me paid by Daniel D Coggeshall of said Providence do hereby grant, bargain, sell, convey, assign, set over and deliver to him said Coggeshall two certain Buildings situate on the corner of Orange & Pine Streets in said Providence now used & occupied by me for a Blacksmith & Wheelwrights Shop connected together, & the one in Orange Street being Number 34. hereby conveying all my Right, title and interest in & to the Land on which said Buildings stand & which is also used with the same, and in & to the term I have in & to the same and to have the same continued. Together also with all the Stock of Wood & Iron I have on hand in & about said Shops wrought & unwrought & in any stage of manufacture, also all horse shoes & other manufactured articles either of Wood or Iron together also with all the fixtures & tools & implements of every kind & description in and about said Shops or used therewith, including herein all my property of every kind in and about said Buildings or either of them.

To Have and to Hold all the same to him said Coggeshall his heirs, executors, administrators & assigns to his & their use forever.

And I said Henry D Davis, for myself my heirs, executors and administrators against all persons lawfully claiming the same will warrant and defend said Coggeshall, his heirs, executors and administrators forever. And I hereby intend to convey and do hereby convey to said Coggeshall all the custom & business appertaining to said establishment & all the good will of said concern in every respect so that he shall have the benefit of all the same.

In Testimony whereof, I have hereunto set my hand and seal at Providence this fifth day of March Eighteen hundred and fifty three.

Signed, Sealed and delivered
in presence of
William H. Potter

Henry D. Davis. [L.S.]

Providence Sc. Providence March 5. 1853. Then personally appeared the above named Henry D Davis & acknowledged the above Instrument by him signed to be his free Act and Deed.

Before me, William H. Potter
Public Notary

Recorded March 16. 1853 at 5.10 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That Whereas a settlement has been made between the Atlantic De Laine Company & Charles T James, and the Assignee of said James, and between the Individuals and Firms hereinafter named & the said Charles T James & the Assignee of said James; and

Whereas the individuals and Firms hereinafter named have executed a release to the said Charles T James, bearing date the Second day of March A.D. 1853. reference to which may be had for the tenor & effect thereof.

Now Therefore in consideration of such settlement and release and of One Dollar to me paid by the Individuals & Firms hereinafter named. I, Leyman B Frieze of Providence, in the County of Providence, Assignee of Charles T James do hereby Remise, Release & forever Quitclaim unto Josiah Chapin, William C Chapin and George W Chapin doing business as the Globe Printing Company in Providence, Edwin Hoyt, Philip Tillinghast, Nehemiah Knight & William Benton Greene doing business as Hoyt & Tillinghast in New York; Thomas T Lea, Joseph Lea, Isaac Hacker, Thomas Kimber Jr, A.E. Stevens, F.W. Helmsley, doing business as Hacker, Lea & Co in Philadelphia; Paris Hale, Joseph Carpenter & William J Crop, doing business as Hale, Carpenter & Co in Providence. Joshua C Dodge, Alanson Tucker Jr, Lewis Mills, doing business as Dodge, Tucker & Co, in Boston & George W Chapin as Trustee and Attorney for others, their Heirs, Executors, administrators, all & all manner of actions, causes of actions, debts, dues, claims and demands, both in Law & at equity, which against the said parties hereinbefore named or any of them, whether as Individuals, Firms or Copartners, I the said Leyman B Frieze, Assignee of the said Charles T James, ever had, now have or might 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, I have hereunto set my hand & affixed my seal, this Second day of March A.D. 1853.

Signed, sealed and delivered
in presence of
Geo W. Munro. Leyman B. Frieze. (L.S.)
Assignee of Charles T. James

Providence County ss. In Providence this Eleventh day of March A.D. 1853.
Then Leyman B Frieze personally appeared before me & in his capacity as Assignee, acknowledged the preceding Instrument by him signed as assignee to be his free act and Deed.

Henry Martin
Justice of the Peace.

Recorded March 16. 1853 at 9. 10 o'clk A.M.

Witness Albert Pabodie
City Clerk

This Indenture

Of two parts made and entered into this Second day of March A.D. 1853. by and between the Atlantic De Laine Company, a Corporation established for Manufacturing purposes, by the General Assembly of the State of Rhode Island, and Leyman B Frieze of said Providence, Assignee of Charles T James, under and by virtue of a Deed of Assignment, executed by said James to him, on the Second day of September A.D. 1851.

Witnesseth, That the Parties aforesaid having settled all claims held by said Atlantic De Laine Company against the said Charles T. James, & all claims held by said Atlantic De Laine Company against the said Leyman B Frieze, as Assignee of said James, & all claims held by said Charles T James against the said Atlantic De Laine Company, at the date of said Assignment, and assigned by said James to said Frieze by the deed aforesaid. And the said Atlantic De Laine Company having accepted of the said Leyman B Frieze as Assignee as aforesaid, in full settlement of the balance of said claims due them, a Conveyance of all the right, title and interest which the said James at the date of his said Assignment, & which the said Leyman B Frieze as Assignee of said James, now has, in and to the Capital Stock and Property of said Corporation, said Deed bearing even date herewith. Reference thereto being had.

Now Therefore, in consideration of the Premises, the said Atlantic De Laine Company, for themselves & their Successors & Assigns, do hereby Release and Discharge the said Charles T. James, & the said Leyman B Frieze as Assignee as aforesaid and also individually, & also the Estate of said Charles T. James assigned to said Leyman B Frieze of & from all claims & demands, actions & causes of action, whatsoever, now held by said Atlantic De Laine Company against the said Charles T. James, & the said Leyman B Frieze as Assignee as aforesaid and also individually or against said assigned Estate in his hands, or against them or either of them.

And the said Leyman B. Frieze, Assignee as aforesaid, for and in consideration of the premises, doth hereby discharge the said Atlantic De Laine Company & their Successors, of & from all claims and demands, causes & rights of action whatsoever held by the said Charles T. James against the said Atlantic De Laine Company, at the date of his said Assignment to said Frieze, & by him assigned to said Leyman B Frieze, or which are now held by said Leyman B Frieze against said Atlantic De Laine Company.

In Testimony whereof, the said Parties have hereunto set their hands and seals, the day and year aforewritten; the said Atlantic De Laine Company executing this Deed by their Treasurer, George W. Chapin, duely authorized. Heretofore, the words "as Assignee as aforesaid, and also individually, or against said assigned Estate in his hands, and against," being first erased, & the words "and said Estate" being interlined before signing.

Executed in presence of
Henry Martin

Atlantic De Laine Co. (L.S.)
Geo W. Chapin, Treasurer.

L. B. Frieze. (L.S.)
Assignee of Charles T. James.

Providence County ss. In Providence this Eleventh day of March A.D. 1853.
Then George W Chapin personally appeared before me & in his capacity as

Treasurer of the Atlantic De Laine Company, acknowledged the preceding Instrument by him signed as Treasurer ~~of the Atlantic De Laine Company, acknowledged the preceding Instrument~~ to be his & their free Act and Deed, and at the same place & time, Lyman B Fiske, also appeared before me, & in his capacity as Assignee, acknowledged the preceding Instrument by him signed as Assignee, to be his free Act and Deed.

Before me, Henry Martin, Justice of the Peace.

Recorded March 18. 1853 at 9. 10 o'clk A. M.

Witness, heart of the second line from the top erased by Albert Pabodie City Clk

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Know all men by these Presents,

That I, Anthony Dexter of the City of Providence, in the State of R I Island, in consideration of Forty (40) Dollars to me in hand well & truly paid by George W Earle, of said City (the receipt whereof is hereby acknowledged) have bargained, sold and delivered, & by these Presents do bargain, sell & deliver unto the said George W Earle, one Ice Box, eight meat barrells, one vinegar hogshead containing about one barrel of vinegar, one meat bench, one meat block, one counter, one desk, ten flour barrells, eight candy jars, tubs & some few groceries, together with all the remaining articles in Shop No 228 South Main Street in said City, (Meaning to include all my Books of Accounts, rights & credits, papers, fixtures &c. in said Shop.

To Have and to Hold the said goods unto the said George W Earle, his executors, administrators & assigns, to his & their own proper use & benefit forever.

And I, the said Anthony Dexter for myself my heirs, executors and administrators will warrant & defend the said bargained goods unto the said George W Earle, his executors, administrators & assigns from and against all persons whomsoever.

Witness my hand and seal, this Eighteenth day of March A.D. Eighteen hundred & fifty three.

Executed in presence of
Franklin J. Dickman

Anthony Dexter.

Providence Sc. In the City of Providence on this 18 day of March AD 1853.
Personally appeared the above named Anthony Dexter & acknowledged the aforegoing Instrument by him signed to be his free Act and Deed.

Before me. Franklin J. Dickman,
Justice of the Peace.

Recorded March 18. 1853. at 9.35 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men

That I, Thomas W Greene of the City and County of Providence and State of Rhode Island, for and in consideration of the sum of Five Dollars received to my full satisfaction of Thomas Hale Williams of said Providence, do hereby agree to remove or cause to be removed within Ninety Days, a certain Privy belonging to me situated in the Southeast corner of Lot Numbered (339) three hundred and thirty nine, on the West Side Estate Plat, said Plat being recorded in the City Clerks Office, Providence, in Book of Plats No 2, page 19. & to so locate said Privy that it shall not be within Fifteen feet of any part of Lot No (338) three hundred & thirty eight, on said Plat, now belonging to said Thomas Hale Williams.

And I, the said Thomas W Greene, for myself my heirs, executors, administrators & assigns, do hereby covenant & agree to & with said Thomas Hale Williams, his heirs and assigns, & hereby also covenanting for the future owners of the said Estate now owned by me, & also to & with the future owners of the Estate now owned by said Thomas Hale Williams, and making this covenant to run with & bind my said Estate as well as the Owners thereof, that I will not & they shall not at any time hereafter locate said privy or any other privy that may be built on said Lot No (339) three hundred & thirty nine, within Fifteen feet of any portion of said Lot No (338) three hundred & thirty eight.

In Witness whereof, I have hereunto set my hand and seal, this

Signed, sealed & delivered in presence of
C. H. Mason

Thomas W. Greene.

Providence Sc. In the City of Providence on this twenty third day of March 1853
Then personally appeared the above named Thomas W. Greene & acknowledged the preceding Instrument by him signed to be his free Act & Deed.

Before me. Charles H. Mason
Justice Peace.

Recorded March 23. 1853 at 2.35 o'clk P M.

Witness, word "Estate" erased Albert Pabodie
City Clk

Prov June 23. 1852

Know all Men by these Presents. That I, Olive Matthews of Providence R.I. for & in consideration of the sum of Seven hundred Dollars, paid me by Olive Matthews Jr of Prov R.I. I hereby sell, transfer & deliver to her all & singular my household furniture, provisions &c. being all my interest in the Boarding House No 44 Westminster Street Prov R.I.

Witness my hand & seal

In presence of
W. R. Hazard.

Olive Matthews

Recorded March 25. 1853 at 9 o'clk A.M.

Witness Albert Pabodie
City Clk

This Indenture

Made and executed this eighteenth day of March Eighteen Hundred & fifty two, between Charles Potter of the City & County of Providence R Island on the one part, and George W Beverly of said City & State, on the other part

Witnesseth

That the said Potter for & in consideration of the Rents & Covenants hereinafter mentioned on the part of said Beverly to be paid & performed have by these Presents do Lease & to Farm let to said Beverly his heirs & assigns.

A certain Lot of Land at the corner of Atwells Avenue and Bourne St, being Forty feet fronting on the North side of said Avenue, & Eighty feet on the East side of Bourn Street, & is a part of Lot No 7 on the Plat of 186 Lots made by Daniel Anthony in the year 1848, which Plat is on Record. Also two other Lots, Thirty five feet each fronting on Bourne Street, & joining the other Lot on the South, extending Easterly about Ninety six feet, & in shape something similar to the Plat annexed, the exact dimensions of either of the three Lots are not warranted.

To Have & to Hold said premises for & during the term of five years ending on the 18th of March 1857.

And I, the said George W Beverly do hereby covenant & agree to pay as Rent therefor yearly & every year during said term in advance, on the 18th of March in each year the sum of Seventy two Dollars & all Taxes that are assessed on said premises, unto the said Charles Potter or his Assigns. And at the end of said term, the premises are to be surrendered up to said Potter, unless purchased by me & paid for at or before the expiration of this Lease.

And I, the said Charles Potter do covenant with the said George Beverly, that I will sell him said premises at or before the termination of this Lease for the sum of Twelve hundred Dollars, provided nevertheless, this covenant for a sale is on this express condition, that the yearly Rent shall be paid punctually on or before the day it becomes due, in default thereof this covenant for a sale is Null & Void.

And I, the said Beverly covenant with said Potter that if said Rent and Taxes are not paid as they fall due, then the said Potter shall have the right to re-enter & take possession of said premises & to sell any or all the Buildings that may be on the same, accounting to me for the proceeds after deducting all Rents & Taxes that may be due & all expenses attending the sale, which sale shall be made at public Auction after 30 days notice in one of the daily Papers published in the City of Providence.

Said Plat was drawn by R Nelson Steer Act 25, 1832.

In Witness whereof, We have hereunto set our hands & seals, the day & year before written.

Witness
Cyprus Potter
R Nelson Steere

Charles Potter
George Beverly

Providence Sc. In the City of Providence this Twenty eighth day of March A D 1853. Then personally appeared the within named Charles Potter & George Beverly and severally acknowledged the within Instrument by them signed to be their free Act and Deed.

Before me. Charles H. Mason
Justice Peace

Recorded March 28. 1853 at 11.40 o'clk A.M.

Witness - Albert Pabodie
City Clk

The within deeds & premises having been sold & to Earl Carpenter by mutual consent of all the parties, this Lease is hereby cancelled and is made and given in lieu and place thereof. Providence May 7 1856
George Beverly
Charles Potter

Recorded May 22 1856

Know all Men by these Presents

That I James Jacobs of the City County and State of New York, Assignee of Charles Dyer Jr late of Providence in the County of Providence and State of Rhode Island deceased do hereby constitute and appoint John F Dyer of said Providence my true and lawful Attorney for me and my name or in his own name to transact any and all business in relation to the settlement of the estate of said Charles Dyer Jr in the same manner as fully and with the same effect as I myself might do - and make execute and deliver any and all receipts, obligations, Leases, deeds or conveyances of any kind in relation to the same Estate, or of any property which I hold as Assignee of said Charles Dyer.

And I hereby ratify and confirm whatever my said Attorney may do in the premises in conformity with this Instrument.

In Witness Whereof I have hereunto set my hand and seal this 20th day of March A D 1852 -

In presence of
Henry C Dorr

James Jacobs
Assignee of Charles Dyer Jr
L.S.

State of New York
City & County of New York ss. On this twenty Eighth day of March A D 1852. before me came James Jacobs to me known to be the person named & described in & who executed the foregoing deed & acknowledged & delivered the same as & for his act & deed

Henry C Dorr
Commissioner for Rhode Island
within & for the State of New York

Recorded March 30. 1853. at 9.55 o'clk A.M.

Witness
words "the County of Providence and" interlined

Albert Pabodie
City Clk

This Indenture

Made this Twenty ninth day of March A D One Thousand Eight Hundred and Fifty Three by and between James Jacobs, Assignee of Charles Dyer Junior of the City and County of Providence and State of Rhode Island of the First Part, and Samuel A Willard and John Willard co-partners doing business under the Firm of E. Everett & Co of said City of Providence of the Second Part, Witnesseth — That the said Party of the First Part, for and in consideration of the Rents, Covenants, and Agreements herein contained, to be paid Kept, and performed, by the said Party of the Second Part, their Executors, Administrators, and Assigns, doth hereby demise, lease, and to farm let, unto the Party of the Second Part, their Executors, Administrators and Assigns - All that certain Tract or Parcel of Land situated at India Point, in said City of Providence and being the same Lot upon which the Laboratory Buildings belonging to Messrs Corliss & Nightingale Stand, together with a Strip of Land not exceeding Twenty feet in width on each side of said Buildings, Viz: On the North, South, East, and West sides thereof - Together with the right to use either of the Two Wharves, belonging to the Boston & Providence Rail Road Company, and by them leased to the party of the First Part, and lying near the Lots aforesaid, for the purpose of receiving and shipping goods

coming to and going from said Laboratory – And also the right to use the Cart-way across the Rail Road track leading to the premises aforesaid, being the same Premises formerly leased by the said Boston & Providence Rail Road Company to the said Party of the first Part – Together with all the Buildings belonging to said Corliss & Nightengale, situated on said Premises, with the privilege of raising water, and the Fixtures Apparatus and Machinery, necessary for that purpose, and now standing in said Buildings (a Schedule whereof is hereunto annexed) being the same Premises formerly leased by the said Corliss & Nightengale to the said Party of the First Part.

To have and to hold the Premises aforesaid unto them the said Party of the Second Part, their Executors, Administrators and Asigns, for and during the full and complete term of One year, from and after the First day of April A.D. 1853. the said Party of the Second Part, their Executors, Administrators, and Asigns, yielding and paying therefor the annual Rent of Three Hundred Dollars, in two Equal Semi-annual payments of One Hundred and Fifty Dollars each on the First day of October A.D. 1853. and the First day of April A.D. 1854.

And it is hereby understood and agreed, by and between the Parties hereto, their respective Executors, Administrators, and Asigns, that the said Party of the Second Part, shall have the privilege of renewing this Lease, for a further term of Three Years after the termination of this Lease, at the annual Rent of Four Hundred Dollars, payable semi-annually; and upon the same conditions, understandings, and agreements as are herein contained

And the said Party of the First Part for himself and for his Heirs, Executors, Administrators, and Asigns doth covenant and agree, that the said Party of the Second Part their Executors, Administrators and Asigns, shall and may quietly use and occupy the Premises aforesaid during the terms aforesaid, they paying the Rent aforesaid, at the times aforesaid, and fulfilling the other covenants and agreements, herein named, to be kept and performed by them.

And the said Party of the Second Part for themselves and for their Heirs, Executors, Administrators, and Asigns, hereby covenant and agree, with the said Party of the First Part, his Executors, Administrators and Asigns to pay the Rent at the times aforesaid, and that they will surrender and yield up quiet possession of the aforesaid Premises to the said Party of the First Part, his Heirs, Executors, Administrators, and Asigns, at the expiration of this Lease, or other sooner determination hereof – accident by fire or other inevitable casualty only excepted – And that if any instalment of said Rent shall become due, and remain unpaid, for the space of Thirty days thereafter, that the said Party of the First Part, his Heirs, Executors, Administrators or Asigns, shall be at Liberty to enter and take possession of the Premises aforesaid, and terminate this Lease.

And the said Party of the Second part doth further covenant with the said party of the first part his heirs executors administrators and Asigns that they or their heirs Executors Administrators or Asigns will not assign this Lease nor any part of said Premises without the consent of the said party of the first part being first obtained.

And the said Party of the Second Part further covenants and agrees that all the Fixtures, Implements, Machinery and Apparatus in said Buildings – a Schedule whereof is hereunto annexed – shall be returned in good order and condition – reasonable wear and use thereof alone excepted – and at the expiration of said Lease, an Inventory of all such Fixtures, Implements, Machinery, and Apparatus, shall be taken, and all such as have been used up, lost or destroyed, during said Lease, shall be paid for by said Party of the Second Part.

And it is further agreed, by and between the Parties hereto, that in case they are unable to agree upon the amount to be paid for such Fixtures, Implements, Machinery and Apparatus, as have been used up, lost, or destroyed, then an Appraisal thereof shall be made, by two disinterested persons, to be appointed, one by each of the Parties hereto – And if said Appraisers are unable to agree upon said amounts, then said Appraisers to have power to appoint a third, the decision of whom, or of any two of whom, shall be final and binding upon said Parties.

In testimony whereof we have hereunto set our Hands and Seals, the day and year first above written –

Signed Sealed and delivered in presence of
Henry Martin

Samuel A Willard L.S.
John W Willard L.S.
James Jacobs L.S.
by his Attty Jno A Dyer

Providence County ſc

In Providence this Thirtieth day of March A D 1853.

Then John A Dyer personally appeared before me and in his capacity as the Attorney of James Jacobs, acknowledge the preceding Instrument by him signed as Attorney to be his free act and Deed. And at the same place and time, Sam'l A Willard and John W Willard also appeared before me and severally acknowledged the preceding Instrument by them signed, to be their free act and Deed.

Henry Martin
Public Notary

Recorded March 30. 1853. at 10 o'clk A.M.

Witness

The interlineation in the margin made by order

Albert Pabodie
City Clk

Know all Men by these Presents.

That I Alice Ann Beverly of the City and County of Providence & State of Rhode Island for and in consideration of the sum of Six Hundred Dollars to me paid by William W Hoppin of said Providence, the receipt whereof I hereby acknowledged do hereby sell unto the said William W Hoppin a certain One Story Wooden Building standing upon land of S W Foster Merchants of the City of Providence, said building being fronting on the West line of Benefit St in said Providence which was conveyed to Margaret Beverly and at her decease to me in a deed from Ezra Luther dated April Twenty Ninth Eighteen Hundred and Forty Six (1846) together with all the improvements about the premises, to have and to hold against the Lawful claims of any and all persons. Said buildings being insured for the sum of Five Hundred (500) Dollars at Mutual Office in the City of Providence, the Policy being transfered to said Hoppin.

In presence of
Nathaniel Searle

Alice Ann Beverly L.S.

County of Providence ſc.

In the City of Providence on this 31. day of March A D 1853.

Then personally appeared the above named Alice Ann Beverly & before me & acknowledged the preceding Instrument by her signed to be her free act & Deed. Nathaniel Searle
Justice of the Peace

Recorded March 31 1853. at 2.20 o'clk P.M.

Witness

Albert Pabodie City Clk

the interlineation commencing "with said" made by

This Indenture of Lease

Made and entered into this Fourteenth Day of February A D 1853 by and between Benjamin Dyer and Thomas J Stead on the One part and William Allen Wardwell of the other part Witnesseth. That the said Dyer & Stead for themselves their Assigns and Representatives in consideration of the Rents and agreements to be paid and kept by said Wardwell his Assigns and Representatives. Have Let and by these presents do Lease unto said Wardwell his Assigns and Representatives for the full term of Ten Years commencing on the first day of April 1853 and Ending on 31 March 1863 A Lot of land situate on the South side of Clifford Street in the City of Providence which said Lot is thirty five feet on Clifford Street holding the same width and running back about ninety five feet and is a portion of the Lot lying between Nantucket India Rubber Works and Dexter Court. Together with all the privileges and appurtenances thereunto belonging.

To have and to hold use and occupy the same during said term to him the said Wardwell, his Assigns and Representatives he or they paying therefor a yearly Rent of Eighty Seven Dollars and fifty cents in equal quarterly payments on the first days of July October January & April in each year for the first Five Years and for the second term of Five Years in case the parties cannot agree as to the amount of Rent it shall be left to three disinterested persons one to be chosen by each party and the third by the persons so chosen and their decision or that of either two of them shall be final which award being Endorsed on this instrument shall be the Rent for the second term of Five Years which shall be paid quarterly as herein before provided.

It is further agreed that the Lessee his Assigns or Representatives shall not transfer this Lease or underlet the premises hereby Leased for any other purpose than his own Mechanical business unless by and with the consent of said Dyer & Stead the same to be Endorsed on this Lease.

And the said Wardwell for himself his Representatives and Assigns agrees to pay the rent aforesaid at the times and in the manner herein before provided.

And the said Wardwell hereby pledges all the buildings and other improvements he may put upon said Lot for the payment of the Rent and the fulfilling the provisions of this Lease

It is agreed that Interest shall be charged on Rent over due and not paid and in case Rent should remain due and unpaid for the term of Sixty days after the same has been demanded the Lessors may Enter upon and close this Lease without detriment to the Rights and Remedies acquired by them under this Lease.

At the termination of this Lease the Lessee may remove his buildings having complied with the terms of it and leaving the lot in as good order in all respects as it now is.

In testimony Whereof the parties above named have hereunto affixed their hands and seals at Providence the day and year first above written

Signed & Sealed in presence of J B Nichols witness to the signature of B. D. and T J Stead
Henry Martin to signature of Wm A Wardwell

Benjamin Dyer L.S.
Thomas J Stead L.S.
Wm A Wardwell L.S.

Providence County ss
In Providence this Seventeenth Day of March A D 1853.
Then Benjamin Dyer and Thomas J Stead personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and Deed

Henry Martin
Justice of the Peace

Providence County ss
In Providence this Thirty first Day of March A.D. 1853.
Then William A. Wardwell personally appeared before me, and acknowledged the within Instrument by him signed. to be his free Act and Deed.

Henry Martin
Justice of the Peace

Recorded March 31. 1853 at 2.50 o'clk P.M.
Witness
Albert Pabodie
City Clk

This Indenture of Lease

Made and entered into this Thirtieth Day of September in the Year of our Lord One Thousand Eight Hundred and Fifty Two. by and between Jonathan Pike of the City and County of Providence in the State of Rhode Island, Party of the first part and Robert L. Thurston, Henry W Gardiner and Gideon G Hicks all also of said Providence Co Partners in Company under the Name of Thurston Greene & Co Parties of the second part Witnesseth.

That the said Jonathan Pike, for and in Consideration of the Annual Rents herein after specified to be paid by them, the said Thurston Greene & Co Doth by these Presents, demise, lease, and let unto them the said Thurston Greene & Co. their Executors Administrators and Assigns, for and during the term of Twelve Years, from the date hereof, to wit until the First Day of October 1864. (One Thousand Eight Hundred and Sixty Four.)

A certain Lot of Land situate on the Westerly side of South Main Street and at the South Easterly Corner of a Lot of Land owned by the Heirs of the late Samuel G Arnold Deceased, and now occupied by Christopher B Pierce. thence Southerly, with the Westerly line of said South Main Street, to at Point Seven and a half feet Southerly from the South Easterly Corner of the Boiler House of the Lessees, thence in a South Westerly direction to the River, thence Northerly in a straight line, to the South Westerly Corner of the Land aforenamed, as now occupied by Christopher B Pierce, thence North Easterly with the South Easterly line of said last named Land, to the first Corner, or place of beginning on South Main Street

in said City of Providence and is thus bounded. Beginning on the Westerly line of South Main Street

Together with the Wharves and Wharf Rights connected with said Lot It being Expressly understood that the Buildings and Improvements upon said demised Lot are the Property of the Lessees, and are not hereby leased by the Lessor.

To have and to hold the same, with all and singular the Rights and Privileges thereof to them the said Thurston Greene & Co, their Executors Administrators and Assigns for and during the term aforesaid.

And it is agreed by and between the parties hereto in manner following. That the said Jonathan Pike, his Heirs or Assigns shall at his or their proper Costs and Charges Keep said Wharves in good Repair. That the said Thurston Greene & Co. their Executors, Administrators or Assigns shall pay or cause to be paid as an Annual Rent therefor the sum of Five Hundred and Five Dollars for each Year, for and during the first Two Years of said term, and the sum of Fifteen Hundred Dollars for each

Year, for and during the Last Ten Years of said term, and which said Rent shall be paid Semi Annually, the first payment thereof, to be made on the Thirty First Day of March 1853.

That all the Buildings and Improvements that now are, or which may at any time during the continuance of this Lease be erected or placed upon said demised Lot are and shall be pledged for the payment of all Rents accruing under this Lease.

That in case Default shall be made in the payment of any Rent payable as aforesaid, and such Default shall continue for the term of Six Months, the said Jonathan Pike, his Heirs, or Assigns, may, if he or they think proper, enter upon said demised Lot, and terminate this Lease, and for the time of such Default, Interest shall be charged and allowed.

And We the aforesaid Thurston Greene & Co on our part for ourselves, and for our Heirs, Executors, and Administrators, Do Covenant with him the said Jonathan Pike, his Heirs and Assigns, that We will pay or cause to be paid the aforenamed Rent promptly when due, and on the termination of this Lease, will Surrender and yield up to him the said Jonathan Pike his Heirs or Assigns, the full and quiet possession of said demised Premises.

And it is further agreed by and between the Parties hereto, That on the Expiration of the aforenamed period of Twelve Years, in case the said Thurston Greene & Co their Executors Administrators or Assigns, shall then be in the occupancy of said demised Premises, and the Parties then interested cannot agree upon the rate of Annual Rent, for a then next ensuing period of Ten Years, the same shall be fixed and determined by three judicious and disinterested Men, One to be chosen by each Party, 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 said Parties, as to the rate of Rent for the next Ensuing period of Ten Years, and the said Appraisers shall in like manner, at the same time, appraise the Stone Building now on said Lot. The said Jonathan Pike, his Heirs or Assigns, shall then have the privilege of purchasing said Stone Building at the amount of such Appraisal, and thereupon terminate this Lease, in which case the then owners of said Stone Building shall forthwith Execute and deliver to the Purchaser or Purchasers the requisite conveyance thereof: but in case he or they shall decide not to purchase said Stone Building at such Appraisal this Lease shall be continued for the further term of Ten Years, at such Rent as shall be fixed by said Appraisers: but in the extension of the time or renewal of this Lease, the same shall be subject to any extension or continuation of South Water Street that may be made during said term, and also to the laying of any Rail Road Track over and across said Lot.

In testimony whereof the Parties hereto, have hereunto set their Hands and Seals the Day and Year first above written

Signed Sealed and delivered in presence of
Henry Martin

Jonathan Pike L.S.
Robert S Thurston L.S.
Henry W Gardner L.S.
Gideon G Hicks L.S.

Providence County ss.

In Providence this Thirty first day of March A.D. 1853. Then Jonathan Pike, Robert S Thurston, Henry W Gardner and Gideon G Hicks 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 March 31. 1853. at 3.20 o'clk P.M.

Witness Albert Pabodie City Clerk

The interlineation between the 20th & 21st line from the bottom on page 281 made by

Know all Men

That We Caleb Wateeman and Catherine Wateeman Wife of the said Caleb, both of Coventry, County of Kent in the State of Rhode Island &c, do hereby constitute and appoint Horace J Love of Framingham, County of Middlesex in the State of Massachusetts our Attorney for us and in our name to Sell and convey to such person or persons, and at such price as he shall see fit the undivided half of a certain piece or parcel of Land without the Buildings and improvements thereon, Situate in the City of Providence, County of Providence in the State of Rhode Island &c. Said Land being on the Northerly side of Westminster Street in the said City of Providence, and measuring on said Street about Eighty three feet and a half (83½) Extends back Northerly therefrom about Two hundred feet to Fulton Street, and comprises Lot Number Two (2) on Plat of Land belonging to the heirs of the late Nathan Wateeman deceased. and which said Plat is on record in the City Clerks Office in said City of Providence, in Book of Plats page 5. together with the two Ganguays the one on the Easterly and the other on the Westerly side of said lot number Two (2) as aforesaid. Said Lot and said Ganguays measuring together on said Westminster Street beginning with Lot number one on said Street about Eighty three and a half feet (83½) as aforesaid, to the middle of Ganguay on the Westerly side of said lot number two. The undivided half of which piece or parcel of Land we are now seized in fee; And for us and in our names, to seal Execute and deliver such deed for the sale and conveyance of the Premises with such clauses and covenants therein to be contained as is usual in the conveyance of Property by warrantee deeds; hereby ratifying and confirming all that our said Attorney may do in the premises, and rendering the same as valid and as binding upon us as though done by ourselves in our own proper persons.

In Witness Whereof we have hereunto set our hands and seals this the Thirty first day of March in the year of our Lord One Thousand Eight Hundred and Fifty Three (1853)

Signed and Sealed
in the presence of
R G Place
George Fry

Caleb Wateeman L.S.
Catherine Wateeman L.S.

Providence ss. In Foster March 31st A.D. 1853.

Personally came Caleb Wateeman and Catherine Wateeman his Wife and severally acknowledged the aforewritten Instrument to be their free act and deed hands and seals

Before me
R. G. Place
Town Clerk

Recorded March 31. 1853. at 5.38 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents.

That I Thomas Doran (Painter) of Providence in the 2d County & State of Rhode Island, in consideration of the Trusts hereinafter named, and in consideration of the Provisions of the twenty seventh Section of the Act. Entitled an Act for the Relief of Poor Persons Imprisoned for Debt, do hereby give grant bargain sell assign and deliver unto R C Doran of New York in the State of New York, all my Estate Real or Personal except what is exempt from attachment by Law.

To have and to hold the same, to him the said Richard Doran, his heirs & assigns in trust for the benefit of all my Creditors in proportion to their demands.

In witness whereof I have hereunto set my hand & seal this (29th) twenty ninth day of March A D. One Thousand Eight Hundred & fifty three (1853)

Signed Sealed & delivered in presence of
George Dunfee

Thos Doran (L.S.)

Providence ss March 29th 1853.
Personally appeared Thomas Doran as abovenamed and acknowledged the foregoing Instrument to be his free & voluntary Act & Deed Before me

George Dunfee
Justice of the Peace

Recorded April 1. 1853 at 1.35 o clk P.M.
Witness
Albert Pabodie City Clk

Whereas

I Harriot Brown of Providence in the State of Rhode Island have this first day of April A D 1853 given to George W Hall of said Providence a deed of a certain lot of land in the Southerly part of said Providence being lot No 2 on a plat of the Hope Walk Lots so called made by Benoni Lockwood on the 7th day of June A D 1830 and recorded in Providence in Book No 60 between pages No 132 & 133 which said lot was leased by me to Ebenezer Shed by Lease bearing date June 1st 1846 Now therefore Know all men by these presents, that I the said Harriot Brown for the consideration specified in the said deed from me to said Hall have sold assigned transferred & set over and do hereby sell assign transfer and set over to him the said Hall his heirs & assigns forever all my right title & interest in & to the said Lease from me to said Ebenezer Shed.

To have and to hold all my said right title & interest in & to said Lease from me to said Shed, subject to all the terms & conditions of said Lease to him the said Hall his heirs & assigns forever free from all claims thereto by me. and from all claims of any other persons by through or under me.

In testimony of all which for myself my heirs Executors Administrators and assigns I have hereunto set my hand & seal the day & year first above written.

Executed in presence of
William John Tilley

Harriot Brown (L.S.)

Providence ss On the First day of April A D 1853.
Then personally appeared the subscriber Harriet Brown and acknowledged the same to be her free Act and deed
Before me. William John Tilley Justice of the Peace

Recorded April 1. 1853 at 3.08 o clk P.M.
Witness
Albert Pabodie City Clk

Know all Men by these Presents

That I John Welden of the City & County of Providence, State of Rhode Island, for and in consideration of the sum of Six Hundred Dollars to me paid by George W Hall of Providence aforesaid, the receipt whereof I hereby acknowledge, do by these presents bargain, sell, assign, convey set over & deliver unto the said George W Hall and to his heirs & assigns forever, all my right title & interest, property claim & demand in and to a certain dwelling house and all the appurtenances thereto belonging Situated on the East side of Hope Street in said Providence on Leased Land. together with all my right title & interest in and to the Lease of the same, being the same premises & Lease conveyed to me by Calder & Phillips on the 12th day of January A.D. 1849 and recorded in the Records of the City of Providence in book No (113) Page 232. reference to the same being had.

To have and to hold the same with all the rights & privileges thereof to him the said George W Hall his heirs and assigns forever.

In Witness whereof I have hereunto set my hand and seal this Fourth day of April A.D. 1853
Signed Sealed & Del
in presn of
William John Tilley

John J Selden (L.S.)

In Providence on this fourth day of April A D 1853
Then personally appeared the above named John Welden before me and acknowledged the preceding Instrument to be his free act & Deed
W John Tilley Justice of the Peace

Recorded April 4. 1853 at 2.30 o clk P.M.
Witness
Albert Pabodie
City Clk

Know all Men by these Presents.

That I Bridget Roach widow of John Roach late of Providence in the State of Rhode Island deceased in consideration of Seventy five Dollars to me paid by Marshall Woods of said Providence the receipt whereof is hereby acknowledged do hereby grant bargain sell release and forever quitclaim unto the said Marshall Woods his heirs Executors Administrators and assigns all my right title and interest in and to a Lot of Land with all the buildings and improvements thereon situate in said Providence and being Lot numbered Twenty five (25) on a plat of Land of Anne B F Woods platted by Atwater & Schubarth meaning and intending hereby to Quit claim all interest I have in and to said Land by virtue of a Lease from John Brown Francis their guardian of the said Anne to my said husband dated May First A D 1847 and recorded in the record of Deeds in said Providence in Book number 113 page 113 together with all my interest in and to any and all buildings on said Lot however I may hold the same. To have and to hold the same to him the said Marshall Woods his heirs & Executors Administrators and assigns forever.

Witness my hand and seal this

Twenty Third day of Febmary A D 1853
Signed Sealed & Delivered in presence of } W B Cranston

Bridget her X mark Roach (LS)

(Witt W B Cranston)

State of Rhode Island Providence Sc April 4. 1853.
Then personally appeared the within named Bridget Roach and acknowledged the within instrument by her signed to be her free and voluntary act hand and deed.

Before me Sylvester Hartshorn
Justice of the Peace

Recorded April 4. 1853 at 5.30 o clock P.M.
Witness Albert Pabodie
City Clk

This Indenture of Lease

Know all Men by these Presents

That I Seril Connell of the City of Providence and State of Rhode Island for and in consideration of the sum of One Hundred Dollars to me in hand paid before the sealing and delivering hereof by George W Hazzard of the City of Providence and State of Rhode Island the receipt whereof I hereby acknowledge and am therewith fully and entirely content and satisfied having bargained sold set over and delivered unto the said George W Hazzard.

One certain building No Twenty Seven and Twenty nine Washington Street in the City of Providence and State of Rhode Island. To have and to hold the hereby bargained premises unto the said George W Hazzard, his Executors Administrators and Asigns to his and their own proper use and benefit forever And I the said Seril Connell for myself my heirs my Executors and Administrators against all and every person or persons whomsoever lawfully claiming or to claim the same shall and will forever warrant and defend by 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 Fifty two.

Witness
S B Cutter

Seril Connell (L.S.)

Recorded April 11. 1853. at 11.40 o clk A.M.
Witness Albert Pabodie
City Clk

The within bill of Sale having been given to secure the payment of Two hundred Dollars with interest as therein mentioned & the same having been well & truly paid, I therefore at the Grantee do hereby cancel this Deed and quitclaim to said Charnley all right title & interest to the property therein named. Witness my hand & seal July 26 1853.
Six presence of Albert Pabodie

Know all men by these Presents.

That I Thomas Charnley of the City and County of Providence and State of Rhode Island, in consideration of the sum of Two Hundred Dollars to me paid by Alexander Martin Curtis, the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed, & do, for me & my heirs, by these Presents, Remise, Release & forever Quitclaim unto the said Alexander Martin Curtis, heirs & assigns.

All my right, title and interest in the Store and fixtures, situate on Exchange Place and Fulton Street & now occupied by myself & the said Curtis, consisting of counters, partitions, chairs, tables stoves, decanters, tumblers, glass ware, liquors, furniture & every & all things pertaining or belonging to said Store.

To Have and to Hold the aforementioned Premises, with all the privileges and appurtenances thereunto belonging, to him the said Alexander Martin Curtis heirs & Asigns forever; so that neither me the said Thomas Charnley nor my heirs, or any other person or persons claiming from or under me or them, or in the name, right or stead of me or them, shall or will, by any way or means, have, claim or demand any right or title to the aforesaid premises or their appurtenances, or to any part or parcel thereof forever.

In Witness whereof, I, the said Thomas Charnley have hereunto set my hand and seal, this 17 day of March in the year of our Lord. One Thousand Eight Hundred and Fifty three.
Signed, sealed and delivered
in presence of us
David Parmenter
John Alderman

Thomas Charnley (LS)

State of Rhode Island &c. Providence Sc.
In March 17. 1853. Then the above named Thomas Charnley acknowledged the above Instrument to be his free Act and Deed.
Before me. David Parmenter
Justice of Peace.

Recorded April 14. 1853. at 9.50 o clk A.M.
Witness Albert Pabodie City Clk

The State of Rhode Island & Providence Plantations

Providence Sc. (LS) To the Sheriffs of our several Counties, or to their Deputies, Greeting; Whereas John Carter Brown, Moses Brown & Robert Judgment 28 day of December 1844

Jones, all of Providence, Executors of the last Will & Testament of Nicholas Brown, late of said Providence, deceased, by the consideration of our Court of Common Pleas, holden at Providence, within & for the our County of Providence, on the first Monday of December A.D. 1844 recovered judgment for the possession of a certain close situated in said Providence & to the Pltffs belonging in their said capacity of Executors & whereof the said Nicholas Brown died seized as Mortgagee & in fee, bounded Westerly by Hope Street, Southerly by Land of William Blanding Easterly by Land of Peckham & Northerly by

John Street, with the Dwelling House and other Buildings thereon standing, with the privileges thereunto belonging against William Aplin late of said Providence, who had unjustly withholden them from the possession thereof. And also by the consideration of the same Court recovered judgment against said Aplin. for the sum of $. 34 cost of suit as to us appears of record, whereof execution remains to be done;

Debt $. 34 Damages $. 34 25

We command you therefore that without delay you cause the said Offs to have possession of and in said premises with the privileges & appurtenances to the same belonging. We also command you, that of the goods & chattels of the said Aplin within your precinct you cause to be levied and paid unto the said Offs the aforesaid sums, being Five dollars & thirty four cents in the whole, with 50 cents more for this & former writ; and thereof also to satisfy yourself for your own fees; & for want of the goods & chattels of the said Dft to be found in your precinct, to satisfy & pay the same as aforesaid, we command you to take the body of the said Dft and him commit unto our County Jail in our precinct therein to be kept until he pay the full sums above mentioned with your fees, or that he be discharged by the said Offs, or otherwise by order of law. Hereof fail not, & make true return of this Writ & of your doings thereon, to our next Court of Common Pleas to be holden at Providence, within & for our County of Providence, on the fourth Monday of May next.

Witness Job Durfee. Esq.
at Providence this 17 day of April in the year One Thousand Eight hundred & forty six.
Herbert C. Weeden. Clerk.

Providence Ss. May 31, 1846. I have this day caused the within named Executors to have possession and seizen of the within described premises, with the Buildings, privileges & appurtenances thereunto belonging.
Seizen & possession $2.00. Roger W. Potter. Shff.

Recorded April 15. 1833 at 12. 10 o'clk P.M.
(Witness) word "the" erased Albert Pabodie City Clk

Providence April 18th A.D. 1833.

It is this day mutually agreed that the aforegoing and within Lease, in each & all its parts and covenants, be transferred from William O Darling to Samuel B and Welcome B Darling for the unexpired term of said Lease. The said William O Darling being held responsible for the fulfilment of the conditions and covenants of said Lease. In Witness whereof We have hereunto set our hands & seals the day & year as above written.

In presence of
Elisha Dyer Jr

Elisha Dyer. (L.S.)
William O. Darling. (L.S.)
Samuel B. Darling (L.S.)
Welcome B Darling. (L.S.)

N.B. The Lease transferred above is recorded on page 6 of this Book

Recorded April 19. 1833 at 11.20 o'clk A.M.
(Witness) Albert Pabodie City Clk

We, Charles Dyer and Joseph Knowles, both of the City & County of Providence, State of Rhode Island, have let & demised, & do hereby let & demise unto Silas W Plimpton & James W Taft of said City & County, their heirs & assigns, A certain tract of Land being part of "Dyers Meadow Lot" so called, fronting on Dyer & Dorrance Streets in said City & described as follows. Beginning at the Easterly Angle at the confing of Dorrance and Dyer Streets & run Southerly on Dyer Street Fifty four feet & eight Sixteenths of a foot, thence Westerly at Right Angles with Eddy Street One hundred & twenty feet, thence Northerly parallel with Eddy Street & One hundred feet Easterly therefrom to a point One hundred & twelve feet Southerly from Clifford Street at Right Angles therewith, thence Easterly parallel with said Clifford Street, Fifty five feet & nine inches, thence Easterly a straight line to a point in the Westerly line of Dorrance Street, Thirty six feet Northerly of the Angle at the confing of Dorrance & Dyer Streets, aforesaid, thence Southerly on Dorrance Street to the place of beginning.

To Have and to Hold the said demised Land with the rights, privileges and appurtenances thereof, to them the said Plimpton & Taft, their heirs & assigns from the date hereof until the first day of April, in the Year of our Lord One Thousand Eight hundred & fifty nine, On condition of the payment of Rent therefor, at the rate of Five hundred & fifty Dollars per annum, in equal & successive quarterly payments, the first whereof in the first day of July, One Thousand Eight hundred & fifty three, that the Buildings & Improvements on the premises shall be holden for said Rent, with Interest on such as may be in arrear, & that for Rent in arrear for more than thirty days, the Lessors in choosing, may take possession of said Land with the Buildings & Improvements thereon, without prejudice to other rights or remedies hereunder. And the said Dyer & Knowles further agree that they will at the expiration of the time heretofore specified in this Lease, renew & extend the provisions thereof for a further term of Five years, to wit, until the first day of April in the year One Thousand Eight hundred & sixty four, on condition of the payment by said Plimpton & Taft, their Successors or assigns, such Rent as may be determined by three disinterested persons, each party hereto selecting one person & they two selecting the third, provided they cannot themselves agree upon the amount of said Rent. And We, the said Silas W Plimpton & James W Taft for ourselves our heirs, Executors, administrators & assigns do covenant with the said Charles Dyer Joseph Knowles & their like representatives & substitutes, to accept the demise & observe and perform the conditions aforesaid on the entry of the Lessors their representatives or substitutes aforesaid, on the expiration of the terms of this Lease, whichsoever shall first happen, to surrender quiet & peaceable possession of the premises, in as good order as when received, common wear & tear excepted. And We, the said Dyer & Knowles hereby certify that We have not, either jointly, or individually any claim of whatever name or nature on the Sheds, Office or any of the fixtures now standing on the Lot of Land hereinbefore described. Executed in duplicate & interchangeably delivered on the fifteenth day of April in the year of our Lord One Thousand Eight hundred & fifty three the words "in this Lease" interlined before signing.

In the presence of
Geo A Seagrave

Charles Dyer. (L.S.)
Joseph Knowles. (L.S.)
Silas W Plimpton. (L.S.)
James W. Taft. (L.S.)

Recorded April 20. 1833 at 9.35 o'clk A.M.
(Witness) Albert Pabodie City Clk

Know all men by these Presents.

That I. William W. Cummings of the City & County of Providence, Assignee of the within Lease for and in consideration of the sum of One Dollar to me paid by Ebenezer Allen of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, bargain, sell, assign, convey, set over & deliver unto him the said Ebenezer Allen, & to his Heirs & assigns, all my right, title, interest, property, claim & demand in & to the annexed Lease & to the Premises therein described.

To Have and to Hold the same with all the rights, privileges & appurtenances thereof, to him the said Ebenezer Allen & to his heirs & assigns, for & during the unexpired term in said Lease mentioned & the privilege of Renewal thereof, he the said Ebenezer Allen or his assigns paying all the Rents & performing all the Covenants therein specified to be paid & performed by me.

In Witness whereof, I have hereunto set my hand and seal, on this Nineteenth day of April A.D. 1853.

Executed in presence of
Nathaniel Searle

William W. Cummings. (L.S.)

County of Providence ss. In the City of Providence on this 19 day of April A.D. 1853.

Then personally appeared the above named William W. Cummings before me and acknowledged the preceding Instrument by him signed to be his free Act & Deed.

Nathaniel Searle
Justice of the Peace.

N.B. The Lease transferred above is recorded in Book No 98 page 375. in this Office

Recorded April 20. 1853 at 2.40 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. William W. Cummings of the City and County of Providence, in the State of Rhode Island, for & in consideration of the sum of Three Thousand Dollars to me paid by Ebenezer Allen of said City of Providence, the receipt whereof is hereby acknowledged, have given, granted, bargained, and sold, by these Presents do give, grant, bargain, sell, convey and confirm, unto him the said Ebenezer Allen and to his Heirs & assigns forever.

All the Buildings and Improvements standing on a certain Lot of Land situate on the Southerly side of Wickenden Street, in the Southerly part of said City of Providence, bounded & described as follows, viz:

Northerly by Wickenden Street, on which it measures Seventy feet. Westerly on Ann Street whereon it measures Fifty five feet. Southerly on Land of Marten Page on which it measures Seventy feet & Easterly on Land of the Third Baptist Church on which it measures Fifty five feet.

Being a Lot of Land leased by Jacob W. Lowell of Marten Page by Lease dated February 15. 1846. & recorded in the Land Records of said City of

Providence, in Book 98. page 375. Reference to said Lease & the Assignments thereof being had. Also all my right, title, interest, property, claim & demand in & to the afore referred to Lease & to the Premises therein described.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, to him the said Ebenezer Allen & to his heirs & assigns, to his & their sole use benefit forever.

And I. the said William W. Cummings for myself & for my heirs, executors & administrators, do covenant & engage to & with the said Ebenezer Allen, his Heirs & assigns that I am the true, sole & lawful owner of the property hereby conveyed, that I have a good right & full power & authority to sell & convey the same as aforesaid, that the same are free & clear of all Incumbrances & that I will forever warrant & defend the same to him the said Ebenezer Allen & to his Heirs & assigns forever against the Lawful claims & demands of all persons whatsoever.

In Witness whereof, I have hereunto set my hand & seal on this Nineteenth day of April A.D. One Thousand Eight hundred and Fifty three. (1853)

Signed sealed and delivered
in presence of
Nathaniel Searle

William W. Cummings. (L.S.)

County of Providence ss. In the City of Providence on this 19 day of April A.D. 1853

Then personally appeared the above named William W. Cummings before me & acknowledged the preceding Instrument by him signed, to be his free & voluntary Act & Deed, hand & seal

Nathaniel Searle
Justice of the Peace

Recorded April 20. 1853 at 2.40 o'clk P.M.

Witness Albert Pabodie City Clk

An Agreement between Mrs A. Howard of Providence on one part & Thomas Ryder of Providence, on the other, in which it is agreed that Mrs A. Howard's Tenants in the garden house so called, shall have a privilege of getting Water (for all cooking purposes) from the Well on the Wade Estate so called, through a gate from front door, while they become troublesome & I should find it necessary to forbid & prevent them from using the privilege, then Mrs Howard shall give up all right to said Well & I do agree in such case to pay one quarter part of the price of digging & stoning a Well on said garden Estate. This agreement shall hold good with any person who may buy the said garden Estate. Signed Nov 23d 1846.

Witness S. D. Mason.

Thomas Ryder.
Esther G. Ryder.
Ann Howard.

Recorded April 21. 1853 at 2.45 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

That I. Warren V Batcheller of the City & County of Providence. State of Rhode Island. in consideration of the sum of Three hundred Dollars to me paid by George H. Batcheller of said City of Providence. the receipt whereof is hereby acknowledged. do by these Presents. bargain. sell, assign, convey, set over & deliver unto him the said George H. Batcheller & his Heirs & assigns Twelve Horses & twelve one horse Carts & twelve harnesses, being the horses. carts and harnesses now used by me on the contract with the Providence. Fishkill and Hartford Rail Road. Also one bay horse & four wheel pleasure carriage, which is of the value of One hundred Dollars. Also one four wheel covered Wagon & 1 large horse wagon of the value of Sixty Dollars.

To Have and to Hold the same to him the said George H. Batcheller his heirs & assigns forever. to his & their sole use & benefit forever.

In Witness whereof. I have hereunto set my hand & seal in this Twenty second day of April A.D. One Thousand Eight hundred & fifty three. (1853)

Signed, sealed and delivered in presence of Nathaniel Searle

Warren V Batcheller. (L.S.)

Recorded April 23. 1853 at 8.10 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture of Lease.

Made and entered into on this First day of March A.D. 1853. by and between Sterry Fry of the City & County of Providence, in the State of Rhode Islands, of the one part and James Sherburne of said City of Providence, of the other part. Witnesseth.

That the said Sterry Fry for the consideration hereinafter mentioned, doth hereby Lease unto him the said James Sherburne. the Easterly part of a certain Lot of Land, with the Buildings & Improvements thereon, situate between Dorrance & Foddy Streets. bounded & described as follows. viz:

Commencing at a point formed by the Southerly line of Land of the Pine Street Baptist Society & Dorrance Street & running Southerly bounding on said Dorrance Street. to the Northerly line of Land of Charles Dyer & the heirs of Benjamin Dyer. thence Westerly Sixty feet bounding Southerly on said Dyers Land. then turning & running Northerly in a direct line, bounding Westerly on the other part of said Lot. to a point in the Southerly line of said Baptist Society Land. thence Easterly Land Sixty feet from said first mentioned bound on Dorrance Street. then Easterly bounding Northerly on said Societys Land. Sixty feet to said Dorrance Street.

Being the Lot of Land leased to the said Sterry Fry by Lease from Elkanah Ingalls & Emerson Turner Jr dated March 30. 1850.

To Have & to Hold the same with all the rights, privileges and appurtenances thereof. to him the said James Sherburne & to his heirs & assigns. for & during the term of Ten years from & after the day of the date of this Lease.

Yielding and paying unto the said Sterry Fry. his heirs or assigns. the yearly Rent of Three hundred & fifty Dollars. payable at the end of each & every Three Months. by even equal portions. the first payment whereof to be made on the first day of June A.D. 1853.

And the said James Sherburne for himself his heirs. executors. administrators and assigns. doth hereby covenant to & with the said Sterry Fry his heirs & assigns. that he or they will well & truely pay to the said Sterry Fry his heirs or assigns. the yearly Rent aforesaid. at the times & in the manner hereinbefore appointed for the same to be paid. And at the end of said term to surrender up said leased premises unto the said Sterry Fry or his heirs & assigns in as like good order & condition as when received, natural wear & tear only excepted.

And it is further agreed by & between the parties hereto that in case the yearly Rent aforesaid or any part thereof shall be behind & remain due & unpaid for the space of twenty days after either of the times whereon the same shall be appointed to be paid. that then it shall be lawful for the said Sterry Fry his heirs & assigns to Re enter in & upon said leased premises & this Lease shall cease & be determined.

And it is further agreed by & between the parties hereto. that at the expiration of the term of the aforesaid Lease from the said Ingalls & Turner. if this Lessor can obtain a Lease of said premises for a further term of five years at the same Rent he now pays. he will lease the same to the said Sherburne for said further term of five years. at the yearly Rent of Three hundred Dollars. & if the Lessor has to pay an additional Rent of Twenty five Dollars per year. the said Lessee is to pay Three hundred & twenty five Dollars per year. & if the said Lessor has to pay an additional of Fifty Dollars per year. the said Lessee is to pay the sum of Three hundred & fifty Dollars per year. & in no event is the Lessee to pay over Three hundred & fifty Dollars a year Rent.

In Witness whereof. the Parties aforesaid have hereunto set their hands & seals on the day & year first aforewritten.

Executed in presence of Nathaniel Searle

James Sherburne. (L.S.)

Sterry Fry. (L.S.)

County of Providence ss. In the City of Providence on this 12 day of March A.D. 1853.

Then personally appeared the above named James Sherburne & Sterry Fry and severally acknowledged the preceding Instrument by them signed to be their free Act and Deed.

Nathaniel Searle

Justice of the Peace.

Recorded April 22. 1853 at 11.20 o'clk A.M.

Witness (word "Southerly line" erased) Albert Pabodie City Clk

Know all men by these Presents.

That I. William J. Grinnell of Providence, in the County of Providence, for and in consideration of the sum of Twenty Dollars to me in hand paid by Elijah Astle of Providence, the receipt whereof I do hereby acknowledge, have given, granted, bargained sold, conveyed & confirmed to him the said Elijah Astle his heirs & assigns.

A certain Burial Lot. No 57 (fifty one) in the Burial Ground laid out by & bequeathed to me by my late Father Wm J. Grinnell & is fully described in a Plat of said Ground, on record in the City Clerks office, reference thereto being had.

To Have and to Hold the Premises above described, with all the privileges thereto belonging to him the said Elijah Astle, his heirs & assigns to his only proper use, benefit & behoof, for the sole use of a Burying Ground forever, subject to a tax of one fifty second part of all expenses that may be incurred in keeping the fence around said burying ground in good repair.

Witness my hand & seal at Providence this Tenth day of June AD 1847.

In presence of
Thomas Eddy

Wm J. Grinnell. (L.S.)

Recorded April 23. 1853, at 2 o'clk P.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents.

That I Stephen Crary of the City & County of Providence & State of Rhode Island, for the consideration of the sum of Eight hundred & fifty Dollars to me well and truly paid by Willard Whitcomb & William Whitcomb both of said City, County & State, the receipt whereof is hereby acknowledged, have remised, released and forever quitclaimed & do by these Presents Remise, Release & forever Quitclaim unto the said Willard & William, their executors, administrators & assigns forever.

All the right, title, interest, property, claim & demand which I now have or of right ought to have in & to all any & every part of the furniture of every kind & nature, & in & to all the cutlery ware, hard ware, silver ware, crockery ware or other wares, furniture or personal property of any & every kind in or belonging to, in use or otherwise, the City Hotel on Broad Street in said Providence.

To Have & to Hold the same to them the said Willard & William, their executors, administrators & assigns forever, to them & their only use & behoof forever. And I the said Stephen Crary for myself my heirs, executors & administrators do covenant to & with the said Willard & William & their legal representatives, that I will warrant & defend the premises to them & their legal representatives, against the lawful claims of all persons claiming by, through or under me

Signed, sealed and delivered
P.R. Carter. E.F. Heathcoat

Stephen Crary. (L.S.)

Recorded April 25. 1853 at 11.45 o'clk A.M.

Witness (word "any" interlined)

Albert Pabodie City Clk

The City Hotel Company Legally incorporated and established in Providence Rhode Island, have let & demised & hereby let & demise unto Willard Whitcomb and William Whitcomb of said Providence, their executors & administrators, the City Hotel Estate of the said Company, on the South side of Broad Street, in said Providence with the rights, privileges & appurtenances thereof.

To Have and to Hold the same for the term of three years from the thirty first day of March AD 1853 until the first day of April 1856. On condition of the payment therefor at the rate of Twenty four hundred Dollars ($2400) a year, in equal & successive quarter yearly instalments, the first whereof to be due & payable on the first day of July 1853. That all Buildings, improvements & betterments already or hereafter to be or may be put upon the premises shall belong to the Lessors, their successors or assigns, without payment therefor.

That the Lessees will use the Estate for the entertainment of boarders, travellers & occasional parties in genteel & comfortable style, & will keep or permit on any part thereof any bar or other place for the sale of Liquors, except for the use of the customers aforesaid, and will so conduct the business as to make the Hotel a desirable place of resort for such customers.

That the said Lessees will keep the interior of the Buildings in good repair & make good all damages done to the Estate beyond the ordinary wear & tear of fair usage. The Lessors engaging to repair the ordinary wear & tear of the exterior of the Buildings & Estate.

That the Lessees will not transfer their interest hereunder or any part thereof, without the written consent of the Lessors, it being intended that the Estate shall not be used for any other than the purpose aforesaid. And that for Rent in arrears for more than thirty days or for any other breach of the conditions aforesaid the Lessors their Successors or Assigns so choosing may enter upon & resume possession of the demised premises with Buildings, Improvements & Betterments, without prejudice to other rights or remedies hereunder.

The said Whitcombs for themselves, heirs, executors, administrators & assigns agree with the said Company their successors & assigns to accept the demise, pay the Rents and otherwise observe & perform the conditions aforesaid, & in the entry of the Lessors for past cause of condition broken or on the expiration of the term aforesaid whichsoever shall first happen to surrender peaceable & quiet possession in as good order & condition as they ought to be pursuant to the conditions aforesaid, damage by fire without default excepted. But on a destruction of the Hotel by fire, either party may terminate this Lease by written notice to the other party within five days next thereafter. In case of such destruction and notice the Lessees will give possession within five days & pay rent to the time of the fire only.

Signed, sealed and delivered in duplicate on the first day of April, in the year of our Lord, Eighteen hundred and fifty three (1853)

In presence of
Wm P. Taft.

City Hotel Co.
By Duty Greene, Treasurer. (L.S.)

Willard Whitcomb. (L.S.)

William Whitcomb. (L.S.)

Providence Ss. City & County of Providence this 25th day of April AD 1853
Then came Willard Whitcomb and William Whitcomb & severally acknowledged the above Instrument by them signed to be their free Act & Deed, and then came Duty Greene and in his said capacity as Treasurer of the City Hotel Co. acknowledged the above Instrument by him signed to be his free and voluntary Act & Deed. Before me. W.W. Updike. Justice Peace.

Recorded the preceding Lease April 25. 1853 at 6 oclk P.M.

Witness "County" erased Albert Pabodie City Clk

Know all men by these Presents.

That I. William O Fletcher of Providence in the County of Providence & State of Rhode Island. have this twenty seventh 27th day of April A.D 1853. sold & set over to William Prentice of the City & County of Providence.

All my household furniture now in the House now occupied by me in the rear of Clayton St in said City of Providence. consisting of Beds & Bedding. Chairs. Tables & cooking stove & cooking utensils. together with all other part or parts of said furniture in said House. for which I have received full & competent value

As Witness my hand & seal this 27 day April 1853.

Witness to signature Henry Ide — William O. Fletcher. (L.S.)

Recorded April 27. 1853 at 2.50 oclk P.M.

Witness "of" erased Albert Pabodie City Clk

Know all men

That I. Benjamin B Knight of the City & County of Providence & State of Rhode Island for & in consideration of the sum of to me in hand well & truly paid by Robert Knight 2d of Cranston in said County. the receipt whereof is hereby acknowledged. do hereby give. grant. set over. transfer & convey to the said Robert the one undivided half of all my interest in & to a certain Lease & the premises therein conveyed. made & entered into by & between Thomas Hawkness & myself the twenty first day of May A.D 1853 having reference to a certain Lot of Land situated in Dyer Street in said City of Providence being recorded in the Land Records of said City. Book No 120 page 330. To Have & To Hold the same to him the said Robert Knight 2d. his heirs. executors. administrators & assigns forever.

In Testimony whereof. I have hereunto set my hand & seal. this thirteenth day of April A.D 1853.

Signed. sealed & delivered in presence of (Marinus W. Gardiner) Benjamin B. Knight. (L.S.)

Providence &c. City of Providence April 13. 1853. personally appeared the above named Benjamin B Knight & acknowledged the preceding Instrument by him signed to be his free & voluntary Act and Deed

Before me Henry Howard Justice of the Peace

Recorded April 28. 1853 at 4. 10 oclk P.M.

Witness Albert Pabodie City Clk

Know all men that the within named Lessors & Lessee do mutually agree to cancel this Lease

Witness our hands & seals May 6 1856

In presence of Albert Pabodie

Benjamin B Knight (L.S.)

Robert Knight 2d (L.S.)

This Indenture of Lease.

Made and entered into this fourteenth day of April A.D. 1853. by and between Benjamin B Knight of the City of Providence in the County of Providence and State of Rhode Island and Robert Knight 2d of Cranston, in said County. of the one part & George G Hazard of Warren, in the County of Bristol in said State. William O Darling & Dexter M Knight. both of said City of Providence. of the other part. Witnesseth

That the said party of the first part for and in consideration of the covenants hereinafter contained & entered into by the said party of the second part. do hereby demise & lease unto said party of the second part. the

The Brick Store now occupied by them & situated in Dyer Street in said City. on a Lot leased by Thomas Hawkness to said Benjamin B Knight by Indenture dated May 21. 1851. & recorded in the Land Records of said City of Providence. Book No 120. page 330. together with the wharves & other appurtenances of said Estate. reserving to our own use & control the whole of that portion of the second story of said Building which lies West front of the large beam running North & South just East of the front Stairway. together with the privilege of ingress & egress by any of the entrances to said Building.

To Have & To Hold the above demised & leased premises for the purpose of transacting a general commercial business agreeable to & in accordance with the terms & understanding contained in the Lease from said Hawkness to said Knight before referred to for the term of Eight years from the first day of May A.D 1853. the said party of the second part. yielding & paying as Rent therefor. the sum of Three Thousand Dollars per annum in quarterly payments of Seven hundred & fifty Dollars each payable on the first days of August. November. February & May respectively & successively until the expiration of said term of Eight years.

And the said Party of the second part do covenant and agree to & with the said party of the first part. that they will well & truly pay the Rent aforesaid in manner aforesaid, & that in case any of the said payments shall become due & remain unpaid for the space of thirty days, the said Party of the first part shall have full power to enter & terminate said Lease and take possession of the afore demised and leased premises.

And the said Party of the second part do further covenant and agree that they will at their own proper cost and charge from time to time and at all times hereafter during said term, maintain all needful repairs in the said premises except such as shall be rendered necessary by the action of the elements or by such accidents as result from the imperfections and weakness of the Building itself or its appurtenances. & that they will at the expiration of said term. peaceably & quietly leave & yield up the said premises to the said party of the first part in as good order as the same now are. reasonable use & ordinary & natural wear & tear excepted.

And it is understood and agreed by & between the parties aforesaid that in case the premises or any part thereof. shall during said term be destroyed or damaged by fire or other unavoidable casualty. so that the same shall be thereby rendered unfit for use & occupation. then & in such case the Rent hereinbefore reserved or a just & proportional part thereof. according to the nature & extent of the injury sustained shall be suspended or abated until the said premises shall have been put in proper condition for use & occupation by the said party of the first part

And it is also understood & agreed by & between the parties aforesaid.

that all the grants, covenants and conditions herein contained shall extend to & be binding on the legal Representatives of the parties respectively as well as themselves.

In Testimony whereof, the parties hereto have interchangeable set their hands & seals the day & year aforewritten.

In presence of
Jerome B Kimball
Henry Howard

George G. Hazard. (L.S.)
William O. Darling. (L.S.)
Dexter N. Knight. (L.S.)
Benjamin B. Knight. (L.S.)
Robert Knight 2d. (L.S.)

Providence Sc. City of Providence April 14. 1853.
Personally appeared the within named Benjamin B Knight, Robert Knight 2d. George G Hazard, William O Darling and Dexter N Knight, & acknowledged the within Instrument by them signed to be their free & voluntary Act and Deed.
Before me. Henry Howard
Justice of the Peace

Recorded April 28. 1853 at 4. 15 o'clk P.M.
(words "to be" interlined)
Witness Albert Pabodie City Clerk

Providence April 29. 1853.

Know all Men by these Presents

That We, Oliver Lewis & Co. Traders, for and in consideration of the sum of one hundred & fifty Dollars to me in hand paid by Nathaniel S Allen, of North Kingston, at & before the ensealing & delivery of these Presents, the receipt whereof, is hereby acknowledged, have bargained, sold and delivered, and by these Presents do bargain, sell & deliver unto the said Nathaniel S Allen.

One green lined Chaise & enamel Leather top. To Have & to Hold the said Chaise unto the said Nathaniel S. Allen his executors, administrators & assigns, to his & their proper use & benefit forever.

And We the said Oliver Lewis & Co for ourselves & our Heirs, executors & administrators will warrant & defend the said Bargained premises unto the said Nathaniel S Allen, his executors, administrators & assigns from & against all persons whomsoever.

In Witness whereof, We have signed, sealed & delivered in presence of
Sam[l] Measom
Oliver Lewis & Co.

Recorded April 29. 1853 at 4. 18 o'clk P.M.
Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Thomas J Sprague of the City and County of Providence, in the State of Rhode Island, for and in consideration of the sum of Three Hundred Dollars to me paid by Nathaniel F. Potter of said City of Providence, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents, do bargain, sell, convey, assign, set over and deliver unto him, the said Nathaniel F Potter and to his Heirs and Assigns forever.

All the Buildings and Improvements standing on a Lot of Land, situated on the corner of Pine Street and Pecks Wharf, in said City of Providence. Being a Lot of Land now or lately belonging to the Thompson Estate

To have and to hold the same, with all the rights, privileges and appurtenances thereof, to him, the said Nathaniel F Potter & to his Heirs & Assigns, to his and their sole use and benefit forever.

And I the said Thomas J Sprague, for myself and for my Heirs, Executors and Administrators, do covenant, to and with the said Nathaniel F Potter, his Heirs & Assigns, that I am the true sole, and lawful owner of the property hereby conveyed, that I have a good right to sell and convey the same as aforesaid, that the same are free and clear of all Incumbrances, and that I will forever warrant & defend the same, to him, the said Nathaniel F Potter his Heirs and Assigns against the lawful claims and demands of all persons whatsoever.

In Testimony Whereof I have hereunto set my Hand & Seal, on this Second day of May A.D. One Thousand Eight Hundred and Fifty Three (1853)

Signed Sealed & Delivered
in presence of
Nathaniel Searle
Thomas J Sprague (L.S.)

County of Providence ss. In the City of Providence on this 4th day of May A.D. 1853.
Then personally appeared the above named Thomas J Sprague, Before me, and acknowledged the preceding Instrument by him signed, to be his free act & Deed
Nathaniel Searle
Justice of the Peace

Know all men by these Presents

That I George W Greene of Coventry, State of Rhode Island, Mortgagee of the Buildings & Improvements named in the within Deed from Thomas J Sprague to Nathaniel F Potter in Consideration of One Dollar to me paid by the within named Nathaniel F Potter the receipt whereof is hereby acknowledged, do by these presents demise, release, and forever quit claim unto him, the said Nathaniel F Potter & to his Heirs & Assigns all my right, title, interest, property, claim and demand, in & to the Buildings & Improvements described in the within Deed.

To have and to hold the same to him the said Nathaniel F Potter & to his Heirs & Assigns forever. In Witness Whereof, I have hereunto set my hand & seal, on this Fourth day of May A.D. 1853.
Executed in presence of
N Searle
Geo. W. Greene (L.S.)

County of Providence Ss
In Providence on this 4th day of May A.D. 1853. Then the above named George W Greene acknowledged the preceding discharge by him signed, to be his free Act & Deed
Nathaniel Searle
Justice of the Peace

Recorded May 4. 1853. at 11. 25 o'clk A.M.
Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Sarah B Field, of the City and County of Providence and State of Rhode Island, in consideration of Eleven Hundred Eight Dollars and Thirty three Cents, to me paid, by my Honored Mother, Mary A Field, of the City and County of Providence aforesaid, the receipt whereof I do hereby acknowledge, do hereby remise, release, and forever quit Claim unto her, the said Mary A Field, her heirs and Assigns, all my right, title, interest, property, claim and demand, which I now have, or of right ought to have, in and to all the Estate, real Estate, that was set off to my said Mother, Mary A Field, and now held by her by dower, as my Honored Father, Simeon Field, deceased, Estate, be the same more or less

To have and to hold the same, together with all the privileges and appurtenances thereof, to her the said Mary A Field, her heirs and Assigns in trust, for the purposes hereinafter named, to wit: First, at any time hereafter, when the said Mary A may think it right and proper to do so, by the advice and consent of the other heirs of said Estate, to sell and convey, all or any part thereof, from time to time at discretion, by the advice and consent of the other heirs as aforesaid, and with the powers of such sale, or sales, to pay or cause to be paid, a certain promissory note, bearing even date herewith, for the sum of Eleven Hundred Eight Dollars and Thirty three Cents, and made payable to said Mary A Field, Edward Field, John W Field, Elizabeth H Knight, and Simeon Field, or order, on demand, with interest: and from time to time, with the advice and consent of said other heirs, as aforesaid, pay over to said Sarah B Field, such sum or sums, as she may think proper.

And at the decease of said Mary A Field, when her right of dower will cease in said Estate, and when said heirs will come in fee to the possession of said Estate, that then, all that may remain in the hands of said Mary A Field, at the time of her decease, belonging to said Sarah B, to be paid over to said Sarah B Field, or to her legal heirs; the aforesaid note, and all other indebtedness, due and owing from said Sarah B, to said Mary A, or to the other heirs, or either of them, being first paid.

To have and to hold the same, together with all the privileges and appurtenances thereof, to her the said Mary A Field, her heirs, and Assigns, for the purposes aforesaid.

In Witness Whereof I have hereunto set my hand and seal, this Thirtieth day of April, in the year of our Lord Eighteen Hundred and Fifty Three.

Signed Sealed and Delivered
in presence of Robert Knight
(The words "belonging to said Sarah B Field" interlined before signing)

Sarah B Field L.S.

Providence ss: On the City of Providence this 30th day of April, A.D. 1853. Then Sarah B. Field, personally appeared, and acknowledged the aforegoing written Instrument by her subscribed, to be her free act and deed

Before me Robert Knight
Justice of the Peace

Recorded May 6. 1853. at 10.35 o'clk A.M.

Witness (word "nett" interlined)

Albert Pabodie
City Clerk

Having received payment in full for the note within named I do hereby cancel and discharge this Mortgage Deed
Witness my hand & seal March 29 1854
In presence of
Robert Knight
Sarah B Field

This Indenture

Made and executed between Lorenzo E Bowen, and Thomas S Battey, both of the City and County of Providence, and State of Rhode Island, doing business together in company under the firm and name of Bowen & Battey, of the one part, and Joseph Guilbert, and Lewis H Stone, both of the City and County of Providence and State aforesaid, doing business together in company under the firm and name of Guilbert & Stone, of the other part, witnesseth: That the said Bowen & Battey, for the consideration herein after mentioned, have demised, granted, and to farm let, unto said Guilbert & Stone, their Executors Administrators, and Assigns one certain building situated on the Westerly side, and adjoining Aminia Street, in the Westerly part of said Providence: built, and formerly occupied by said Bowen and Battey for a Jewellers Shop: Also a rough, cheap building, adjoining, twenty four feet square, together with the land on which said buildings stand: also all the shafting, gearing and fixtures now in said buildings: with all the privileges and appurtenances thereunto belonging.

To have and to hold the said demised premises, with their appurtenances, for and during the term of Three years, from the first day of April last: fully to be complete and ended: and the said Guilbert & Stone, for themselves their Executors and Administrators do covenant and agree, to pay, or cause to be paid, to the said Bowen & Battey, their heirs and Assigns, as rent for the same, the sum of One Hundred and Seventy five Dollars per year, for each and every year, during said term of three years: to be paid quarterly, in equal quarterly payments of Forty One 25/100 Dollars each: the first quarterly payment to be made on the first day of July next. And the said Guilbert & Stone, hereby pledge and bind all the machinery and fixtures which they may hereafter put in to said buildings, for the payment of the aforesaid rent.

Provided always, that if said yearly rent, or any part thereof, shall be behind and unpaid by the space of Ten days after either of the said days whereon the same is appointed to be paid, as aforesaid, the same being first legally demanded: that then it shall be lawful for said Bowen & Battey their heirs and Assigns, in and upon said demised premises, or any part thereof, in the name of the whole, to re-enter and the same to have again, repossess and enjoy, as in their former Estate.

In Witness Whereof we have hereunto set our hands and seals, this First day of April, in the year of our Lord, Eighteen Hundred and Fifty three

Signed Sealed and Delivered
in presence of
Robert Knights

Joseph Guilbert L.S.
L H Stone L.S.
Lorenzo E Bowen L.S.
Thomas S Battey L.S.

Providence ss: On the City of Providence this 6th day of May A.D. 1853. Then the above named Lorenzo E Bowen, Thomas S Battey, Joseph Guilbert and Lewis H Stone personally appeared, and severally acknowledged the aforegoing written Instrument by them subscribed to be their free act and deed, before me and seals.

Before me Robert Knight
Justice of the Peace

Recorded May 7. 1853 at 11.20 o'clk A.M.

Witness

Albert Pabodie
City Clk

Know all Men by these Presents

That I John Booth of the City and County of Providence & State of Rhode Island in consideration of the sum of Ninety four Dollars to me in hand paid by Andrew Pratt of Johnson the receipt whereof I do hereby acknowledge, do hereby remise release and forever quitclaim to him said Andrew Pratt his heirs and Assigns forever all my estate right title interest property claim and demand which I have or claim in and to a certain lot of land (which I hold by lease) situate in the Westerly part of the City of Providence on the Northerly side of Bright Street on which it measures forty feet and extends Northerly holding that width to lands of the Valley Bleachery Co. and is fully described in a lease from John O Waterman to me the Grantor recorded in Book No 120 Page 497 Records of Deeds of the City of Providence, together with all the buildings and improvements thereon. To have and to hold the said Buildings to him said Andrew Pratt his heirs and Assigns forever & the lease of land my unexpired term as described in said lease to me. In testimony whereof I have hereunto set my hands and seals this Fifth day of May A.D. Eighteen Hundred & Fifty Three (1853)

Signed Sealed & delivered in presence of Robert Wilson

John Booth L.S.

Providence ss Johnston May 5 1853. Then I John Booth personally appeared and acknowledged the above to be his free act & deed Before me

Robert Wilson Just of Peace

Recorded May 7. 1853. at 2.57 o'clk P.M.

Witness Albert Pabodie

City Clk

Whereas

I Rufus W Kimball of the City and County of Providence and State of Rhode Island by my certain Mortgage Deed bearing date the 23 day of January 1849 and recorded in Book 114 Page 232 of the Records of said City of Providence, reference thereto being had, conveyed to John S Burns of the Town of New Town, County of Queens, and State of New York, all my undivided right title and interest in and to a certain Lot of Land situate in said City of Providence at the corner of Charleston and Pearl Streets and on the Northerly side of Pond Street and more particularly described in said Mortgage Deed. to secure the payment of one Four Promissory Notes of One Hundred Dollars each and the interest thereon in said Mortgage Deed named and referred to.

And whereas the Commissioners named in a certain report made by them and recorded and established at the June term of the Court of Common Pleas A D 1851 within and for the County of Providence, have set off and assigned to me the said Rufus W Kimball as and for my full share and interest in and to the Lot of Land in said Report and Mortgage Deed described, The Lot numbered Four in the Plat annexed to said Report situate at the corner of said Pearl and Pond Streets and measuring on said Pearl Street Fifty five feet and binding that width and extending back Westerly One Hundred and Twenty four feet, and bounding Southerly on said Pond Street

And whereas the Promissory notes aforesaid and the interest thereon still remain wholly unpaid:— Now therefore, Know all Men, That I the said Rufus W Kimball in consideration of the premises, do hereby for myself, my Heirs Executors and Administrators, constitute and appoint the said John S Burns his Executors Administrators and Assigns, my true and lawful Attorney or Attorneys irrevocable, with full power of substitution and of revocation, for me, and in my name, or in his or their name or names, at any time, in case the interest upon the notes aforesaid, or upon either of them, shall remain unpaid on the first day of August A D 1853 or in case of any default or neglect on my part in the payment of one of the notes aforesaid, and the interest thereon at the expiration of each and every three months after the said first day of August A D 1853 until the Four notes aforesaid with the interest thereon shall be fully paid, to sell at Public Auction the Lot of Land named and described in the Report aforesaid and thereby set off and assigned to me in manner aforesaid, he or they first giving after said first day of August A D 1853 or after the expiration of any three months as aforesaid, Thirty days notice of such sale in some newspaper published in said City of Providence: And in my name, or in his or their name or names, to make, execute, seal, acknowledge and deliver to any person or persons who may become the purchaser or purchasers thereof a good and sufficient deed of the same, so as to vest in said purchaser or purchasers a full and absolute Estate in fee simple therein: and one sale thereof (hereby giving unto my said Attorney or Attorneys full power and authority to adjourn or continue said sale from time to time) I do authorize my said Attorney or Attorneys to receive of and from the purchaser or purchasers the amount the same shall be sold for, and after the payment of all the expenses attending such sale, to apply and appropriate the remainder thereof to the payment of the notes aforesaid and the interest thereon, discounting to me, my Executors, Administrators, or Assigns, for any and all sums over and above the amount thereof.

Hereby ratifying approving and confirming such sale as may be made or caused to be made by my said Attorney or Attorneys for the purpose aforesaid, by virtue hereof. In Testimony Whereof I have hereunto set my Hand and Seal this Ninth day of May in the Year One Thousand Eight Hundred and Fifty Three. A D 1853.

Signed Sealed & Delivered in presence of Waterman Irons } Rufus W Kimball (L.S.)

Providence ss In the City of Providence this 9th day of May A D 1853. Then personally appeared Rufus W Kimball and acknowledged the preceding Instrument by him signed to be his free act & deed Before me

Benjamin T Eames

Justice of Peace

Recorded May 10 1853 at 8.10 o'clk A.M.

word "rums" erased and "measur" interlined

Witness Albert Pabodie

City Clk

Know all Men by thes Presents

That I James Billings Assignee of the Lease hereunto annexed in consideration of the sums of Money hereinafter mentioned Do bargain to me Paid by Edward W Baker of Providence the receipt whereof is hereby acknowledged— Do hereby grant sell set over and assign unto to him the said Edward W Baker his heirs executors administrators and assigns forever all my right title and interest in the said Lease described, and in and to the said instrument of Lease, subject to the conditions and provisions in said Lease mentioned and to the modifications thereof written upon said instrument.

Also— All my Right Title and Interest in and to the Buildings and Improvements including the well of water, standing upon said leased premises

To have and to hold the same with all the rights and privileges to the same belonging to him the said Edward W Baker his heirs Executors Administrators and Assigns forever.

Witness my hand and seal at Providence this Ninth day of May A D 1853

Sealed & delivered in presence of E F Miller

James Billings (L.S.)

Providence ss In the City of Providence this 9th day of May A D 1853. Then personally appeared the above named James Billings Before me & acknowledged the above Instrument by him signed to be his free act and Deed

E F Miller Public Notary

The Lease above referred to is recorded in Book No 81. Page 154.

Recorded May 10. 1853 at 3.30 o'clk P.M.

words "in the premises" interlined

Witness Albert Pabodie

City Clerk

Know all men That We the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Eighteen Dollars; to us already paid by Oliver Johnson do hereby grant, bargain, sell and convey to the said Johnson, his heirs and assigns one Lot of Land in the Cemetery of said Corporation, situated on Maple Avenue, and numbered twenty seven on the plat of said Cemetery, made by Russell Warren and recorded in the Land registry of said City

To have and to hold the same unto the said Johnson, his heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following; to wit;

1 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 superintendance of the Vestry of said Corporation, and all the Lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein, as said Vestry, shall from time to time, deem expedient

7th The proceeds of all the Cemetery lands, when sold, and all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement and current expenses.

A yearly statement of the accounts shall be prepared and submitted to the inspection of the proprietors, at every annual meeting of the Corporation

Witness, the Common Seal of said Corporation hereto affixed this Twentieth day of August in the year of our Lord 1836 by Resolved Waterman our Treasurer, for that purpose duly authorized

In presence of
Thomas White

Resolved Waterman Treas

Providence ss In the City of Providence this 20th day of August A D 1836 personally came Resolved Waterman 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 Thomas White Justice of the Peace

Recorded May 13. 1853 at 10.55 o'clock a m
Witness Albert Tabodie City Clerk

Know all men by these presents

That I Philetus Hovey of the City and County of Providence and State of Rhode Island, in consideration of the trusts hereinafter named and of One Dollar to me paid by Peleg Peck of said City the receipt whereof I hereby acknowledge, do hereby grant, bargain, sell, assign & convey unto said Peck, all my right, title and interest in and to the following described property, to wit: Ten Wooden buildings standing on land of W C Richmond, in rear of the house I now live in, in said City: 2 horses, 3 harnesses, 1 Carryall, 1 lumber Wagon, 1 open wagon, 1 old Chain, 1 gig, 1 pig, a lot of lumber and shop fixtures; also all my household furniture and other property whatsoever, except such as is exempt from attachment, including all debts due me by note, book account or otherwise

To have and to hold the same unto him the said Peck, his executors, administrators and assigns, upon trust, that he shall take immediate possession thereof, and collect the said debts, and as soon as practicable sell the said property, at public or private sale in his discretion, and apply the Proceeds of said Sales and collections in manner following

First to the payment of all Expenses attending the execution of said trusts and preparing these presents, including a just compensation to said Assignee for his services

Secondly To the payment, out of the residue of said Proceeds of all sums of money due and owing from me to said Peck, by note, book account, or in any other manner

Thirdly To the payment, out of the residue of said proceeds, of all sums of money due and owing from me to Simmons & Spencer, by Note or in any other manner, including my note for One hundred and fifty dollars payable to their order

Fourthly, To the payment, out of the residue of said proceeds, of William R Robinson & Co. New York, for all sums of money due and owing unto them from me for any matter whatsoever

Fifthly To the payment out of the residue of a debt due to George Holmes from me of about twenty five dollars

Sixthly To the payment out of the residue, of David Barton, for a claim against me of about twenty dollars.

Seventhly The residue of said proceeds after making the payments aforesaid, if any there shall be, shall be distributed pro rata amongst all my other creditors, holding lawful and valid claims against me, who shall within six months from the date hereof accept of the provisions of this assignment and release me from all their claims

And I do appoint the said Peck his executors, administrators and assigns, my true and lawful attorney or Attorneys irrevocable, in his or their name or otherwise

to demand sue for & receive of and from all persons the above assigned premises, to compromise such claims as may be doubtful, to execute due receipts and releases and all other needful papers, and generally to do all things whatsoever necessary and proper for the full & complete execution of the said trusts: hereby giving my said Attorney power to substitute other Attorneys under him & the same to revoke at pleasure and ratifying all the lawful acts of my said attorney or Attorneys done by virtue hereof.

In Witness whereof I have hereunto set my hand and seal this fourteenth day of May A.D. 1853

Executed in presence of
four words interlined & two words
erased before signing
Rollin Mathewson

Philetus Hovey (L.S.)

And I, the said Peleg Peck, do hereby covenant with the said Hovey his executors, administrators & assigns, that I will accept the trusts aforesaid and well and truly discharge the same according to the true intent hereof.

In Witness whereof I have hereunto set my hand & seal this fourteenth day of May 1853

In presence of
Wm R Phillips

Peleg Peck (L.S.)

Providence ss. Providence 14 May 1853 Then Philetus Hovey acknowledged the aforewritten instrument by him signed to be his free act and deed

Rollin Mathewson
Justice of the Peace

Recorded May 14 1853 at 2.22 o'clock p.m.
Witness Albert Pabodie City Clk

Providence May 11 1853

Agreement between George Arnold on the One part & William H Greene on the other part the present owner of the Estate of the late Olney Dyer. It is agreed that the said Arnold is to relinquish now and forever, all right & title to the Well now belonging to the parties except the right to put a pipe in said Well to take the water to his estate next adjoining. The said Greene agrees on his part that the said Arnold shall have now & forever the full privilege to hang the jet of his house now erecting over the said Gangway, and also to pass in & through said Ganguay for all repairs of his house as occasion may require; all other privileges to the parties except the Well and jet shall remain to the parties as contained in this Deed

Witness Henry A Cory

George Arnold (no Seal)

Wm H Greene (no Seal)

County of Providence ss. In the City of Providence on this 14th day of May A.D. 1853. Then the aforenamed George Arnold and William H Greene personally appeared before me and severally acknowledged the aforegoing Instrument by them signed to be their free act and deed

Henry A Cory
Justice of the Peace

Note The Deed referred to in the foregoing Agreement is recorded in Book No 39 page 230

Recorded May 14 1853 at 4.50 o'clk p.m.
Witness Albert Pabodie City Clk

Know all men by these presents

That I Nancy G. French of the City and County of Providence in the State of Rhode Island in consideration of Twenty five Dollars to me paid by Patrick McCaffery of said City and County, the receipt whereof I do hereby acknowledge, have remised, released, and forever, quitclaimed and do for me and my heirs, by these presents remise, release & forever quit claim unto the said Patrick McCaffery heirs and Assigns One certain wooden building situate in the rear of the House No. 83 Atwells Avenue in the City and County of Providence and being an unfinished building now occupied by the said Patrick McCaffery by virtue of her lease of the front basement of said house, and being the only unfinished building upon said premises

To have and to hold the afore-mentioned premises, with all the privileges and appurtenances thereunto belonging, to him the said Patrick McCaffery, his heirs and assigns forever; so that neither the said Nancy G French nor her heirs or any other person or pesons claiming from or under her or them, or in the name, right or stead of them, shall or will, by any way or means, have claim or demand any right or title to the aforesaid premises, or their appurtenances, or to any part or parcel thereof forever.

In Witness whereof, the said Nancy G French has hereunto set her hand and seal this 25th day of January in the year of our Lord One thousand eight hundred and fifty three

Signed, Sealed and delivered
in presence of us
David Parmenter
David Lawless

Nancy G. French (L.S.)

State of Rhode Island &c January 25th 1853

Providence ss. In Providence 1853 Then the above named Nancy G French acknowledged the above Instrument to be her free act and deed Before me David Parmenter
Justice of Peace

Recorded May 14 1853 at 5.50 o'clk p.m. Witness Albert Pabodie City Clk

This Agreement of Lease, made and entered into on this seventeenth day of May A D 1853, by and between Daniel P Field and Sabra Field, both of the City and County of Providence, State of Rhode Island, of the one part, and Lafayette Arnold and James W. Bowditch of said City of Providence of the other part

Witnesseth. That the said Lessors, for and in consideration of the Rents and Covenants herein after, mentioned to be paid and performed by the said Arnold and the said Bowditch, doth hereby Lease to the said Arnold and the said Bowdish. The lower Story of the building situate on the corner of South & Hospital Streets in said City of Providence, being the Store now occupied by the said Daniel P Field, and numbered 69 on South Street & 34 on Hospital Street

To have and to hold the same, with all the rights, privileges and appurtenances thereof to them, the said Lessees, and to their heirs and assigns, for and during the Term of one year from and after the day of the date hereof Yielding and paying unto the said Lessors their heirs and assigns the yearly rent of One hundred and fifty Dollars payable monthly by even equal portions, the first payment whereof to be made on the 17th day of June A D 1853

And the said Lessees for themselves, their heirs, executors & administrators, do covenant to and with the said Lessors, their heirs & assigns, that they will well and truly pay the Yearly Rent aforesaid, at the times and in the manner herein before appointed for the same to be paid and at the end of said term, quietly and peaceably to surrender up said Leased Premises, unto them the said Lessors, or to their heirs or assigns, in as like good order and condition as when received, natural wear and tear excepted

And it is further agreed by the parties hereto, that upon the expiration of the aforesaid Term, the said Lessees, shall have the right and privilege of leasing said premises for a further term of two years, if they wish, upon the same terms and conditions as they are now leased And Also, That in case the yearly rent aforesaid or any part thereof, shall be behind and remain unpaid, for the space of ten days after either of the times whereon the same is appointed to be paid, it shall be lawful for the said Lessors, their heirs or assigns to reenter in & upon said leased premises and this Lease shall cease & be determined

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

Executed in presence of
Nathaniel Seale

Daniel P Field (L.S.)
Sabra Field (L.S.)
J. W. Bowdish (L.S.)
Lafayette Arnold (L.S.)

State of Rhode Island &c
Providence ss In Providence this 17th day of May A D 1853 personally came the above named Sabra Field and Daniel P. Field and acknowledged the same to be their free act & deed, hand & seal

Before me Charles C Newell
Justice of the Peace

Recorded May 18 1853 at 9.35 o'clock a m
Witness Albert Pabodie City Clk

Know all Men by these Presents, That I Daniel P Field of the City and County of Providence, in the State of Rhode Island, for and in Consideration of the sum of Four Hundred and fifty Dollars to me paid by Lafayette Arnold & James W Bowdish, both of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto them, the said Arnold and Bowdish and to their heirs and assigns

All the Stock of Goods of every kind, including Provisions, and the Furniture and Fixtures, in the Store occupied by me the said Daniel P Field, situate on the corner of Hospital Street and South Street, being the Store numbered 69 on South Street & thirty four on Hospital Street

To have and to hold the same to them, the said Lafayette Arnold & James Bowdish and to their heirs and assigns to them and to their sole use and benefit forever

And I the said Daniel P Field, for myself & for my heirs Executors & administrators do hereby covenant to and with the said Arnold & Bowdish, that I am the sole & lawful owner of the property hereby conveyed, that the same are free and clear of all Incumbrances and that I will forever warrant and defend the same to them the said Arnold and the said Bowdish, against the lawful claims and demands of all persons whatsoever

In Witness whereof I have hereunto set my hand and seal on this seventeenth day of May A.D. One thousand eight hundred and fifty three (1853)

Signed, Sealed and delivered in presence of
Nathaniel Seale

Daniel P Field (L.S.)

Recorded May 18 1853 at 9.35 o'clock A M
Witness Albert Pabodie
City Clerk

Know all Men that I Abram S Goddard of the City of Providence, State of Rhode Island in consideration of thirty two dollars already paid by William Vero do hereby grant, bargain, sell and convey to the said William Vero his heirs and assigns one lot of land in the Cemetery of Grace Church Corporation situated on Abels Avenue and numbered Ninety One on the plat of said Cemetery made by Russell Warren and recorded in the land registry of said City

To have and to hold the same unto the said William Vero his heirs and assigns forever. Subject to the Conditions and restrictions and with the privileges under which it was held by me, being the same lot purchased by me of the said Corporation the Deed of which is recorded in Book No 97 page 128 of the City Records

Witness my hand and Seal hereto affixed this Eighteenth day of May, Eighteen hundred and fifty three

In presence of
W. T. Grinnell

Abram S Goddard

State of Rhode Island &c
Providence ss In Providence this Eighteenth day of May A D 1853 personally appeared before me Abram S Goddard and acknowledged the above instrument by him signed to be his free and voluntary act and deed

Charles A Parkhurst Public Notary

Recorded May 18 1853 at 5.40 o clock P M
Witness
Albert Pabodie
City Clk

Know all men by these presents, That I Devillo Ballow of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of two hundred and fifty dollars to me paid by Asa A Plastridge of the City of Providence aforesaid, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over and deliver unto the said Asa A Plastridge the following articles of personal property to wit four Marble Table Slabs, One Oyster Stand with Marble Slab, one General bar with marble Slab, to square leaf tables, one Clock, two mirrors a wash Stand and basin, fifty two chairs part of which are arm chairs, twenty four Stools, ten Sets of castors, a lot of various kinds of Crockery ware, a lot of various kinds of Glass ware a lot of various kinds of knives and forks, and various kinds of plated Silver Spoons, a lot of various kinds of hardware, two refrigerators and other kitchen furniture of all kinds, a lot of

gas fixtures, window and other curtains, table Cloths and towels, the same being now in use by the said Devillo Ballow in the Eating house kept by me in the basement of the rear Wheat Sheaf building under the Post Office in said Providence and all other furniture and personal property of every kind to me said Devillo belonging in said Eating house.

To have and to hold the same to him the said Asa A. Plastridge, his executors, administrators and assigns, to his and their use forever. And I the said Devillo Ballow for myself, my heirs, executors and administrators against all persons lawfully claiming the same will warrant and defend the said Asa A Plastridge, his executors, administrators and assigns forever.

In Witness whereof, I have hereunto set my hand and seal, this nineteenth day of May in the year of our Lord One thousand eight hundred & fifty three

In presence of
Amasa S Westcott

Devillo Ballow

Recorded May 19 1853 at 10.50 o clock A M
Witness
Albert Pabodie City Clk

Know all men by these Presents That I S R Jackson of the City & County of Providence State of Rhode Island, in consideration of the sum of Forty two hundred & seventy nine Dollars and seventy cents, to me paid by Samuel Lincoln of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto him the said Samuel Lincoln & to his heirs and assigns forever, All my right, title, interest, property, claim and demand in and to the Stock in and about the Soap works of S. R. Jackson & Co being the one equal undivided half part thereof

Together with the right and privilege of using the Company's Brand

To have & to hold the same to him the said Samuel Lincoln and to his heirs & assigns, to his and their sole use and benefit forever

In Witness whereof I have hereunto set my hand & seal on this Seventeenth day of May A D 1853

Executed in presence of
Nathaniel Searle

Sylvester R Jackson

Recorded May 19, 1853 at 2.15 o clk P M
Witness
Albert Pabodie
City Clk

This Agreement of lease made and entered into this first day of April 1853 by and between Sylvester Bowers of the City and County of Providence, State of Rhode Island of the first part and Rollin Matheweson of said Providence of the second part

Witnesseth

That the said Bowers for and in consideration of the rents, covenants and agreements hereinafter named and contained on the part of the said Matheweson, his executors, administrators and assigns to be paid, kept and performed, hath demised, leased and to farm let and by these presents doth demise, lease and to farm let unto the said Matheweson, his executors, administrators and assigns for and during the full and entire term of three years from the date hereof to wit: until the first day of April 1856

So much of the lot of land situate on the North west corner of John and Hope Streets in said City as is now covered by the Store thereon lately owned by William Taylor and occupied therewith, with the privilege of entering upon the adjoining land for the purpose of repairing said Store

To have & to hold the same with all the appurtenances thereunto belonging to him the said Matheweson, his executors, administrators and assigns for and during said term aforesaid he or they yielding and paying therefor yearly and every year during said term the annual rent of Thirty three and one third Dollars Payable semiannually. And it is agreed that all buildings and improvements which now are or may hereafter be placed upon said demised land shall be and are hereby pledged and holden for the payment of said rent; and that subject thereto all said buildings and improvements may be removed from said land at the expiration of said term, excepting fences, fencing Stuff, Stone and brick wall all of which shall remain upon the premises for the benefit thereof

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

Executed in presence of
William Sanford

Rollin Matheweson LS

Sylvester Bowers LS

Providence ss Providence 20 May 1853 Then personally appeared Sylvester Bowers and acknowledged the afore written instrument by him signed to be his free act & deed

Before me William Sanford
Justice of the Peace

Recorded May 20 1853 at 11.10 o'clock a.m.

Witness Albert Pabodie
City Clerk

Know all Men by these presents

That We Peter T. W. Mitchell and George Eddy both of Providence in the State of Rhode Island in consideration of One hundred Dollars paid by Nathan Matheweson of Tarborough in the State of North Carolina hereby release and discharge all claims and demands which we or either of us have upon him the said Nathan Matheweson, Simmons B Parker, Emily Parker, Sarah M Matheweson and Benjamin M Jackson or upon any or either of them for or on account of or arising from the covenants contained in a Deed made on the 7th day of March A D 1843 by the said Nathan Matheweson, Simmons B Parker & Wife and Sarah M. Matheweson to the said Benjamin M Jackson, and in a deed dated on the 21st day of January A D 1847 from the said Benjamin M Jackson to the said Peter T. W Mitchell and George Eddy

In Witness whereof we have hereto set our hands & Seals this Eighteenth day of April A D 1853

Signed, Sealed & delivered in presence of
Witnp Willard Eddy

Peter T. W. Mitchell LS

George Eddy LS

Recorded May 25 1853 at 12.15 o'clock p m

Witness Albert Pabodie City Clerk

Know all Men by these presents.

That I Henry Marchant formerly of Providence in the State of Rhode Island, now of Philadelphia in the State of Pennsylvania in consideration of the trusts hereinafter contained, and of One Dollar to me paid by James Tillinghast of said Providence the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey, assign, transfer and set over to the said Tillinghast, his heirs, executors, administrators and assigns forever, all my Estate Real and Personal including any to which I may be entitled by virtue of resulting Trusts in conveyances heretofore made by me, situate and being in said State of Rhode Island, including all debts of every nature due and owing to me from and all funds & property held on my account by any person or persons residing in said State of Rhode Island

To have and to hold the same to him the said Tillinghast his heirs, executors, administrators and assigns in Trust for the following uses, that is to say

In trust, that the said Tillinghast shall collect said debts and take possession of said property and estate, and sell & dispose of the same at public or private sale, in his discretion, and shall apply the proceeds thereof.

First to the payment of all the Expenses of this Instrument and all expenses incident and attending the execution of the trusts hereby created, including a reasonable compensation to said Trustee for his own services.

Secondly, to the payment to John D Burgess on account of any liability incurred or which may be hereafter incurred by him as surety on a jail bond on which I am principal to John A Tafe Trustee of Emily M Marchant, and H & R Lippitt fifty per cent of the balance due upon their respective claims after the payment to them of their proportions under an assignment of specific funds heretofore made by me to said Tillinghast dated October 13th A D 1852

Thirdly to the payment of fifty per cent of all claims of Amos Babcock and Henry Hastings on account of liabilities incurred by them or either of them at my request and for my accommodation

And lastly to the payment in full if sufficient otherwise rateably, of all other debts of every nature due and owing from me to any other persons, including any balance that may remain unpaid upon the claims hereinbefore preferred or either or any of them And in further trust that the Creditors of each class shall be paid to the full amount to which they are preferred, before the Creditors of the Class next in order shall be entitled to be paid- And no one shall be entitled to a dividend under this assignment who does not within six months from the date hereof execute and deliver to the said Tillinghast a release and discharge in full of all claim upon me the said Marchant

In testimony whereof I have hereto set my hand and seal this twenty sixth day of May A D Eighteen hundred fifty three (1853)

Signed, sealed & delivered in presence of
Charles H Parkhurst

Henry Marchant (L.S.)

State of Rhode Island

Providence ss In Providence this Twenty sixth day of May A D 1853 Henry Marchant personally appeared before me and acknowledged the foregoing & annexed instrument by him signed to be his free and voluntary act and deed

Charles H Parkhurst
Public Notary

Recorded May 27. 1853 at 4 o clock P. M.
word "Trusts" interlined Witness

Albert Pabodie
City Clk

Know all men by these Presents

That I Warren Batcheller of the City and County of Providence in the State of Rhode Island, for and in consideration of the sum of Two Hundred & Fifty Dollars, to me paid by George H Batcheller of said City of Providence, the receipt whereof is hereby acknowledged, do by these Presents, Bargain, sell, assign, convey, set over and deliver unto him the said George H Batcheller, all and singular the Household Furniture belonging me The said Warren Batcheller now in the House occupied by me in the Northerly part of said City of Providence being the House Numbered 493 on North Main Street.

Also the Blacksmith Shop standing on a Lot of Ground situate on the Easterly side of North Main Street & belonging to the City of Providence, together with the Tools and other Property now in said Building.

Also all the Beams in the North Biennial Ground and all the Beams on the Lots of Ground adjoining Jones Street which belong to me the said Warren Batcheller Also all the Stone belonging to me on the Lots adjoining said Jones Street.

Also all my Carts & Horses, Scrapers, Shovels & other Property in and about the aforesaid Buildings which belong to me the said Batcheller.

To have and to hold the same to him the said George H Batcheller & to his Heirs & Assigns, to his & their sole use and benefit forever.

In Witness Whereof I have hereunto set my hand & seal on this Twenty eighth day of May A D 1853.

Executed in Presence of
Nathaniel Searle

Warren Batcheller (L.S.)

Recorded May 28. 1853. at 3.03 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents

That I Jonathan Nesbit of the City and County of Providence & State of Rhode Island For and in consideration of the sum of One Dollar to me paid by David Millard and Edmund Thurtell of said Providence and of the uses purposes and trusts hereinafter mentioned do hereby grant bargain sell and convey unto the said David Millard and Edmund Thurtell and their heirs & assigns all my Goods, Merchandize and Stock in trade or otherwise howsoever situated, consisting of my entire Stock of Goods and Wares situated in No 233 Westminster Street and Said Providence being an assortment of Shirts, Bosoms, Collars, Cuffs, Hats, Caps, Boots & Shoes, Trunks, Carpet Bags, Umbrellas and various other kinds of Goods, Wares & Merchandize, and Iron Safes, Waggons, One Single Horse Waggon, Harness, Horse &c. and the Goods and Chattels contained in said Iron Safes Waggons & also all other Goods and Chattels, Merchandize, Debts, Promissory Notes, Bills of Exchange, Book Accounts, and all other property belonging such only as is exempt from attachment by Law.

To have and to hold the same with the appurtenances to them the said David Millard and Edmund Thurtell their Executors, Administrators and Assigns forever - upon the special Trusts, nevertheless that the said Millard and Thurtell shall forthwith take possession & Inventory of the premises, and within such convenient time as to them shall seem meet - by public or private sale, for the best price that can be procured, shall convert all and singular the premises into money and as soon as possible collect all the debts due me and appropriate the net proceeds of such sales and collections in the following manner - Namely

First - the said Millard and Thurtell shall first pay all reasonable expenses of making and executing this Assignment, and of executing the trusts hereby declared - and shall retain for themselves a reasonable compensation for their services as Assignees

Second - said Millard and Thurtell shall next pay and satisfy the respective debts which I owe, either jointly or severally with one of the late firm of Austin & Nesbit - To Henry Pearce for moneys paid for borrowed money and for such sums as he became responsible for or may be liable to pay on my account to D. Lamb & Son of the City of New York - Amounting in the whole to about Eight Hundred and Fifty Dollars - to David Millard for Goods and borrowed moneys Three Notes One for Four hundred & Five Dollars & Forty Cents One for Four hundred & Fifteen Dollars and Nineteen cents, and One for Eighty Four Dollars, amounting to Four hundred & Eighty Four Dollars & Fifty nine cents -

To my Sister Sophia S Brooks for borrowed money One Hundred Dollars and interest - and to William H Townsend, Richard Townsend and Henry E Thayer under the name and firm of William H Townsend & Co about Two Hundred Dollars being the amount and only the amount for which I have them individually and on my own account - excluding from this clause of my Assignment the debt which I owe them as one of the firm of Dustin & Brooks - If the surplus remaining in their hands be sufficient - if not sufficient - then ratably and in proportion to their respective demands.

Third - the said Millard and Hazard shall after having done and performed the several things aforesaid pay and discharge all the debts which I owe in full of the proceeds remaining in their hands to be sufficient - If not - then ratably and in proportion to their respective demands - provided however - that such of my creditors as do not within Four months from the date hereof execute and deliver to the said Millard and Hazard a full discharge of their claims and demands against me, shall not be entitled to or receive any dividends or benefit under this Assignment - but the dividends on the claims of such Creditors shall be paid over to me, or such person as I may direct.

And furthermore I the said Jonathan Brooks do hereby constitute and appoint the said David Millard and Edward H Hazard, my true and lawful Attorneys for me and in my name & stead, to claim, sue for and recover all the above assigned claims debts and demands and to do and cause to be done all matters and things necessary and proper for executing the trusts herein created - hereby giving them full power to substitute one or more Agents under them and the same to remove at pleasure.

And We the said David Millard and Edward H Hazard in consideration of the premises do hereby accept of this deed, and the trusts herein created, and do covenant and agree with the said Jonathan Brooks faithfully to execute the trusts in this deed created according to the tenor and effect thereof.

In Testimony Whereof We have respectively set our hands and seals to this deed this Thirtieth day of May A D 1853.

In presence of
Lysander Sayles

Jonathan Brooks L.S.
David Millard L.S.
Edward H Hazard L.S.

Recorded May 30 1853 at 8 o'clk P.M.

Witness Albert Pabodie City Clk

To all People to whom these Presents shall come

I George W Jackson Marshall of the United States for the District of Rhode Island Send Greeting - Whereas Executions in favor of Benjamin Horton and Thurston Horton both of the City and County of Providence and District of Rhode Island and both Citizens of the State of Rhode Island issued out of and returnable to the Circuit Court of the United States within and for the District of Rhode Island aforesaid on the 30th day of November A D 1852 upon Judgments recovered by the said Benjamin Horton and Thurston Horton in the said Court on the 30th day of November A D 1852 against the goods chattels lands and tenements of Ferdinand Bourne and Thurston Horton both of the City and County of Providence and District of Rhode Island aforesaid Merchants trading and partners under the firm of Horton and Brother for the sum of Three Thousand Dollars damages and Costs of suit and whereas I the said George W Jackson Marshall as aforesaid by virtue of the said Executions did on the 30th day of November A D 1852 at 11 o'clock A.M. attach all the estate right title interest and property of the said Ferdinand Bourne and Thurston Horton in the premises aforesaid and the same by virtue of the said Executions to me directed and delivered did expose to sale at public auction for the satisfaction of the said Executions to David G Aldrich Lucien M Perry and George E Brownell of the City of Providence, transacting business under the name and style of David G Aldrich & Company, who were the highest bidders for the same for the sum of Three Thousand Eight Hundred Dollars which the said David G Aldrich & Co have since paid and duly paid over to the said George W Jackson Marshall as aforesaid.

Now Know Ye that by force and virtue of the Law in such case made and provided, I the said George W Jackson Marshall 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 David G Aldrich, Lucien M Perry and George E Brownell their heirs and assigns forever, all the estate, right title interest property, freehold and inheritance of the said Bourne and Horton and thereunto Horton of in or to and to the said premises and appurtenances at the time of the attachment thereof, to wit: on the Fifteenth day of March A D 1851 at fifteen minutes before three o'clock P.M. on which attachments were made on the original writs in the suits Horton & Brother et al & Co. Warren Morrow & Co. William H Knight and James M Beebe surviving partner against Horton & Brother, on the Seventeenth day of March A D 1851 at 5 o'clock P.M. on which attachment was made on the original writ in the suit H & H Briggins & Co against Horton & Brother, and on the Twenty first day of March A D 1851 at 5 o'clock P.M. on which attachment was made on the original writ in the suit Otis Mahoney & Co. against Horton & Brother.

To have, and to hold the said premises and appurtenances to the said David G Aldrich, Lucien M Perry and George E Brownell their heirs and assigns forever.

In Witness Whereof I have hereunto set my hand and seal this Second day of December in the year of our Lord One Thousand Eight Hundred and fifty two (1852)

Signed Sealed and Delivered
in presence of
H F Arnable

George W Jackson
United States Marshall
For the District of Rhode Island L.S.

Providence Sc. In this City of Providence on this Second day of December A D 1852

Personally appeared the above named George W Jackson United States Marshall and acknowledged the above to his free and voluntary act and deed in his said capacity Before me

Charles E Newell
Justice of the Peace

Know all men by these Presents

That we Lucien M Spencer of North Providence and Thomas Peirce Jr of Providence, in Providence to, and in conformity with a decree of the Circuit Court of the United States of the November term 1852, to which reference is here made, We hereby jointly and severally remise, release and forever quit claim unto David G Aldrich, Lucien M Perry, and George E Brownell, transacting business under the name of David G Aldrich & Co. their heirs and Assigns forever

All the right title and interest in the Lands and Buildings, between Westminster Street and Exchange Place, which were to us conveyed by Ferdinand Bourne and Thurston Horton, by their deed to us of March 8 1851 recorded in Book No 120 Page 286 of the Land Records of Providence.

To have and to hold the same, with all the rights and privileges to the same belonging, to them the said David G. Lucien M. and George E. as partners as aforesaid their heirs and Assigns forever.

In Witness Whereof We hereunto severally set our hands and seals at Providence this Third day of December A D 1852

In presence of
Wm P Knowles

L M Spencer L.S.
Thomas Peirce Jr L.S.

Providence County ss

In Providence this 4th day of December A D 1852. Then Lucien M Spencer and Thomas Peirce Jun personally appeared before me and severally acknowledged the preceding Instrument by them signed to be their free act and deed.

Before me Benj Marston Justice of the Peace

Recorded May 30 1853 at 11 o'clk A.M. Witness Albert Pabodie City Clk

Know all men by these Presents

That whereas by one indenture of three parts made & entered into on the Twenty seventh day of June in the year of our Lord One Thousand Eight Hundred & Forty three by and between Samuel Ames of Providence in the County of Providence State of Rhode Island &c of the first part, and Mary Ann Dorr of said Providence of the second part, and Sullivan Dorr Jr of said Providence of the third part - it was in substance among other things covenanted and agreed that the said Samuel on consideration of marriage then shortly after on the same day to be solemnized between himself & the said Mary should within thirty days from the date of said indenture, convey by good & sufficient deed or deeds to the said Sullivan Dorr Jr & his heirs in trust for the sole & separate use of the said Mary during the term of her natural life, such convenient in trust for the use of said Samuel his heirs and assigns - as certain lot of land situated on the South Easterly part of said City of Providence, bounded North by Power Street South by William Street East by land then of John S Townsend, now of Thurber & Earle & West by Dorrance Street as called - with the Dwelling House and other Buildings & Improvements thereon, and all the household furniture, Stuffs & utensils of every kind thereon to the said Samuel belonging with power to said Mary to lease, sell, or otherwise dispose of her said life interest therein, for the whole or parts of the premises, to such person or persons as she by any instrument under her hand & seal duly acknowledged might appoint, provided that such appointment to be void & of none effect during the life of said Samuel unless by his consent, and to be revocable at any time in trust to be made subject to a Mortgage on said lot & Buildings & executed by Samuel Dexter late owner of the same to Samuel Cunningham, then amounting to about Seventy eight Hundred Dollars, which said Samuel in said deed of trust was to covenant to pay off within Five years, together with all other encumbrances, which could in any manner affect or encumber the value of said trust for the life of said Mary, and whereas said marriage then contemplated between said Samuel & Mary did shortly after to wit, on the day of the date of said indenture take place, and said Mortgage to said Samuel Cunningham has long since been paid & discharged - but from accident or neglect said deed of trust contemplated & covenanted for, by said marriage contract has never been executed by said Samuel.

Now therefore, in consideration of the premises & of One Dollar to me in hand paid by Sullivan Dorr Jr of said Providence, & in fulfilment & execution of my said covenant in said marriage contract contained & Samuel Ames of said Providence do hereby give, grant, bargain, sell, alien, enfeoffe, convey & confirm unto the said Sullivan Dorr Jr his heirs & assigns, the said lot of land with the Dwelling House & other Buildings & Improvements thereon & whatever household Furniture, Stuffs & utensils may be therein to me belonging.

To have and to hold the same with the appurtenances & privileges thereof, to him the said Sullivan Dorr Jr his heirs & assigns in special trust for the sole & separate use of the said Mary Dorr now Mary Ames during the term of her natural life. The said Mary to use & occupy the same for the term aforesaid for her sole & separate use, free from any control or interference on the part of me the said Samuel - and to have full power to sell lease or otherwise dispose of her life interest in the premises, of such parts or the whole thereof, to such person or persons and of such kind or quantity of estate within her said term for life, as she by any instrument under her hand & seal duly acknowledged may appoint - and solely to receive & receipt for the rents profits or proceeds of such lease disposition or sale & the same to invest or use at her good will & pleasure, in her own name or in the name of some trustee or trustees, to her sole & separate use & from time to time to change the investment thereof as she may be advised provided however that said Mary shall have no power to change the present investment of said trust property, or to lease or otherwise dispose of the same, during the life time of me the said Samuel, unless by her said deed of appointment, upon such sale lease or other disposition, shall be signed sealed & acknowledged by me the said Samuel.

And upon the death of said Mary the said trustee shall hold the remainder of said estate for the use of me the said Samuel my heirs & assigns, and in the mean time, as well as after the death of said Mary, shall convey all my or their interest therein as I or they shall direct.

Furthermore I the said Samuel Ames, for myself my heirs Executors & Administrators do covenant & engage the above described premises to him the said Sullivan Dorr Jr trustee as aforesaid, his heirs & assigns against the lawful claims & demands of any person or persons whatsoever forever to warrant, secure & defend by these presents.

In Witness Whereof I have hereunto set my hand & seal this Thirty First day of May in the year of our Lord One Thousand Eight Hundred & Fifty Three

Signed Sealed and Delivered in presence of
the words "to time" being interlined and the words
"I the said Samuel Ames" being inserted on the third page
Wm Taylor
Geo C Nightingale

Samuel Ames (L.S.)

Providence Sc. In the City of Providence this Thirty First day of May A.D. 1853 then personally appeared the above named Samuel Ames and acknowledged the above written Instrument by him signed to be his free act and deed.
Before me - C T C Mason - Justice Peace

Recorded May 31. 1853. at 12.05 o'clk P.M.

West Barbadoes City Clk

"invest" interlined

A.

This agreement of Lease

Made and entered into in the City of Washington, on the Eighth day of March A.D. One Thousand Eight Hundred and Fifty one, by and between the Postmaster General of the United States, of the first part, and Edward J Mallett late Postmaster of the City of Providence State of Rhode Island &c of the second part. Witnesseth, That whereas the said party of the second part, on the Thirty second day of January A.D. One Thousand Eight Hundred and Fifty One, made proposals in writing to said party of the first part to furnish accommodations for a Post Office in said Providence, and at some time, plans, drawings and specifications of the premises for said proposed Post Office, which said drawings and specifications are to be annexed to the Post Office department for present and future reference, and whereas said party of the first part has accepted and hereby accepts the aforesaid proposals in reference to said drawings and specifications, but limiting the time of lease to Five instead of Ten years, and substituting a Sealed tender, instead of a contingency, as is hereinafter particularly set forth. - And whereas in consideration of the premises, the said party of the first part, has offered an official letter, of which the following is a copy, to wit.

Post Office Department March 8. 1851.

Sir, Having understood that the premises now occupied by you as a Post Office, are not to be for the present, & suitable accommodations, either to the convenience of the Office, or to the accommodation of the community having business with it, and E J Mallett having proposed to lease to the United States for Five years at the annual rent of $350, premises affording more ample room, on a healthy, genteel & convenient to the public, as the present Office, the Department desires that the change may be made, and therefore authorizes you to make it, and to take a lease from Mr Mallett upon the terms he proposes, provided the rent be deposited out of the commissions accruing at the office, on all receipts according to the proposition and specifications contained in his memorial of the 22 January last, herewith submitted, and the diagrams which were sent you for inspection on the 27th of the same month

I am Very respectfully
Your Obt Servt
N. K. Hall

To L. L. Brown Esq
Postmaster
Providence R I

P. M. General

Now be it to be known, that the said party of the second part hath, and by these presents doth, hire, lease, and let to said party of the first part and his Successor or Successors in Office, the premises set forth and described in said proposals, bearing date January the Twenty Second, One Thousand Eight Hundred and Fifty One, and to conform to said drawings and specifications, to have use and enjoy the same, for the sole purpose of a Post Office with all the privileges and appurtenances thereunto belonging, for the full term of Five consecutive years, to commence on the First day of July A.D. One Thousand Eight Hundred and Fifty One, and to terminate on the First day of July One Thousand Eight Hundred and Fifty Six, at an annual rent of Eight Hundred and Fifty Dollars, to be paid in quarterly instalments of Two Hundred and Twelve Dollars and Fifty cents, by the said Postmaster, in said Providence and his Successor or Successors in Office, on the first days of October January, April, and July in each and every year, during the continuance of the Lease. It being however agreed and understood, by the contracting parties, that at the expiration of said Five years, the said party of the first part or his Successor or Successors in Office, may, if he or they should so elect renew this Lease for a like term of Five years, at a like annual rent to be paid in like manner. It being also further agreed and understood by the contracting parties, that if said party of the first part or his Successor or Successors in Office should elect to vacate the premises, on the said First day of July A.D. One Thousand Eight Hundred and Fifty Six, then written notice of such intention, should be duly given to the said party of the second part, at least Ninety days prior to said First day of July, One Thousand Eight Hundred and Fifty Six, and in failing or neglecting to give said written notice may be by the said party of the second part, or his Assigns if he or they should so elect to renew said lease for a full & perfect renewal of the Lease, for an additional term of Five years, at the same annual rent, and to be paid in same manner. And in case said lease or leases, shall finally cease and determine, the premises aforesaid, shall be quietly and peaceably surrendered to said party of the Second part, or his Assigns, in as good order and condition, as when the same were delivered to said party of the First part, ordinary wear and tear, and the danger of the elements excepted.

To all of which the contracting parties do hereby mutually consent and agree, and in testimony of the same, the said Edward J. Mallett, and the said Henry L. Brown in his capacity as Post Master and by virtue of the official letter of instructions herein before recited, have hereunto affixed their hands and seals, in the City of Providence on the Seventeenth day of March A.D. One Thousand Eight Hundred and Fifty one. In duplicate, one Copy of which to be returned to the Post Office Department, and the other Copy to be

attained by said party of the second part
A D Hiss Witness to the signature
of Henry L Bowen P.M.
Witness to the signature of
E J Mallett — Andrew J Sutton

Henry L Bowen
Postmaster
L.S.

Edward J Mallett
L.S.

I hereby consent and agree to modify the Lease executed by Henry L. Bowen Post Master and myself on the 17th day of March A.D. 1851. for a Post Office in Providence R.I. of which Lease is attached hereto, and which Modification is to conform to the letter of the Post Master General to said Henry L. Bowen Postmaster May 1 1851. and which is on the words following.

Post Office Department
May 1 1851.

Sir.

Since the letter of the 18th ultimo addressed to you by my Chief Assistant, on the subject of the lease of E J Mallett's building — I have had an interview with that Gentleman in which he affirmed that the lease was drawn up according to the understanding of the terms agreed upon originally — The understanding of the department having been different, it was finally agreed that the Lease should be so modified that Mr Mallett shall be paid a fixed rent of $450 — per annum, out of Commissions and that the remaining $400 — per annum shall remain subject to the settlement of the Auditor and the Supervision of the Post Master General. You will therefore have the Lease modified accordingly and return it to me, that I may examine it before I accept it and order it to be executed.

I am Very respectfully
Your Obt Servt
N K Hall
Post Master General

H. L. Bowen Esqr
Post Master
Providence

Witness my hand and seal in the City of New York this Third day of May A.D. 1851.

Witness
Morris Wilkins

E. J. Mallett
L.S.

Post Office Department
July 26th 1851.

Sir

I am directed by the Post Master General to acknowledge the receipt of your letter of the 24th Instant relative to changing the Site of your Office, and to say in reply that having considered the general subject of changing the localities of Post Offices he has concluded to leave all such questions to be settled between the Postmasters, and the Citizens of the respective Towns, reserving only the general control over any to secure due economy in the rent of the premises occupied and to restrain Postmasters in extreme cases from selecting sites not approved by a majority of those dealing with the office.

In this case, as your opinion coincides with that of what appears to be a majority of the leading citizens of Providence in favor of the What Cheer Building, the Post Master General sees no objection to your removing the Office thither, provided you can secure ample room, and accommodation for yourself and the public, and requests further that the rent & other terms of the lease from E J Mallett be not exceeded, and further that all the stipulations in that lease as amended be substantially carried out, excepting only the matter of locality.

I am very respectfully
Your Obt Servt
J. Maxwell
Third Asst P M Gen

H. L. Bowen
Post Master
Providence
R. I.

Whereas — An agreement of Lease for a Post Office in the City of Providence, in the State of Rhode Island, was made and entered into in the City of Washington, on the Eighth day of March A.D. One Thousand Eight Hundred & Fifty one, by and between N. K. Hall Esq. Post Master General of the United States, and Edward J Mallett of the City of New York — and which said Lease was duly executed, by Henry L Bowen Post Master at said Providence, on the 17th day of March 1851. — Reference to which Lease hereunto appended marked A is herein and hereby particularly had and made, and for the consideration hereinafter mentioned, and for the further consideration of One Dollar, lawful money in hand paid by the What Cheer Corporation (a Corporation

duly established by the General Assembly of the State of Rhode Island & Incorporated in said Providence) to said Mallett the receipt of which is hereby acknowledged, the said Mallett hath and hereby doth assign, sell and convey to said What Cheer Corporation, all his right title and interest in and to one undivided half part of said Lease, and the one undivided half part of all the rights privileges and advantages appertaining thereto or which may be derived therefrom.

And whereas divers Public Officers and influential and disinterested private citizens have expressed a desire in writing to the said Post Master General to change the location designated in the aforesaid Lease from said Mallett Building to a new Building owned by the said What Cheer Corporation in said Providence. Now the said Mallett hath, and by these presents doth covenant and agree that he (Mallett) will proceed and set up the whole tower floor of the rear Building of the said What Cheer Corporation, to conform in all respects with the terms and conditions stipulated in the lease aforesaid, and will remove the Post Office into the said part or portion of said Building of said What Cheer Corporation, so fitted up, the Post Master General having given his consent to the same in writing on the 26th day of July One Thousand Eight Hundred & Fifty One, in a letter to the Post Master at Providence. And that he will construct all the Boxes and erect and make all the Post Office fixtures and arrangements in a handsome and workmanlike manner, and when the same are complete and ready for use, the said Mallett shall execute to the said What Cheer Corporation a Bill of Sale of one undivided half part of all the Boxes so to be constructed and put up and furnished by said Mallett and the same shall be and become the property of said What Cheer Corporation, and on delivery of said Bill of Sale aforesaid, the What Cheer Corporation shall pay to the said Mallett, the sum of Six Hundred Dollars and no more, and the other undivided half part of the Boxes so to be shall remain and be and become the property of said Mallett.

And that the said What Cheer Corporation shall collect from the Post Office Department under a Power of Attorney from said Mallett authorizing them so to do, the whole rents as they may from time to time become stipulated in said Lease — or any additional rent which may be hereafter stipulated by the Post Office Department to be paid for the premises mentioned in said Lease or for the portion of said Building of the What Cheer Corporation, authorized by aforesaid to be used for the Post Office in Providence, under the same heads in the name of said Mallett, give receipts therefor, and shall pay over to the said Mallett one equal half part of the gross rents, accruals for said premises to the same more or less, and the balance shall remain to themselves.

And the What Cheer Corporation doth and do hereby consent and agree that the Post Office may remain in said Premises, and that the terms of rent shall not be diminished without the consent of said Mallett in writing, and this agreement to continue for a period of Ten Years, Provided the Post Office shall remain so long in said Premises.

To all of which the said Edward J Mallett and the said What Cheer Corporation, have mutually agreed, and in testimony of the same, have hereunto affixed their hands and seals this Ninth day of August 1851. in said City of Providence.

Witness to the Signatures of Edward Pearce & Charles Hutchins & E J Mallett & Edward A Greene

Charles Hutchins
Edward Pearce
For What Cheer Corporation duly authorized for the purpose
L.S.

E. J. Mallett
L.S.

And it is also understood and agreed by and between the parties to the foregoing agreement, and is hereby made a part of the same, that the partitions at each end of the Lobby, and the Cornice or Entablature for the same, on the premises of the What Cheer Corporation are to be put up and finished by and at the expense of said Corporation, and that said Mallett is to be at no expense for repairs on said Building during the continuance of said Lease or agreement, but is simply to comply with the terms and stipulations of said Lease and agreement in regard to fixtures, Boxes &c &c.

And also that if at the expiration of Ten Years, and thereafter the Post Office shall be continued and remain in said Building, by an agreement with the Post Office Department then and in such case, the said Mallett shall execute a proper and valid conveyance of his the said Mallett's one undivided half of the fixtures, Boxes &c to be erected by him, to the said What Cheer Corporation, or to such persons as the said Corporation shall by their request in writing designate upon receiving in payment therefor such sum of money as the same shall be actually worth to said What Cheer Corporation, and the parties hereto not being able to agree thereon, the Sum shall be appraised by three disinterested men, one of which shall be chosen by one of the parties, one by the other, and the two shall choose the third, and in case of refusal of either party to choose a man, the other party may choose the three, and the award of the three or any two of them, shall be final and binding upon the parties.

In Witness Whereof We have hereunto set our hands and affixed our seals respectively this Eighth day of August A.D. 1851.

Signed Sealed Executed & Delivered in presence of
Edward A Freebe

Shubael Hutchins (L.S.)

For What Cheer Corporation duly authorized for that purpose
E. S. Mallett (L.S.)

Recorded May 31. 1853. at 12.30 o'clk P.M.

Witness [illegible] "be" erased "said" interlined "& suitable" "full &" interlined

Albert Pabodie City Clk

This agreement

Made the Twenty Eighth day of May in the year of our Lord 1853 between Alexander Duncan of Providence in the State of Rhode Island of the first part and Williams & Bailey of North Providence in said State and G.W. Keeley and Jane Keeley, his Wife, of Waterville Kennebeck Co. State of Maine of the second part Witnesseth - That whereas the party of the first part is about to erect a permanent brick Building on his Lot on Bronnel Street opposite Long Wharf Street and desirous to place a part of the Northerly Walls of said Building upon the dividing line between his said estate and the estate adjoining belonging to said party of the second part.

Now therefore, it is agreed by and between the said parties of the first and second part, for themselves their Heirs, Executors, Administrators and Assigns that said party of the first part may cause the said Northerly Walls of his contemplated Building to be built on the dividing line between the said Estates, projecting an equal distance on each side of said line and that said party of the second part may at any time hereafter use said Wall without charge to them or their Assigns.

In Witness Whereof the parties hereto have set their hands and seals the day & year above written

In presence of
N. B. Bontelle
Mary K. Bontelle
Power of Attorney to W. M. Bailey

Geo W Keely (L.S.)
Jane Keely (L.S.)
W. M. Bailey (L.S.)

Recorded June 2. 1853 at 3.58 o'clk P.M.

Witness

Albert Pabodie City Clk

This agreement

Made the Twenty Eighth day of May in the year of our Lord One Thousand Eight Hundred & Fifty three between Alexander Duncan of Providence in the State of Rhode Island of the first part and William & Bailey of Thompson Connecticut & G. W. Keely & Jane Keely of Waterville Kennebeck County Maine of the second part - Witnesseth - That whereas the party of the first part is the owner of an Estate on Bronnel Street opposite Long Wharf Street, being the same estate recently purchased by him from the Blackstone Manufacturing Company, and is about to erect a permanent Brick Building thereon & intends to place the Northerly Walls of said Building upon the dividing line between his said Estate & the Estate adjoining belonging to the said parties of the second part.

Now therefore, it is agreed by the said parties of the first and second parts, their Heirs & Assigns as follows - The said party of the first part shall cause the Northerly Wall of his contemplated Building to be built on the dividing line between the said Estates, projecting an equal distance on each side of said line, with suitable projections at such places as the parties of the second part may designate before the construction of said Wall, for the support of the floors of any building which may hereafter be erected by them, and that at such time hereafter as the said parties of the second part their Heirs or Assigns shall improve said Wall for any permanent Building of Brick or Stone, the said parties of the second part their Heirs or Assigns shall upon the completion of the roof of said Building forthwith pay to the said party of the first part or his legal representatives the one half part of all the expenses of so much of said Wall including the foundation as may be occupied by said new building. The cost of the division Wall shall be ascertained and decided by Gilmore & Horner and a Third Esqr. Whose decision in the matter shall over their signatures be attested to and form a part of this agreement and shall be final & binding upon the parties hereto, their Heirs and Assigns. Provided that the Wall shall be in good Merchantable condition when the parties of the second part may occupy said Wall.

The words "their Heirs & Assigns" twice interlined on the first page before signing
N. B. Bontelle
Mary K. Bontelle
Signatures of Wm & Mason by Wm Grosvenor

The undersigned having taken the dimensions of the brick wall find the cost to be thirteen hundred sixty six 75/100 Dollars $1366.75 one half being 683.37 Gilmore & Horner per Geo Gilmore

In Witness Whereof We have hereunto set our hands & seals the day and year herein before written.

In presence of

Wm & Mason (L.S.)
Geo W Keely (L.S.)
Jane Keely (L.S.)

It is understood that the terms "to enable" in the last line but one on the first page of this agreement shall be understood to be so many feet in length and heights as they may occupy

Alex Duncan
by his Atty O. H. Dabney

Recorded June 2. 1853 at 3.58 o'clk P.M.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That We Sabra Field and Daniel P. Fields both of Providence in the County of Providence in the State of Rhode Island, for & in consideration of the sum of Ten Dollars to us in hand well & truly paid by James W. Bowditch of said Providence the receipt whereof is hereby acknowledged do hereby remise release & forever discharge from the said James W. Bowditch both in his individual capacity & as one of the firm of Bowditch & Arnolds & from all and singular the covenants, agreements & promises by him or the firm of Bowditch & Arnolds or in his individual capacity entered into with us by the said Sabra & Daniel P. or by certain Lease dated the 17th day of May A.D. 1853 & recorded in the Records of Deeds in said Providence.

In Testimony Whereof We the said Sabra & Daniel P. Fields have hereto set our hands & seals at said Providence this 3 day of June A.D. 1853.

Signed Sealed and Delivered in presence of Lony Lafayette Arnold & Israel Fields 3d

Sabra Field (L.S.)
Daniel P. Field (L.S.)

Recorded June 7. 1853 at 10.05 o'clk a.m.

Witness

Albert Pabodie City Clk

Know all men by these Presents

That I Thomas C. Tillinghast of the City and County of Providence in the State of Rhode Island, for and in consideration of Four Hundred Dollars to me paid by Nathaniel A. Eddy of said Providence the receipt of which said sum is hereby acknowledged, have granted, bargained, sold, & conveyed, and by these presents do grant, bargain, sell, convey & deliver unto him the said Nathaniel A. Eddy his Executors, Administrators and Assigns, all my right title and interest in & to the three story brick building & now occupied by me as a Confectionery Shop situated on Brick Wharf, being the building next South East of the brick building known as the Ashley Building. To have & to hold the same to him the said Nathaniel A. Eddy his Executors, Administrators and Assigns forever. And I the said Tillinghast for my Heirs, Executors & Administrators do covenant & promise and grant to & with the said Eddy his Heirs & Assigns that I am the true, sole & lawful owner of the above bargained premises that it is free of all incumbrances and that I hereby convey all my right & title in the ground on which the said building stands & having erected the same

of the premises thereof, or their agent. Reserving & intending to release the said Eddy in perfect form of all the rights, and privileges & advance to the Lot that I now enjoy. And whereas I am insured for Two Hundred & Fifty Dollars at the Aetna Office Hartford U.S. I hereby transfer said insurance & policy to said Eddy for him in consideration that he permits me to occupy the upper room in said building for one month from date.

In Testimony Whereof I have hereunto set my hand & seal this 17th day of May A.D. 1853

Witness Henry C Jencks

Horace C Tallman (L.S.)

Recorded June 7. 1853. at 10.05 o'clk A.M.

Attest [was "the Building" interlined] Albert Pabodie City Clk

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Know all men by these Presents,

That I Benjamin J Edwards of Johnston in the County of Barnstable in the Commonwealth of Massachusetts have made constituted and appointed and do by these presents make constitute and appoint Vinal N Edwards of the City and County of Providence, in the State of Rhode Island, my true and lawful Attorney or Agent, for me and in my name to make purchases and sales of Coal and other Goods, to sign Notes, to draw and accept Drafts, to sign Checks, to endorse any Note or Draft growing or arising from or out of any Goods sold by him under and by virtue of this Letter. to make Contracts, to execute, Seal, and as my act and deed deliver any Mortgage or Mortgages of my Estate, and generally to do and perform any and all acts matters and things relative to the premises of whatever nature, by my Attorney or Agent, as fully to all intents and purposes, as I might or could do if personally present. Hereby ratifying and confirming all such acts, matters and things as my said Attorney or Agent shall lawfully do by virtue hereof.

In Testimony Whereof I have hereunto set my hand and Seal this Twenty First day of May, in the year of our Lord, One Thousand Eight Hundred and Fifty three (1853)

Signed Sealed and Delivered in presence of Thomas A Richmond } Benjamin J Edwards (L.S.)

United States of America. City & County of New York ss. On this Twenty First day of May 1853. personally came before me Benjamin J Edwards the signer of the above instrument, and acknowledged the same to be his free act and deed.

Thomas A Richmond

Notary Public

Recorded June 8. 1853. at 5.50 o'clk P.M.

R

Witness

* of any Goods or Property held by him at the time of the execution of any such Mortgage or Mortgages

Albert Pabodie

City Clerk

Know all men by these Presents,

That I Benjamin J Edwards of Johnston in the County of Barnstable in the Commonwealth of Massachusetts, for and in consideration of the sum of Four Thousand Dollars, to me paid by Joseph Knowles of the City and County of Providence in the State of Rhode Island, the receipt of which said Sum is hereby acknowledged, have granted, bargained, sold, assigned, transferred and set over, and do by these presents grant, bargain, sell, assign, transfer and set over to him, the said Joseph Knowles, his Executors, Administrators, and Assigns, the following articles of Personal Property now in use in Store No 2. (Two) Dorrance Street Block, in said City of Providence, to Wit.

Seventeen Pairs and Fourteen, Twenty Five Gallons, Oil Cans, Seventeen, Five Gallons Oil Cans, Fifteen, Three Gallons, Oil Cans, Eighteen One Gallons, Oil Cans, Three Large Oil Cans, Two Stone and Pipes Faucets, One Iron Stove Frame, One Platform Scale, One Oil Cistern and Strainer, Lot of Measures, One Pump, One Large Boiler Kettle and Two Coolers.

Also One Buggy Carriage, One Dray Wagon, One Two Horse Cart, Two Sets of Harnesses, One Buffalo Robe, All the Partitions in the first and Second Story in said Store, with the Counters, Furniture, Fixtures,

and Apparatus, in said Store, and Merchandize therein, all the Coal on the Wharf and in the Coal Yard connected with said Store, all Buildings and Fixtures in said Yard, and all the Horses and Carriages, connected with my Business at said Store, belonging to me, and now held by and in the possession of Vinal N Edwards of said Providence, as my Attorney or Agent.

Also, Slip or Berth Number 24 (Twenty Four) in the Merchants Exchange Basin on Chestnut Street. To have and to hold the same to him the said Joseph Knowles his Executors, Administrators and Assigns forever.

Provided Always, and this Deed is upon this express condition, That if I, the aforenamed Benjamin J Edwards, or the said Vinal N Edwards, as my Attorney or Agent, or any other person, for me, shall well and truly at all times hereafter indemnify and save harmless him, the said Joseph Knowles his Executors Administrators and Assigns of and from all Loss, Damage, Cost, and Expenses, arising from, and of, or by reason of any Liability that he the said Joseph Knowles may be liable for or under to, by reason of, or by the Endorsement or Endorsements of any Paper, made or drawn by the said Vinal N Edwards as my Attorney or Agent, then this Deed is to be void, but otherwise to be and remain in full force and effect.

Furthermore, it is agreed, that the Grantor shall and will from time to time, upon the request of the said Joseph Knowles, renew this Mortgage so far as to pledge the Stock of Coal and other Merchandize, on hand at the time and times of such Renewal, as further security or indemnity for such Liabilities as he the said Joseph Knowles may enter into or assume for me, as aforesaid.

In Testimony Whereof, I have hereunto set my hand and seal this Twenty Third day of May, in the year of our Lord, One Thousand Eight Hundred and Fifty Three. (1853)

Signed Sealed and Delivered in presence of } Benjamin J. Edwards (L.S.)
The words "All Buildings and Fixtures in said yard" being first interlined. Henry Martin

By his Attorney.
Vinal N. Edwards.

Providence County ss. In Providence, this Eighth day of June A.D. 1853. Then Vinal N Edwards personally appeared before me, and and in his said Capacity as Attorney of Benjamin J Edwards, acknowledged this preceding Instrument by him signed as Attorney to be his free act and deed, and the free act and deed of the said Benjamin J Edwards.

Henry Martin

Justice of the Peace

Recorded June 8. 1853 at 5.55 o'clk P.M.

This Deed is recorded on Book No 71 p. mortgages on personal property

Witness

Albert Pabodie City Clerk

Know all men,

That I Samuel N Richmond of the City and County of Providence, State of Rhode Island, in consideration of the sum of One Thousand Dollars, to me in hand, paid by my Sons Samuel N Richmond Jr and Bruce Richmond of said Providence the receipt whereof is hereby acknowledged, and in consideration of the trusts herein reposed by said Samuel N Richmond Jr and Bruce Richmond to be performed, do hereby give, grant bargain sell convey and confirm, unto said Samuel N Richmond Jr and Bruce Richmond as joint tenants, their Heirs and Assigns, the following described Estate and Property, that is to say. The Dwelling House and other Buildings and Improvements upon the Lot of Land situate on the Southerly side of College Street in said City of Providence, being the Lot of Land leased to Bruce Richmond by William Withington and Mary Withington by Lease bearing date the Seventeenth day of February A.D. 1839. and which said Lease is on Record in the City Clerks Office in said Providence, in Book No 73 of Records of Deeds at Page 339. and also by and under an Agreement adding to the one of said Lot above described, said Agreement bearing date March 30th A.D. 1849. and recorded in said Office in Book No 85. of said Records, Page 343. reference being hereby had and made to said Lease and Agreement and said Records thereof for a description of said Land and premises. Also said Lease and Agreement and all my estate right title term of years claim and demand whatsoever of in to or out said Lots of Land. And also all and singular the Plate, Pictures, Books and Household Furniture in said Dwelling House, and all the personal property in said Dwelling House.

To have and to hold all said Estate and Property to them said Samuel N Richmond Jr. and Bruce Richmond, as joint Tenants and to their Heirs and Assigns in Trust nevertheless for the uses and purposes following, that is to say. That they shall manage, improve, lease or sell said Property or any part thereof, from time to time as they shall deem best, in their discretion for the benefit of this Trust. to change the investment thereof from time to time, receive the rents profits proceeds and income thereof. and the said rents profits and income thereof, to pay over to my Son

George M. Richmond during his natural life, or to expend said sum, profits and income during the ____ life of my said Son George M. Richmond, on the support and education of the Children of my said Son George M. Richmond. Said Trustees to pay, also expend the same, as one or both said sons in their discretion. Always provided however that said sum, profits and income shall be and remain the property of said Trustees for the uses and purposes aforesaid, during the life of my said Son George M. Richmond, and in no event or manner shall the same or any part thereof be liable to be taken by the Creditors of said George M. Richmond, or to be applied to the payment of his debts and on the decease of said George M. Richmond said Trustees then living shall by proper conveyances duly executed, transfer all the principal of said Trust Property to the Children of my said Son George M. Richmond, share and share alike. The Children of any deceased Child of my said Son George M. Richmond, taking the share the Parents would have taken if alive. to them their Heirs and Assigns forever free and clear of all Trusts.

In Testimony Whereof, I have hereunto set my hand and seal this Twenty Sixth day of April in the year of our Lord Eighteen Hundred and Fifty.

Signed Sealed and Delivered in Presence of Wm. M. Potter

Samuel N. Richmond L.S.

Providence Sc. Providence April 26. 1850. Then personally appeared the within named Samuel N. Richmond, and acknowledged the foregoing Instrument by him signed to be his free and voluntary act and deed.

Before me William M. Potter
Public Notary

Recorded June 9. 1853. at 11.35 o'clk A. M.

Witness R

Albert Pabodie City Clerk

Providence Nov 18th, 1851.

Mr Wm M White, Sir, You will please take into your possession, a Mortgage Deed & Promissory Note for the Amt of $350. with interest from date, given to me by Benj C Place payable on the 8th of April 1852. executed on a certain Dwelling House, situated in East Street in the City of Providence, described in the Mortgage deed, you will please collect the same when due & keep in your possession, until you receive instructions from me, how to dispose of it in any case

Yours Respectfully
Stephen Smith

Recorded June 10. 1853. at 11. o'clk a.m.

Witness Albert Pabodie City Clerk

Know all men,

That We, The Corporation of Grace Church, in Providence, a body corporate & politic legally established in the City of Providence, in the State of Rhode Island, &c, in consideration of Thirty Dollars, to us already paid by Henry C Anthony, do hereby grant, bargain, sell and convey to the said Henry C Anthony his Heirs and Assigns, One Lot of Land in the Cemetery of said Corporation, situated on Main Avenue, and numbered One Thousand Seventy Four, (No 1074) on the Plat of said Cemetery, made by Cushing & Walling, and recorded in the Deed Registry of said City, Page 76. Vol. 3. Book of Plats.

To have and to hold the same unto the said Henry C Anthony his Heirs and Assigns forever. Subject to the conditions and restrictions, and with the privileges following, to wit.

1st No stone shall be erected upon or around said Lot, except in the manner prescribed for by the Vestry of said Corporation.

2d Said Lot shall not be used for any purpose other than as a depository 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 superintendance of the Vestry of said Corporation, and all the Lots therein shall be subject to such further regulations, for the preservation of the Cemetery, and to secure the rights of proprietors, thereon as said Vestry shall, from time to time, deem expedient.

Witness the common seal of said Corporation hereto affixed this 8th day of June in the year of our Lord 1853. by our Treasurer for that purpose duly authorized.

In Presence of

C. H. Mason. Treasurer of Grace Church Providence L.S.

Providence ss In the City of Providence this 10th day of June 1853. Personally came C. H. Mason Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed, in said capacity and the true common seal of said Corporation thereto affixed.

Before me Francis C. Thurston
Justice of the Peace

Recorded June 10. 1853. at 5.40 o'clk P. M.

R Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, Daniel Sisson Jr. of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of Thirty Dollars to me paid by Daniel Sisson 2d of said City of Providence, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto him the said Daniel Sisson 2d his Heirs and Assigns forever One Lot of Land in the Cemetery of Grace Church in Providence, and situated in the Westerly part of said City of Providence, being Lot Number 1085 (One thousand and Eighty Five) and bounded Eastwardly, Southwardly, Westwardly and Northwardly as delineated on the Plat of said Cemetery on record in the City Clerk's Office in said Providence in Book of Plats Page 76. Vol 3rd and is one of the Thirty Lots in said Cemetery that were conveyed to me by deed from Brindley C. Mason, as Treasurer of Grace Church Corporation, bearing date May 9th A.D. 1853.

To have and to hold the same, as and for a Depository for the dead, and for no other purpose, and subject to the conditions and restrictions, as embodied in said Deed from said Treasurer to me the said Grantor of Lands to him the said Daniel Sisson 2d his Heirs, & Assigns forever.

In Testimony Whereof I have hereunto set my hand and seal this Fifteenth day of May in the year of our Lord One Thousand Eight Hundred and Fifty Three (1853)

Signed Sealed and Delivered in presence of George A. Sweetz

Daniel Sisson L.S.

State of Rhode Island and Providence Plantations
Providence ss. In the City of Providence on this 20th day of May A.D. 1853. Personally came Daniel Sisson subscriber to the within Instrument, and acknowledged the same to be his free act and deed.

Before me Horace A. Manchester
Justice of the Peace

Note. For Rules and Regulations of Grace Church Cemetery, annexed to above Deed. See preceding Deed, on Page 326.

Recorded June 11. 1853. at 2.58 o'clk P. M.

Witness Albert Pabodie City Clk

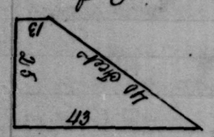
Know all men by these Presents,

That I, Daniel Sisson of Providence in the State of Rhode Island &c. Gentleman, for and in consideration of the sum of Eight Dollars, to me in hand before the ensealing hereof well and truly paid by Thomas B. Rexford of Providence, the receipt whereof I hereby acknowledge, have Given, Granted, Bargained, Sold,

Conveyed and Confirmed, and by these Presents do Give, Grant, Bargain, Sell, Convey and Confirm to them the said Thomas B Reynolds of said Providence his Heirs and Assigns One Lot of Land, being an Angle measuring Forty Three Feet on one Line, 40 Feet on another, Thirteen Feet on the third, and Twenty Five Feet on the other, and is No 121 in a Brief of Lands laid out by one the Grantor for a Burying Ground on the West side of the River joining the Burying Grounds of the Benevolent Congregational Society, as fully described in a Plat of said Lands on Record in the Town Clerk's Office in said Providence. Reference their being.

To have and to holds the Premises above described, with all the privileges thereto belonging to them the said Thomas B Reynolds his Heirs and Assigns to his and their only proper use benefit and behoof for the sole use of a Burying Ground forever. And I Daniel Field for myself, Executors and Administrators, do promise and engage to and with the said Thomas his Heirs and Assigns the above granted premises against the lawful claims of any persons or persons whatever forever to warrant secure and defend by these presents.

Witness my hands and seal the Fourth day of June One Thousand Eight Hundred and Twenty Nine.



Daniel Field (L.S.)

Providence ss. July 1. 1829. Then Daniel Field acknowledged the within Deed to be his free act and deed. Before J Branch Just. C. C. P. C. P.

Recorded June 11. 1853 at 5.25 o'clk P. M.

Witness Albert Pabodie City Clk

Copy

"Municipal Court of the City of Providence June 7. 1853.

Samuel Boyd Athey Guardian of the Person and Estate of Moses B Jenkins a Minor, presents his petition in writing to this Court, representing that the Hartford Providence and Fishkills Rail Road Company have taken and appropriated, as necessary for the construction of their Rail Roads a certain strip of Land situate in the City of Providence, about Seventeen Hundred and Thirty Feet in length, along the Northerly side of Lands formerly taken for Rail Roads purposes by the New York Boston and Providence Rail Roads Company, and ranging in width from three to fifteen Feet, and lying between Abbott Street on the East, and Lands of Charles Potter, on the West, containing about Thirty Five Hundredths of an Acre. And that his said Ward is owner in fee, of the undivided half part thereof, and that the Commissioners appointed to estimate the damages to the owners of Land taken by said Company, have awarded for damages for taking of the Lands aforesaid, for the construction of said Rail Road, the sum of Eighteen Hundred Dollars, and thereupon praying advice and direction of this Court, if he should accept the one half part thereof, for the interest in said strip of Land, of his said Ward, and upon receipt thereof, execute a release for the damages thereof.

Thereupon it is ordered and decreed, that said Samuel Boyd Athey, be, and he is hereby advised and directed in his said capacity of Guardian as aforesaid, to accept of said award, and upon receipt of the one half part of the said Sum of Eighteen Hundred Dollars, for the said proportional interest of his said Ward in the said piece of Land, to release to the said Hartford Providence and Fishkill Rail Road Company, their Successors and Assigns, all damages which his said Ward, his Heirs or Assigns, may sustain in relation to the said Lands taken, as is appropriated as aforesaid."

Clerk's Office, of the Municipal Court of the City of Providence Exercising Probate Jurisdiction June 8th 1853.

I hereby certify, that the aforegoing is a true Copy of a decree made and passed by said Court, on the Seventh day of June A D 1853 as the same is recorded in the Records of said Court, in Journal of "Probate Proceedings" in Book No 16, Pages 155 & 156.

In attestation whereof I have hereunto set my hand and have affixed the Seal of said Court. Albert Greene

Clerk

(L.S.)

To all persons to whom these presents shall come,

Samuel Boyd Athey by due Appointment Guardian of the person and estate of Moses B Jenkins, Minor under the age of Twenty One years and by deed of Indenture bearing date the 24th day of May A D 1852 recorded in Book 128 pp 85 et seq. of the records of Land in said Providence for the City of Providence, Trustee of the Estate real and personal, of Anna A. Wife of Thomas B Reynolds, whose name at the date of said deed was Anna A Jenkins (all of Providence) send Greeting. Whereas by an act entitled "An act to incorporate the Providence & Plainfield Rail Road Company" it is provided in the Eleventh Section thereof, that where the lands or other property or estate of any married woman, infant, or persons non compos mentis shall be necessary for the construction of said Railroad, the husbands of such married woman, and the Guardians of such infants or persons non compos mentis may release all damages in relation to the lands or estates to be taken and appropriated as aforesaid, as they might do if the same were held by them in their own rights respectively: provided the same be done with the advice and direction of the Court of Probate of the town where the lands or estates lie: and whereas the Hartford Providence and Fishkill Railroad Company by virtue of the act aforesaid and the several acts in amendment thereof, have taken and appropriated as necessary for the construction of their Railroad the following described piece or strip of Land, whereof the said Moses as Tenant in Common or Joint Tenant with the said Anna A. is seized of one undivided half part, the said Anna A. being seized of the other undivided half part, both as Heirs of Moses Brown: to wit. For description thereof begin at the corner formerly the Northerly line of a strip of Land conveyed to said Railroad Company by deed of the New York Providence & Boston Railroad Company the 25th day of September A D 1852 and recorded in Book No 128 pp pp 156. 157. of the Land records of said City, with the Westerly line of Abbott Street, near Carpenters Point in said City of Providence, thence Northerly along the Westerly line of said Abbott Street to a point ten feet distant Northerly at right angles from said Northerly line of the said first-named Company's Land (being nearly opposite Station 23) thence Westerly by a line parallel to and ten feet distant Northerly from the said Northerly line of the first-named Company's said Land about One Thousand feet, thence continuing Westerly about one Hundred feet to a point opposite Station 34 seven feet distant Northerly at right angles from said Northerly line of the first-named Company's said Land, thence continuing Westerly about three Hundred feet to a point opposite Station 37 fifteen feet distant Northerly at right angles from said Northerly line of the first named Company's said Land, thence continuing Westerly about three Hundred and thirty feet more or less to the South East corner of Lands of the said Heirs being the South East corner of Lands of Charles Potter, thence Easterly bounding Southerly on said Northerly line of the first named Company's said Land about Seventeen Hundred and thirty feet more or less to the place of beginning containing about Thirty four Hundredths of an Acre, and bounds Northerly on other Lands of said Heirs, and whereas the Commissioners Stukely S Stimpson, Geo W. Jackson, & Abner Peckham, appointed at the December Term of the Court of Common Pleas for the County of Providence A D 1852, to estimate the damages to the owners of Lands in said City, through which said Railroad is located, have awarded to the said Heirs the sum of Eighteen Hundred Dollars for the taking and appropriating of the said Land for the construction of said Railroad, of said first named Company, and whereas the Court of Probate for said City of Providence have on the Seventh day of June instant passed an order and decree hearing and directing the undersigned Samuel Boyd Athey in his capacity of Guardian of the said Moses B Jenkins to accept the said award, and upon receipt of the one half part of said Sum of Eighteen Hundred Dollars for the said proportional interest of his said Ward in the aforementioned piece of Land to release to the said Hartford Providence and Fishkill Railroad Company their Successors and Assigns, all damages which his said Heirs his Heirs or Assigns may sustain in relation to the said Land taken and appropriated as aforesaid, a copy of which order and decree is hereto annexed. Now therefore Know Ye, that I the said Samuel Boyd Athey Guardian and Trustee as aforesaid for the consideration of said Sum of Eighteen Hundred Dollars, received of said Hartford Providence & Fishkill Railroad Company the one half part thereof in my said capacity of Guardian of the said Moses B. and the other half part, in my said capacity of Trustee to said Anna A. to my full satisfaction, have in my said capacity of Guardian of said Moses B. and as Trustee for said Anna A. released, released and forever discharged, and by these presents do remise release and forever discharge the said Hartford Providence and Fishkill Railroad Company their Successors and Assigns, of and from all damages in relation to the aforesaid Lands taken by them and appropriated as aforesaid, and of and from the said award and all proceedings thereon, and of and from all actions or causes of actions, for any damages on the premises, or upon said award, as well for any interest of my said Ward therein, as for any interest therein of the said Anna A. or their or either of their Heirs, Executors, administrators or Assigns. In Witness Whereof I have hereunto set my hand and seal the Eighteenth day of June in the year Eighteen Hundred and fifty three at Providence aforesaid. } Signed Sealed and Delivered in presence of words "which" "whereof" interlined before execution. Seymour Bagley } Samuel Boyd Athey Guardian and Trustee as aforesaid (L.S.)

Providence ss. In Providence this 8th day of June A.D. 1853. Then personally came Samuel Boyd Tobey subscriber to the within deed and in his capacity of Guardian of the person and Estate of Mary E. Hopkins and Trustee of the estate of Emma A. Hopkins acknowledges the same instrument to be his free and voluntary act & deed.

Before me Byron Guy Sayles
Justice of the Peace

Recorded June 13. 1853. at 10.35 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture,

Made the first day of July in the year of our Lord One Thousand Eight Hundred and fifty one Witnesseth, That Benjamin Hopkins of Providence in the State of Rhode Island doth hereby Lease, demise, and to grants Robert S Knight of said Providence, a certain House, being the North Tenement in double House on the Corner of Snow and Washington Streets in said Providence. To hold for the term of Five Years from the first day of July A.D. One Thousand Eight Hundred and fifty one, yielding and paying therefor the rent of One Hundred and Fifty Dollars for each and every year, and after the same rate for any part of the year. And the said Lessee doth promise to pay the said rent in equal quarterly payments of Thirty Two 50/100 Dollars the first of which payment shall be made on the first day of October A.D. One Thousand Eight Hundred and fifty one. 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, as 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 sublet, 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 to expel the Lessee, if he shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof. It is further understood and agreed, That the said Lessee is to keep his Sink drain Reservoir clean and in order, at his own expense, in equal proportions with the drain from the other Tenement of the said Hopkins, leading into the same Reservoir.

Signed Sealed and Delivered in presence of us — Benjamin Hopkins Jr, Lewis A. Martins

Benj Hopkins L.S.

Robert S Knight L.S.

Recorded June 17. 1853 at 10.45 o'clk A.M.

Witness Albert Pabodie City Clk

Know all Men That We, the Corporation of Grace Church in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c in consideration of Sixteen dollars to us already paid by Daniel T. Hubbard do hereby grant, bargain, sell and convey to the said Hubbard heirs and assigns one lot of land in the Cemetery of said Corporation, situated on Pine Avenue and numbered Sixty six (#66) on the plat of said Cemetery, made by Russell Warren and recorded in the land registry of said City

To have and to hold the same unto the said Hubbard his heirs and assigns forever; subject to the conditions and restrictions, and with the privileges following; to wit:

1st No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the vestry of said Corporation.

2d Said Lot shall not be used for any purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated, without the consent of said vestry

3d The proprietor may erect Stones, monuments and sepulchral structures and cultivate trees, shrubs, and plants on said lot; and shall keep in repair, at his or her expense, the land marks put thereon by the corporation

4th If any tree, shrub or plant on said lot shall by its root, branches or otherwise be detrimental, inconvenient or dangerous to adjacent lots or Avenues or to passengers, it shall be the right and duty of said vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5th If any Stone, structure or inscription upon said lot shall be deemed offensive or improper by said vestry, it shall be their right and duty, to cause the same to be removed

6th The Cemetery and its appertenances shall be under the custody and superintendance of the Vestry of said Corporation, and all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein, as said vestry shall from time to time deem expedient

7th The proceeds of all the Cemetery lands, when sold, and all other the income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct and separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement and current expenses. A yearly statement of the accounts shall be prepared and submitted to the inspection of the proprietors, at every annual meeting of the Corporation

Witness, the common seal of said Corporation hereto affixed this twenty seventh day of April in the year of our Lord 1842 by Resolved Waterman our Treasurer for that purpose duly authorized

In presence of Wm F. Greene — Resolved Waterman Treas L.S.

Providence ss In the City of Providence this 27th day of April A.D. 1842 personally came Resolved Waterman Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed in said Capacity with the common seal of said Corporation thereto affixed

Before me William F. Greene
Justice of the Peace

Recorded June 13 1853 at 11.10 o'clock A M
Witness Albert Pabodie
City Clk

Know all men,

That I Daniel J Hubbard of Providence Rhode Island, in consideration of the sum of Forty Dollars, to me already paid by Benjamin Mc Hubbard, do hereby bargain sell and convey to the said Benjamin Mc Hubbard, his heirs and Assigns, One Lot of Land in the Cemetery of the Corporation known as Grace Church, situated on Pine Avenue, and numbered Sixty Six (No 66) on the Plat of said Cemetery made by Russell Warren, and recorded in the Land Registry of the City of Providence.

To have and to hold the same unto the said Benjamin Mc Hubbard, his heirs and Assigns forever, subject to the considerations 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 lawful marks put thereon by the Corporation.

4th If any tree, shrub or plant on said Lot shall by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right and duty of said Vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5th If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said Vestry, it shall be their right and duty to cause the same to be removed.

6th The Cemetery and its Appurtenances shall be under the custody and superintendance of the Vestry of said Corporation and all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery, and to secure the rights of proprietors therein, as said Vestry shall from time to time deem expedient.

7th The proceeds of all the Cemetery Grants when sold, and all the other income of said Cemetery, shall be a fund in the hands of the Treasurer of said Corporation, distinct and separate from all its other funds, and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement, and current expenses. A yearly statement of the accounts shall be prepared and submitted to the inspection of the proprietors, at every annual meeting of the Corporation.

And I Anna Hubbard, Wife of said Daniel J Hubbard, for and in consideration of the sum paid my Husband as aforesaid, do hereby release, release, and forever quit claim, unto him the said Benjamin Mc Hubbard, his heirs and Assigns forever, all my right of dower, and power of thirds, in and to the afore described and granted premises.

In Witness Whereof, We have hereunto set our Hands and Seals, this Nineteenth day of April, in the year of our Lord Eighteen Hundred and Fifty Three.

Signed Sealed and Delivered in presence of
Robert Knight as to the signature of Daniel J Hubbard
Reuben H N Bates
Orrin W Andrews

Daniel J. Hubbard (L.S.)
Anna Hubbard (L.S.)

Providence ss In the City of Providence April 22d A.D. 1853.

Then personally appeared Daniel J. Hubbard, and acknowledged the aforegoing written Instrument by him subscribed, to be his free act and deed

Before me
Robert Knight
Justice of the Peace

Recorded June 13. 1853 at 11.20 o'clk A.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents,

That I, William M. Rodman 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 Joseph Tompkins, of South Trenton in Mercer County and State of New Jersey the receipt whereof is hereby acknowledged, do hereby give, grant, remise, release and forever Quit claim unto the said Joseph Tompkins 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 Steam Mills Estate (so called) situated in said City of Providence, on the Easterly side of Eddy Street, and also to all other Real and Personal Estate, which was conveyed to Theodore Thorton by Deed from the said Joseph Tompkins, and which said Deed is on Record in the City Clerk's Office in said Providence, in Book 115. Page 220. of the Records of Deeds, and which said Interest in and to said Real and Personal Estate, was conveyed to me the said William M Rodman by Deed from the said Theodore Thorton, bearing date March 7. A.D. 1851. and which said Deed is also on Record in said Office, in Book 193. Page 78. of the Records of Deeds.

And I, Eliza N Rodman, Wife of the aforenamed William Mc Rodman, for and in consideration of the sum paid as aforesaid, do hereby ~~remise~~, release, and forever quit claim unto him the said Joseph Tompkins, his Heirs and Assigns forever, All my right of Dower, and Power of Thirds, in and to the afore released Premises.

To have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Joseph Tompkins, his Heirs and Assigns, to his and their use and behoof forever.

And I the said William Mc Rodman, for myself, and for my Heirs, Executors and Administrators, do covenant with the said Joseph Tompkins his Heirs and Assigns that the premises are free from all encumbrance made or suffered by me, and that I will and my Heirs, Executors and Administrators, shall warrant and defend the same to the said Joseph Tompkins, his Heirs and Assigns forever, against the lawful claims and demands of all persons claiming by through or under me, but against none other.

In Witness Whereof We, the said William Mc Rodman and Eliza N Rodman have hereunto set our hands and seals, this Eleventh day of June, in the year of our Lord Eighteen Hundred and Fifty Three (1853)

Signed Sealed and Delivered in presence of
Horney Martin Witness to the signature of William M. Rodman, Charles H. Tompkins Witness to the signature of Eliza N. Rodman

William M. Rodman (L.S.)
Eliza N. Rodman (L.S.)

Providence ss Providence June Eleventh 1853. Then personally appeared the above named William M Rodman and acknowledged the above Instrument to be his free act and deed before me

Horney Martin
Justice of the Peace

Recorded June 14. 1853. at 1.40 o'clk P.M.

word "demise" erased

Witness Albert Pabodie
City Clerk

Know all men by these presents, That I Daniel B Waite, one of the Lessees named in the preceding Lease, for and in consideration of the sum of One Dollar, to me paid by William A Clewly, the other Lessee named in said Lease, the receipt whereof is hereby acknowledged, do by these presents bargain, sell, assign, convey, set over and deliver unto him the said William A Clewly and to his heirs & assigns, all my right, title, interest, property claim and demand in and to the preceding Lease and to the premises therein described

To have and to hold the same, with all the rights, privileges and appurtenances thereof to him the said William A Clewly and to his heirs and

assigns for and during the remainder of the term in said Lease mentioned, he the said William H Clewly, his heirs or assigns paying all the Rents and performing all the Covenants therein required of me

In Witness whereof I have hereunto set my hand and seal on this fifteenth day of June A D 1853

Executed in presence of
Nathaniel Searle

Daniel B Waite LS

County of Providence ss. In the City of Providence on this 15th day of June A D 1853 then personally appeared the above named Daniel B. Waite before me and acknowledged the preceding Instrument by him signed to be his free act & deed

Nathaniel Searle
Justice of the Peace

Recorded June 15th 1853 at 3.20 o'clock p.m.
Witness
Albert Pabodie City Clerk

Note The Lease assigned above is recorded on page 27 of this Book

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Know all people by these presents

That I Benjamin Potter Junr of the City and County of Providence in the State of Rhode Island in consideration of trusts herein contained for the benefit of my creditors hereinafter named, and that said Creditors have covenanted with me that on making, executing and delivering of this deed, they will severally release me from their respective claims and demands do by these presents give, grant, bargain, sell, assign and convey unto William Seaver Jr and Henry B Metcalf both of said City, their heirs and assigns, and the survivor of them his heirs and assigns the following described estate, namely, two lots of land with all the buildings and improvements thereon, situated in said City of Providence, and thus described, One lot of land situated in the South Easterly part of said City, and is laid out and described as Lot number (337) three hundred thirty seven on a plat of the What Cheer Estate belonging to the heirs of the late Governor James Fenner, surveyed and platted by Alvater & Schubarth July 1847, on record in the City Clerks Office in said Providence in Book of Plats No 2 page 19

One other lot of land laid out and described as lot number 344 three hundred forty four on said plat. Both the above described lots of land being the same which were conveyed to me from Bradford B Pierce by his Deed dated the Sixteenth day of May A D 1853 and recorded in the land records of said City of Providence in Book No 133 page 163 to which reference is had for a more full description

To have and to hold the above described premises to them the said Seaver and Metcalf and the survivor of them their heirs and assigns, in trust, however, to and for the following uses and purposes, namely

The said Seaver

and Metcalf or the survivor of them shall sell and dispose of to the best advantage, either at public auction or private sale the above granted and assigned premises, and shall pay and appropriate the monies accruing from such sale in the manner following, to wit:

The said Seaver and Metcalf or the survivor of them shall pay in full if said monies shall be suffpicient, and ratea-bly if insufficient to pay in full the following sums of money due from me to my following named creditors to wit, to Rathbone & Gardner the sum of two hundred seventy dollars; Spellman & Metcalf Nine hundred fifty five Dollars sixty three cents, Hannah W Cole five hundred twenty eight dollars seventy cents, the late firm of W.B. Darling & Co five hundred forty seven dollars twenty two cents, Work. Shaw & Co Six hundred eighty one dollars forty one cents, Preserved W Arnold two hundred fifty eight dollars, Wanton R Hazard three hundred seventeen dollars, Nichols & Randall two hundred ninety eight dollars three cents, Samuel Lincoln One hundred seventy eight Dollars ninety two cents

And I do hereby constitute and appoint the said Seaver & Metcalf or the survivor of them my Attorney or Attorneys irrevocable in my name, to do and perform all acts necessary for the fulfillment of the trusts herein created

And I Cornelia W Potter wife of the said Benjamin Potter Junr in consideration of the trusts herein contained, do by these presents remise release and forever quit claim unto them the said Seaver & Metcalf and the survivor of them, their heirs and assigns all my right of dower in and to the above granted and conveyed premises

In Witness whereof we have hereunto set our hands and seals this tenth day of June A D One thousand eight hundred fifty three 1853

Signed, sealed & delivered
in presence of, the words
or the Survivor of them
being first interlined by
B Potter. Thomas F Carpenter
& by Cornelia W Potter
Geo W Buffington

Benjn Potter Junr LS

Cornelia W Potter LS

Providence ss In the City of Providence on this tenth day of June A D 1853 then personally appeared the within named Benjamin Potter Jr and acknowledged the preceding instrument by him signed to be his free and voluntary act

Before me Benj F Thurston
Pub. Notary

Recorded June 15 1853 at 3.22 o'clock p.m.
words in interlined
Witness
Albert Pabodie
City Clk

Know all Men by these presents —

That we Albert F Evans and Mary Ann Evans his wife of the City of New Haven, in the State of Connecticut in consideration of the sum of One Dollar and for other good and valuable considerations received to our full satisfaction of James H Mumford of the City and County of Providence and State of Rhode Island do give, grant, bargain, sell and confirm unto the said James H Mumford, a certain lot of land situate in said Providence, with a dwelling house and other buildings thereon, being lot No thirty one (31) on a plat of house lots on Green Lane and adjacent Street, belonging to Stephen Martin, Joshua Bacon and Edward P Knowles and bounded and described as follows viz. beginning at the South east corner of Lot No thirty (30) on said Plat and running Easterly bounding southerly on Howell Street forty feet to lot No thirty two (32) on said plat and holding the width of forty feet runs back Northerly eighty feet more or less to land of the City of Providence and is bounded easterly by lot No (32) Thirty two Northerly on said City's land and Westerly on lot No Thirty (30) being the same lot which was conveyed to the said Mary Ann Evans by Edward P Knowles, Joshua Bacon & Stephen Martin by deed dated Nov 15th 1850 and recorded in book 124 page 29 of the records of deeds in the City of Providence reference thereto being had

To have and to hold the said granted premises with their appurtenances to him the said James H Mumford, his heirs and assigns to his and their use but for the sole benefit of Lorania Mumford wife of James H Mumford of said Providence and upon the trusts following viz That he shall during the minority of said Lorania, hold, manage and improve the same receive the rents and profits thereof and after paying there out the Expenses of said management including costs of insurance and all taxes and assessments upon said premises shall hold or invest the residue of said rents and profits with the accumulations thereon in trust for the said Lorania during her minority; and upon her attaining the age of twenty one years shall by good and valid instruments of conveyance, convey and transfer to said Lorania, her heirs, Executors, administrators and assigns to her and their sole use forever the said granted premises and their appurtenances with the rents and profits aforesaid and the accumulations thereon

Provided nevertheless, and it is hereby declared to be the true intent hereof that it shall at all times during the existance of the trust herein before declared be lawful and competent for the said James H Mumford, his heirs and assigns in his or their discretion to sell mortgage transfer or assign the said premises and trust property or any part thereof and the proceeds thereof to hold upon and for the same uses and trusts as are hereinbefore declared

And we the said grantors do for ourselves our heirs, executors and administrators covenant with the said grantee, his heirs

and assigns that at and until the ensealing of these presents we are well seized of the premises as a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same are free from all incumbrances whatsoever

And furthermore that we will warrant and defend the above granted premises to him the said grantee his heirs and assigns in trust as aforesaid against all claims and demands whatsoever

In testimony whereof we have hereunto set our hands and seals this seventh day of June AD 1853

Signed sealed & delivered (from last line 2d page & 15 & 16 & part of 14th line 3d page first sheet) in presence of
N A Conklin
Lyman E Munson

Albert F Evans LS

Mary A Evans LS

State of Connecticut

New Haven County ss

New Haven June 9 A D 1853

Personally came Albert F Evans and acknowledged the aforewritten instrument to be his free act and deed. And at the same time and place also appeared Mary Ann Evans wife of said Albert and being by me examined privily and apart from her said husband and having said instrument shewn and explained to her by me, declared to me that the same was her voluntary act and that she did not wish to retract the same

Before me Lyman E Munson
Justice of the Peace

State of Connecticut
County of New Haven
County Clerks Office } ss

I Robert H Osborn Clerk of New Haven County, and of the County Court within and for New Haven County, and keeper of the Seal thereof, and of the Commission of Justices of the Peace for said County, hereby certify, That Lyman E Munson Esquire was on the 9th day of June 1853 and now is a Justice of the Peace within & for said County, duly appointed, commissioned and sworn, having full power and authority by the laws of this State to take the acknowledgment of deeds and other instruments, and to certify the same; also to administer oaths, to take affidavits and depositions out of Court, and to give certificates thereof, that full faith and credit may, and ought to be given to his official acts and attestations; that I am acquainted with his hand writing, and that the signature to the instrument hereto annexed purporting to be his is his genuine official signature: and that said instrument is executed, acknowledged and duly authenticated according to the laws of this State. In testimony whereof I hereunto set my hand and affix the seal of said Court at the City of New Haven in said County & State, on this 10th day of June AD 1853 Robert H Osborn Clerk

Recorded June 22 1853 at 10.30 o clk A M
Witnp Albert Pabodie City Clerk

For Value Received, I hereby transfer assign and set over unto Benjamin Davis and assigns, all my right, title and interest, in the Stock of Groceries, Provisions, Fixtures and Shop Furniture, contained in the middle tenement of a Frame building, One Story high situated No 212 on the Southerly side of Westminster Street in the City of Providence, State of Rhode Island -

Also all sum or sums of money, debts, goods, wares and other demands whatsoever which are or shall be due, owing; payable and belonging to me from the first day of June in the year of our Lord Eighteen hundred and fifty two up to this time; and in my name the said Benjamin Davis may collect, sue for and prosecute to final judgment for his own use all demands whatsoever due me as aforesaid

Also the good will of the Grocery and Provision business, and all the appurtenances belonging thereto of the middle tenement of a frame building situated as aforesaid

In Witness whereof, I have hereunto subscribed my name and affixed my seal this twenty third day of May in the year of our Lord Eighteen hundred and fifty three

In presence of
Henry Martin

N S K Davis [L S]

Providence County ss In Providence this twenty third day of May AD 1853 Then Nathan S K Davis personally appeared before me and acknowledged the within Instrument by him signed to be his free act and deed

Henry Martin
Justice of the Peace

Recorded June 22 1853 at 1.45 o clk p m
Witnp Albert Pabodie
City Clk

To all to whom these presents shall come

We Richard J Arnold of the City and County of Providence in the State of Rhode Island and William M Bailey of North Providence in said County and State Send Greeting Whereas the Hartford, Providence and Fishkill Rail road Company by virtue of an Act of the General Assembly of said State entitled "An Act to Incorporate the Providence and Plainfield Rail Road Company" and of the Acts in Amendment thereof, have taken and appropriated for the location, construction and uses of their Rail Road, the following described strip or piece of land situate in the South Westerly Part of said City of Providence belonging to the said Richard J and William M and bounded and described as follows- viz Beginning at a point in the dividing line between land of us said Arnold and Bailey, and land of the heirs of Daniel Snow nineteen feet distant Westerly at right angles from the Westerly line of a Strip of land located by the New York, Providence and Boston Railroad Company in the year Eighteen hundred and forty seven, thence Southerly about One hundred and twenty feet to a point opposite or nearly opposite Station 126 plus 15 fifteen feet distant Westerly at right angles from said Westerly line of said Strip located by said New York, Providence and Boston Railroad Company, thence continuing Southerly about three hundred feet more or less, to a point in the boundary line between said City and Cranston, thirty one feet distant Westerly at right angles from the before mentioned Westerly line, thence Easterly along said boundary line between Providence and Cranston, until it comes to the said Westerly line of said land located by said New York, Providence and Boston Railroad Company, thence Northerly bounding Easterly on said Westerly line about three hundred feet more or less to land of said heirs of Daniel Snow, thence North westerly bounding North Easterly on said land of the heirs of Daniel Snow about One hundred and twenty five feet more or less to the place or point of beginning; containing Six thousand five hundred and thirty four Square feet more or less, reference being here had to the Plat of said Strip of land, marked No 6 on file in the Clerks Office of the Court of Common Pleas in said County with the Commissioners report; And whereas the Commissioners George W Jackson, John J Stimson & Abner Peckham appointed to estimate the damages to the owners of land through which said Hartford, Providence & Fishkill Railroad Company is located in said City, have awarded to us said Arnold & Bailey the sum of One hundred and fifty Dollars as in full compensation for all damages sustained by us, by the building and construction through our said land of the Rail road of said Company (for which see report of said Commissioners made to the December term AD 1852 of the Court of Common Pleas for said County;) Now therefore for the consideration of said sum of One hundred and fifty dollars received to our and each of our full satisfaction of said Hartford, Providence and Fishkill Rail road Company - We the said Richard J and William M for ourselves respectively and for our several and respective heirs, executors, administrators and assigns, do by these Presents remise, release and forever discharge the said Hartford, Providence and Fishkill Rail Road Company their Successors and assigns of and from the said award and of and from all actions and causes of action thereon, and of and from all damages for the taking an appropriation of the aforedescribed piece of Land for the location, construction and uses of their said Railroad; And that Company their successors and assigns may hold and use and occupy the same for said uses and purposes Accordingly

In Witnp whereof we have hereunto set our hands and seals the twenty third day of June in the Eighteen hundred and fifty three at Providence aforesaid

Signed, sealed and delivered in presence of
Sam[l] W Peckham

R. J. Arnold LS
W M Bailey LS

Providence ss. In Providence June 23[d] 1853 Then personally came Richard J Arnold and William M Bailey subscribers to the foregoing instrument and acknowledged the same severally to be their free act and deed

Sam[l] W Peckham
Justice of the Peace

Recorded June 23 1853 at 5.05 o'clock p.m
Witness
Albert Pabodie City Clk

Know all men by these Presents

That I George Mason of the City and County of Providence in the State of Rhode Island, in consideration of the purpose herein after mentioned, and of One Dollar; to me paid, by the City of Providence, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey to the said City of Providence, all my right, title and interest in and to a smale piece of Land in said City of Providence, situate at the junction of Morris Street and Olney Street, bounded and described thus, Commencing a point marked A on the Easterly line of Morris Street & running N 74. 1/2 E to a point marked B. then turning and running a Southerly direction, to a point marked C on said Olney Street, then on said Olney Street to the place of beginning, bounded Southerly by said Olney Smet, One hundred thirty feet and nine tenths of a foot, Westerly by Morris Street forty six feet & twenty one hundredths of a foot, and Northerly ninety five feet & thirteen hundredths of a foot as delineated on a plat of Olney Street, made by order of E.P. Knowles, V.J. Bates, a Committee appointed by the Board of Aldermen May 1853 by Schubarth & Haines, which said plat is on Record in the Land Records of said City of Providence in Book of Plats No 3. Reference to said Plat being had. Also a certain other Strip of Land situated in said City of Providence and is delineated on said plat, by the Letters D. E. F and G marked with Red Ink, meaning to convey the Land marked G. M. within those two Lines D. E. & F. G. Reference to the aforenamed plat being had

And I Waity F Mason, wife of the said George Mason, for and in consideration of the premises, do hereby remise, release and forever quitclaim unto the said City of Providence, all my right of Dower and power of Thirds, in and to the afore described premises.

To have and to hold the same to the said City of Providence forever, for the purposes of a Public Highway, and to be used for no other purpose whatever

In Witness whereof, We have hereunto set our hands and seals on this twenty third day of June A D One thousand eight hundred and fifty three (1853)

Signed sealed & delivered in presence of
Nathaniel Searle
David G Wilber

Geo. Mason LS
W. F Mason LS

County of Providence ss. In the City of Providence on this 23[d] day of June A D 1853 Then personally appeared the above named George Mason before me and acknowledged the preceding Instrument by him signed, to be his free act & deed

Nathaniel Searle
Justice of the Peace

Recorded June 23 1853 8 o'clock p.m
Witness
Albert Pabodie City Clerk

This Indenture of two parts made and entered into this twenty fourth day of June A.D. Eighteen hundred and fifty three between John Mc Cahey of the City and County of Providence in the State of Rhode Island of the first part and William H Hudson of said Providence of the second part

Witnesseth That the said John in Consideration of certain trusts hereinafter declared and of the sum of One Dollar well and truly paid by the said Hudson to the said John before the ensealing hereof, the receipt whereof is hereby acknowledged, doth hereby give, grant, bargain, sell, enfeoffe, convey and confirm unto him the said William H Hudson, his heirs and assigns forever, the following real Estate, to wit; Two certain lots or parcels of land situated in the Westerly part of the City of Providence at the place called the Valley, being two lots of forty feit each on Barney Street as platted and surveyed by L.B. Cushing November A D 1844 & numbered on said plat five and six, being the same estates which were conveyed to the said Mc Cahey by George M Richmond and Vincent Carr lot No Six by their Deed dated the 27 day of December A D 1844 and recorded in the records of said Providence Book No 91 page 300 a lot No five by their Deed dated in September 1848 and recorded in said records in Book No 110 page 316 to which deeds and the record thereof reference is hereby made for a more particular description of said Lots

To have and to holds the above described estates with all the buildings thereon and with all the privileges and appurtenances thereunto belonging or in any wise appertaining to him the said William H Hudson his heirs and assigns forever In Trust for the uses and purposes hereinafter mentioned, that is to say for the sole and separate use and benefit of Rosa Mc Cahey wife of said John and for that purpose the said Hudson his heirs and assigns shall receive the

rents and income of said Property and after deducting therefrom all the expenses attending the care and preservation of said property and the execution of the trusts herein mentioned shall pay over the residue to the said Rosa upon her Sole and separate receipt

And upon the further Trust that upon the decease of the said Rosa the said Hudson, his heirs and assigns shall convey said property to such person or persons their heirs and assigns as must by the Laws of said State of Rhode Island in relation to the descent of Intestate Estates, be entitled thereto if the said Rosa had died seized and possessed thereof

And the said William H Hudson for himself his heirs and assigns doth hereby covenant and agree to execute and perform said uses, trusts and purposes as herein before expressed

In testimony whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above written

Signed sealed & delivered
in presence of
James M Clarke
Daniel K Chaffee

John his X Mc Cahey mark (L.S.)
Wm H Hudson (L.S.)

Providence ss In the City of Providence on this 24th day of June A D 1853 Then personally appeared the within named John Mc Cahey and William H Hudson and severally acknowledged the within Instrument by them subscribed to be their free and voluntary act and deed Before me

James M Clarke
Justice of the Peace

Recorded June 24 1853 at 5.48 o'clock P.M.
Witness
Albert Pabodie City Clk

This Indenture of Lease made and executed to take effect on the first day of the coming July in the year of our Lord Eighteen hundred and fifty three, between John Tetlow of the City and County of Providence and State of Rhode Island, of the one part and Catharine Connor of the City and County of Providence of the other part

Witnesseth: That the said John Tetlow for & in consideration of the rents and covenants herein contained, on the part of the said Catherine Connor, her Executors, Administrators and assigns to be paid and performed, doth hereby demise, and to farm let, a small lot of land, situated on the Easterly side of the River in said Providence and on the Easterly side and adjoining India Street (formerly called Water Street) and between Fox

Point and India Point, bounding Westerly on said India Street fifteen feet, holding the width of fifteen feet and extending back Easterly twenty feet, being the South westerly corner of Lot No 38 on the Thompson Plat, so called which plat may be found on record in the City Clerks office in said Providence, being a part of a lot of land conveyed to the said John Tetlow by deed from Edward Bancroft dated May ninth 1846 reference to said Plat and to said deed being had, together with all the appurtenances thereof

To have and to hold said premises, with their appurtenances unto said Catherine Connor, her Executors, administrators and assigns for the term of ten years from the 1st day of July 1853, fully to be completed and ended on the first day of July 1863 and the said Catherine Connor for herself, her Executors and Administrators, doth covenant and agree to pay, or cause to be paid, to said John Tetlow, his heirs or assigns rent for the same the sum of Ten Dollars per year, for each and every year during said term of ten years; to be paid Quarterly in equal quarterly payments of two Dollars and fifty cents each, the payment whereof to be made on the 1st day of October next

Provided nevertheless and it is the true intent and meaning of these presents, and of the parties thereto, that if it should happen that said rent or any part thereof should be behind or unpaid by the space of Twenty days next after either of the days, or times when either of the said Quarterly payments shall become due as aforesaid (the same being first lawfully demanded) that then, and from henceforth it shall and may be lawful to and for the said John Tetlow, his Executors, administrators or assigns into upon the said demised premises and every or any part or parcel thereof, with the appurtenances, in the name of the whole, to reenter, and the same to have again, repossess and enjoy as in his or their first and former estate or Estates and her the said Catherine Connor, her executors, administrators and assigns and all and every other the occupiers or possessors of the said demised premises from thence utterly to expel, remove and put out; any thing in these presents contained to the contrary thereof in any wise not withstanding, to be optional with said Tetlow, his Executors, administrators, doth hereby pledge and bind all the buildings that are now on said lot or that may be erected and made hereafter on the same for the payment of the aforesaid rent and the said Catherine Connor for herself, heirs, executors and administrators covenant and agree to and with said John Tetlow, his heirs and assigns, that she the said Catherine Connor, her Executors, administrators and assigns shall yearly and every year, during said term pay unto said John Tetlow the yearly rent aforesaid, at the times and in the manner herein before appointed for payment thereof

In witness whereof the parties aforesaid have hereunto set their hands & seals this twenty fifth day of June A.D. 1853

Signed, sealed & delivered
in presence of
Robert Knight

Catherine her X Connor mark (L.S.)
John Tetlow (L.S.)

Know all men that Mr John Tetlow Lessor & Catherine Connor Lessee do hereby for ourselves, our heirs and assigns &c annually agree and bind ourselves that the annexed Lease, Writings on Lands & Seal, May 18. 1853

Cancel and annul the annexed Lease, Writings on Lands & Seal, May 18. 1853
Witness Albert Pabodie
John Tetlow
Catherine X Connor

Providence Sc In the City of Providence this 25th day of June A D 1853 Then personally appeared John Tellow and Catherine Connor subscribers and parties to the aforegoing Lease and severally acknowledged the same to be their free act and deed, hands and seals

Before me Robert Knight
Justice of the Peace

Recorded June 28. 1853 at 2.15 o'clock p m
Witnes
Albert Pabodie
City Clk

This Indenture of Lease made and Executed to take effect on the first day of the coming July in the year of our Lord Eighteen hundred and fifty three, between John Tellow of the City and County of Providence, and State of Rhode Island, of the One part and Patrick Nolan of the City and County of Providence of the other part

Witnesseth, That the said John Tellow, for and in consideration of the rents and covenants herein contained, on the part of the said Patrick Nolan, his Executors, Administrators and assigns, to be paid and performed, doth hereby demise and to farm let, a small lot of land situated on the Easterly side of the river in said Providence, and on the Easterly side and adjoining India Street, (formerly called Water Street) and between Fox Point and India Point, bounding Westerly on said India Street fifteen feet holding the width of fifteen feet, and extending back easterly, twenty feet being the Southwesterly corner of lot No 38 on the Thompson plat, so called, which plat may be found on record in the City Clerks Office in said Providence being a part of a lot of land conveyed to the said John Tellow, by deed from Edward Bancroft dated May 9th 1846 reference to said plat, and to the said deed being had; together, with all the appurtenances thereof

To have and to hold said premises, with their appurtenances, unto said Patrick Nolan, his Executors, Administrators and Assigns for the term of ten years, from the first day of July 1853 fully to be completed and ended on the first day of July 1863, and the said Patrick Nolan, for himself, his Executors and administrators, doth Covenant and agree to pay or cause to be paid, to said John Tellow, his heirs or assigns as rent for the same, the sum of ten dollars per year, for each and every year, during said term of ten years, to be paid quarterly in equal Quarterly payments of two and a half dollars each, the first payment whereof to be made on the first day of October next.

Provided, nevertheless, and it is the true intent and meaning of these presents, and of the parties thereto, that if it should happen that said rent or

any part thereof, should be behind or unpaid by the space of twenty days, next after either of the days, or times, when either of the said quarterly payments shall become due as aforesaid (the same being first lawfully demanded) that then, and from henceforth it shall and may be lawful to and for the said John Tellow, his Executors, Administrators or assigns into and upon the said demised premises and every or any part or parcel thereof, with the appurtenances, in the name of the whole, to reenter, and the same to have again, repossess and enjoy as in his or their first and former estate or estates and him the said Patrick Nolan, his Executors, Administrators and Assigns, and all and every other the occupiers or possessors of the said demised premises, from thence utterly to expel remove and put out, any thing in these presents contained to the contrary of in any wise notwithstanding, to be optional with said Tellow, his executors, administrators & assigns, to do so or not, at pleasure and the said Patrick Nolan for himself, his executors and administrators doth hereby pledge and bind all the buildings that are now on said lot, or that may be erected and made hereafter on the same for the payment of the aforesaid rent, and the said Patrick Nolan for himself, his heirs executors and administrators, doth covenant agree, to and with said John Tellow, his heirs and assigns, that he, the said Patrick Nolan, his Executors, administrators and assigns shall yearly and every year during said term pay unto said John Tellow, the yearly rent aforesaid, at the time, and in the manner herein before appointed for the payment thereof.

In Witness whereof, the parties aforesaid, have hereunto set their hands and seals this 25th day of June A D 1853

Signed, Sealed & delivered in presence of
Robert Knight

John Tellow (L.S.)
Patrick Nolan (L.S.)

Providence Sc In the City of Providence this 25th day of June A. D. 1853 Then personally appeared John Tellow and Patrick Nolan subscribes and parties to the aforegoing Lease and severally acknowledged the same to be their free act and deed, hands and seals

Before me Robert Knight
Justice of the Peace

Recorded June 28 1853 at 2.15 o'clock P.M.
Witness
Albert Pabodie
City Clerk

This Indenture of Lease. made and executed to take effect on the first day of the coming July. in the year of our Lord. Eighteen Hundred and Fifty Three. between John Tetlow of the City and County of Providence and State of Rhode Island. of the one part. and George Durfee of the city and county of Providence of the other part. witnesseth;

That the said John Tetlow. for and in consideration of the rents and covenants herein contained. on the part of the said George Durfee. his Executors. Administrators and Assigns. to be paid and performed. doth hereby demise. and to farm let. a small Lot of Land. situated on the Easterly side of the River in said Providence. and on the Easterly Side and adjoining India Street. (formerly called Water Street.) and between Fox Point and India Point. bounding Westerly on said India Street fifteen feet. holding the width of fifteen feet. and extending back Easterly. Twenty feet. being the Southwesterly corner of Lot No. 38 on the Thompson Plat. So called; which Plat may be found on Record in the City Clerk office in said Providence; being a part of a lot of land conveyed to the said John Tetlow. by deed from Edward Bancroft. dated May ninth. 1846. reference to said Plat and to said deed being had: together with all the appurtenances thereof;

To have and to hold said premises. with their appurtenances unto said George Durfee. his Executors. Administrators and Assigns. for the term of Ten years from the 1st day of July 1853. fully to be completed and ended on the first day of July 1863. and the said George Durfee. for himself. his Executors and Administrators doth covenant and agree to pay. or cause to be paid. to said John Tetlow his heirs or assigns. as rent for the same the Sum of Twelve Dollars per year. for each and every year during said term of ten years; to be paid quarterly in equal quarterly payments of 2 1/2 Dollars each. the first payment whereof to be made on the 1st day of October next.

Provided nevertheless. and it is the true intent and meaning of these presents. and of the parties thereto. that if it should happen that said rent. or any part thereof should be behind or unpaid by the Space of Twenty days next after either of the days. or times when either of the said quarterly payments. shall become due as aforesaid (the same being first lawfully demanded) that then. and from henceforth it shall and may be lawful. to and for the said John Tetlow. his Executors. Administrators or Assigns. into and upon the said demised premises and every or any part or parcel thereof. with the appurtenances. in the name of the whole. to reenter. and the same to have again. repossess and enjoy. as in his or their first and former Estate. or Estates. and him the said George Durfee. his Executors. Administrators and Assigns. and all and every other the occupiers or possessors of the said demised premises from thence utterly to expel. remove and put out; any thing in these presents contained to the contrary thereof in any wise notwithstanding. to be optional with said Tetlow. his Executors. Administrators; doth hereby pledge and bind all the buildings that are now on said lot. or that may be erected and made hereafter on the same. for the payment of the aforesaid rent and the said George Durfee. for himself. his heirs. Executors and Administrators doth covenant and agree. to and with said John Tetlow his heirs and assigns. that he the said George Durfee. his Executors. Administrators and Assigns shall yearly. and every year. during said term pay unto said John Tetlow. the yearly rent aforesaid. at the times. and in the manner herein before appointed for payment thereof.

In Witness whereof the parties aforesaid. have hereunto set their hands and seals. this Twenty fifth day of June. A. D. 1853.

Signed. sealed and delivered in presence of } George his X mark Durfee. L. S.
Robert Knight. } John Tetlow. L. S.

Providence Sc.

In the City of Providence this 25th day of June A.D. 1853.

Then personally appeared John Tetlow and George Durfee. Subscribers and parties to the aforegoing Lease. and severally acknowledged the same to be their free act and deed. hands and seals.

Before me. Robert Knight.
Justice of the Peace.

Recorded. June 28th 1853 at 2.15 P.M.
Witness.
Albert Pabodie
City Clerk

Whereas by Deed dated May Twenty Seventh A.D One Thousand Eight Hundred and Forty Seven, and recorded in the Record of Deeds in the City of Providence in the State of Rhode Island in Book Number One Hundred and Two. Page Four Hundred and Sixty. Asher Robbins of said Providence, conveyed to Benjamin White of said Providence, twenty Lots of Land therein enumerated, to wit Three Hundred and Three Lots as delineated on a Plat of Lands situate on the Northerly side of Broadway in said Providence, belonging to the Estate of William Almy deceased, which said Plat is on Records in the City Clerk's Office in said Providence in Book of Plats Number Two, Page Fourteen, which said conveyance was in trust to sell and convey said Lots, and to account to the owners thereof for the proceeds of such sales.

And Whereas by virtue of said trust and in pursuance of the power contained in said deed, he the said Benjamin White has from time to time sold said Lots and executed the requisite conveyances thereof, to the purchasers, as follows, to wit. To Isaac P. Merriam Four Lots, To William Seaver Jr. Four Lots, To John W. Smith Four Lots, To Asher Thomas by Four several Deeds Twenty Eight Lots, To Thomas W. Peppercorn Four Lots, To Stephen P. Sadler, Three Lots, To Alfred Anthony and Thomas R. Stanmore by Three several Deeds Eight Lots, To William R. Potter Four Lots, To James D. Bryce, Four Lots, To Amos C. and Amedee D. Bowen Esqrs Lots, To Charles L. Fisher Five Lots, To William Gammell Esqr Lots, To Seth Padelford Fourteen Lots, To Samuel and William Slater Four Lots, To The Providence Dyeing Bleaching and Calendering Company Three Lots, To William C. Brown Four Lots, To Benjamin Dyer and Thomas J. Stead, One Lot, To Asher J. D. Wolf Twenty Four Lots, To Enoch P. Mason and Isaac Bowthorne Fifty Three Lots, and to Enoch P. Mason Seventeen Lots, reserving to himself the said Benjamin White, as one of the original owners thereof, Nineteen of said Lots. to wit. Lots Numbered One Hundred and Twelve (112) One Hundred Thirteen (113) One Hundred Twenty (120) One Hundred Twenty One (121) One Hundred Twenty Seven (122) One Hundred Twenty Three (123) One Hundred Twenty Four (124) One Hundred Thirty Seven (132) One Hundred Thirty Three (133) One Hundred Thirty Four (134) One Hundred Forty Six (146) One Hundred Forty Seven (147) One Hundred Forty Eight (148) One Hundred Sixty Seven (167) One Hundred Sixty Eight (168) One Hundred Sixty Nine (169) One Hundred Seventy (170) One Hundred Seventy One (171) and One Hundred Seventy Two. (172) on the Plat above mentioned.

Now therefore we the undersigned, being the persons interested in said Sales, and in said Estates, in consideration of the Premises, do hereby ratify and confirm each every and all of said Sales to them the purchasers named above, and to any and all persons claiming by through and under them or either of them.

And do hereby grant release and quitclaim unto the present owners of said Lots, all of our, and each of our interest therein or thereto, to them the said present Owners their respective Heirs and Assigns forever.

And do also hereby release the said Benjamin White from all Trusts under said Trust Conveyance, hereby granting releasing and quitclaiming unto the said Benjamin White, his Heirs and Assigns forever all of our, and each of our right title and interest in and to the Nineteen Lots enumerated above, reserved to him as aforesaid.

In Testimony Whereof We have hereunto set our Hands and Seals this Twenty Third day of July A.D Eighteen Hundred and Fifty Two (1852)

Signed Sealed and Delivered in presence of James Tillinghast Witness to first Eight Seven Signatures

Orray Taft (L.S.)
Samuel Foster (L.S.)
Seth Padelford (L.S.)
Earl P. Mason (L.S.)
A. D. Dike (L.S.)
Asa E. Brownell (L.S.)
Usher Parsons (L.S.)
Shubael Hutchins (L.S.)
William Foster (L.S.)
G. M. Richmond (L.S.)
Wingate Hayes Assignee of G. M. Richmond (L.S.)
Lewis Richmond (L.S.)
Samuel N. Richmond Jr (L.S.)
Jno. J. De Wolf (L.S.)
William Gammell (L.S.)
D. D. Fearing by his Attorney G. M. Richmond (L.S.)
John Nichols (L.S.)
Isaac Carlthorn (L.S.)
Vincent Carr (L.S.)
Jonathan P. Stillman (L.S.)
Amos Stillman (L.S.)

Louisa Ann Carpenter & John H. Cross. Witnesses to the Signatures of Jonathan P. Stillman and Amos Stillman

State of Rhode Island &c
Providence &c. } In Providence on the Twenty third day of July A.D. 1852. Samuel Foster, Seth Padelford, Earl P. Mason, Asher B. Dike, Asa E. Brownell, Usher Parsons, Shubael Hutchins, and William Foster. and on the Twenty Fourth day of July 1852. George M. Richmond, Lewis Richmond, Samuel N. Richmond Jr. and on the Twenty Ninth day of July 1852. Wingate Hayes in his capacity as Assignee of George M. Richmond & John J. De Wolf, and on the Thirtieth day of July 1852. William Gammell, and on the Third day of August 1852. Orray Taft. and on the Twenty fifth day of August 1852. George M. Richmond in his capacity as Attorney of Daniel D. Fearing, & on the Ninth day of September 1852. John Nichols, and on the Twenty Second day of September 1852. Isaac Carlthorn, and on the First day of October 1852. Vincent Carr, each personally appeared before me, & severally acknowledged the foregoing & annexed Instrument by them severally signed to be their free and voluntary act and deed.

James Tillinghast
Just. of the Peace

State of Rhode Island &
Providence Plantations } In Westerly June the 21st 1853. Personally appeared the above named Jonathan P. Stillman and Amos Stillman, and in their said capacity as Assignees of Vincent Carr, acknowledged the above and foregoing Instrument to be their free act and deed

Before me
John H. Cross
Justice of the Peace

Recorded June 29. 1853 at 11.30 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents

That I Peter Dennon of the City and County of Providence, in consideration of the sum of Three Hundred Dollars to me paid by Charles Lippitt of said Providence, the receipt whereof is hereby acknowledged, do by these presents, freely grant sell assign set over and convey to him the said Charles Lippitt, his Executors Administrators and Assigns forever. A certain Wooden Building, a Dwelling House standing upon a Lot of Land belonging to the Heirs of Martha T. Powell, or Devisees of Wait Smith or the said Charles Lippitt, fronting on Charles Street on the front, and the Moshassuck River on the East. being the Building purchased by me of Joseph Bates. Also the other Buildings and Improvements on said Lot to me belonging.

To have and to hold the same with all the rights and privileges to the same belonging, to him the said Charles Lippitt, his Heirs Executors Administrators and Assigns forever.

Witness my Hand and Seal at Providence this 21st day of April A.D. 1853.

In Presence of
John P. Knowles

Peter Dennon (L.S.)

Recorded June 30. 1853. at 2.40 o'clk P. M.

Witness Albert Pabodie City Clk

(Duplicate)

This Lease

made & entered into this First day of May Eighteen Hundred & Fifty Three, by and between Charles Lippitt of the first part & John Steib of the second part, witnesseth. That the said Charles Lippitt for the consideration of Two Hundred Dollars, agrees to lease unto said John Steib the First Floor above the Basement of his Dwelling House No 27. on Orange Street for One Year from this date, payable Quarterly in advance viz. Fifty Dollars for each & every Three Months from the date hereof.

The said John Steib hereby agrees not to under let the same, nor to alter any partitions in said House, without the consent of said Lippitt in writing, also to give said Lippitt Two Months notice of his intention to quit the Premises. Any alterations or improvements about the premises made by said Steib, is to be left in good order & condition, at the expiration of this Lease. Said John Steib hereby promises & agrees to keep the Water Works in good order, the Windows fully glazed & to re-paint & re-paper in case any damage should be done to the same, & the premises generally left in good order & condition, particularly the Front Door & Stairway.

It is hereby agreed, that in case of Fire so as to make the House untenantable, a proportion of the Rent is to be deducted for the time of such damage. The said John Steib hereby agrees, that if the Rent, or any part thereof, remains unpaid for the space of One Month, at any time after the same has become due & payable, then said Lippitt is hereby authorized & empowered to re-enter & take quiet and peaceable possession of said Premises, without process of Law.

In Presence of
C. E. Richards

Chas Lippitt (L.S.)
John Steib (L.S.)

Recorded July 1. 1853. at 10.30 o'clk a.m.

Witness Albert Pabodie City Clk

This Indenture of Lease

Made and executed to take effect on the First day of the coming July, in the Year of Our Lord Eighteen Hundred and Fifty Three, between John Tetlow of the City and County of Providence and State of Rhode Island, of the One part and Laurence Burnett of the City and County of Providence of the other part. Witnesseth. That the said John Tetlow, for and in consideration of the Rents and

Covenants herein contained, on the part of the Lawrence Garrettey, his Executors Administrators and Assigns to be paid and performed, doth hereby demise, and to farm let, a small Lot of Land, situated on the Easterly side of the River in said Providence, and on the Easterly side and adjoining India Street, (formerly called Water Street) and between Fox Point and India Point bounding Westerly on said India Street fifteen Feet, holding the width of fifteen Feet and extending back Easterly Twenty Feet, being the South Westerly corner of Lot No 35, on the Thumpstead Plat, so called, which Plat may be found on Record in the City Clerks Office in said Providence, being a part of a Lot of Land conveyed to the said John Fellow by Deed from Edward Bancroft, dated May Ninth 1846. Reference to said Plat and to said Deed being had, together with all the appurtenances thereof.

To have and to hold said Premises, with their appurtenances, unto said Lawrence Garrettey, his Executors Administrators and Assigns for the Term of Ten Years, from the 1st day of July 1853, fully to be completed and ended on the 1st day of July 1863. and the said Lawrence Garrettey, for himself his Executors and Administrators, doth covenant and agree to pay, or cause to be paid, to said John Fellow, his Heirs or Assigns as Rent for the same, the sum of Twelve Dollars per Year, for each and every Year during said Term of Ten Years, to be paid Quarterly in equal Quarterly payments of Three Dollars each, the first payment thereof to be made on the 1st day of October next

Provided nevertheless, and it is the true intent and meaning of these Presents and of the parties thereto, that if it should happen that said Rent, or any part thereof, should be behind or unpaid by the space of Twenty days, next after either of the days, or times whereon either of the said Quarterly payments should become due as aforesaid (the same being first lawfully demanded) that then, and from thence forth it shall and may be lawful to and for the said John Fellow, his Executors Administrators or Assigns, into and upon the said demised Premises and every or any part or parcel thereof, with the appurtenances in the name of the whole, to re-enter, and the same to have again, repossess and enjoy, as in his or their first and former Estate, or Estates and from the said Lawrence Garrettey, his Executors Administrators and Assigns, and all and every other the occupiers and possessors of the said demised Premises, from thence utterly to expel, remove and put out, any thing in these presents contained to the contrary thereof, in any wise notwithstanding, to be effectual with said Fellow, his Executors Administrators doth hereby pledge and hold all the Buildings that are now on said Lot, or that may be erected and made hereafter on the same, for the payment of the aforesaid Rent.

And the said Lawrence Garrettey, for himself his Heirs Executors and Administrators, doth covenant and agree, to and with said John Fellow his Heirs and Assigns that he the said Lawrence Garrettey his Executors Administrators and Assigns shall yearly and every year, during said term pay unto said John Fellow the yearly Rent aforesaid, at the times, and in the manner herein before appointed for payment thereof.

In Witness Whereof the parties aforesaid, have hereunto set their Hands and Seals this Twenty Eighth day of June A.D. 1853.

Signed Sealed and Delivered in presence of
Robert Knight

John Fellow (L.S.)

Lawrence his X mark Garrety (L.S.)

Providence ss. In the City of Providence this 28th day of June A.D. 1853. Then personally appeared John Fellow and Lawrence Garrettey subscribers and parties to the aforegoing Lease, and severally acknowledged the same to be their free act and deed, Hands and Seals.

Before me
Robert Knight
Justice of the Peace

Recorded July 2. 1853. at 3. o'clk P.M.

Witness Albert Pabodie
City Clk

Whereas

Samuel French and Nancy B French his Wife both of Providence in the State of Rhode Island by their Deed dated on the First day of October in the Year Eighteen Hundred and Forty Nine Mortgaged to Mary A. French her Heirs and Assigns all the Buildings and Improvements then standing on a Lot of Land in the Westerly part of the City of Providence, being Lot No Three on a Plat of House Lots belonging to the Heirs of Moses Brown and William Almy, and in the said Deed inserted a Power of Attorney by which they the said Samuel and Nancy French appointed the said Mary A French her Heirs Executors Administrators and Assigns their Attorney to sell at public Auction the said Buildings and Improvements at any time after the Note to secure the payment of which said Mortgage was given, should become payable and remained unpaid for the term of Ten days, she or they first giving Twenty days notice of such sale in some one of the public Newspapers published in the City of Providence.

And Whereas the said Mary A French has since married William Wilcox of Sterling in the State of Connecticut, and the said Note has become due and payable and before the advertisement of the sale hereinafter mentioned remained unpaid for more than Ten days after it had so become due and payable, and Whereas the said William Wilcox and Mary A Wilcox his Wife caused the said Buildings and Improvements to be advertised for sale in the Providence Daily Post one of the Newspapers published in said City, more than Twenty days before the sale hereinafter mentioned, and on the Thirty First day of May in the Year One Thousand Eight Hundred and Fifty Three, sold the Building hereinafter mentioned to William J Barber of said Providence, who was the highest bidder therefor at public Auction, for the sum of Two Hundred and Twenty Five Dollars.

Now Know all men by these Presents that We the said Samuel French and Nancy B French by our said Attorneys William Wilcox and Mary A Wilcox in consideration of the sum of Two Hundred and Twenty Five Dollars, paid us by the said William J Barber, the receipt whereof We do hereby acknowledge, have by grant bargain sell and convey to him the said William J Barber his Heirs & Assigns all the right title and interest which the said Samuel French and Nancy B French had on the Sixth First day of October in the Year Eighteen Hundred and Forty Nine, in and to a Dwelling House standing on the South part of the Lot herein before mentioned on the North side of Atwells Avenue in said Providence. The said Dwelling House hereby conveyed, being the most Southerly Building on said Lot.

To Have and to Hold the same to him the said William J Barber his Heirs Executors Administrators and Assigns to his and their own use.

In Witness Whereof We have hereto set our Hands and Seals this Thirty First day of May in the Year Eighteen Hundred & Fifty Three

In Presence of
Archibald Douglas
Rebecca Douglas

Samuel French by his Attorneys William Wilcox Mary A Wilcox (L.S.)

Mary B. French by her Attorneys William Wilcox Mary A Wilcox (L.S.)

State of Conn Windham County ss
In said County and State on the 30th day of June A.D. 1853.

Then personally appeared before me William Wilcox and acknowledged the foregoing to be his free voluntary act and deed. and at the same time personally appeared before me the said Mary A Wilcox Wife of the said Wm Wilcox and being by me examined separate and apart from her said Husband and this Deed being by me shewn to her and explained she acknowledged the same to be her free and voluntary act and deed and that she did not wish to retract the same.

Archibald Douglas
Justice of the Peace

Recorded July 5. 1853. at 2.45 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men by these Presents

That I William J Barber of the City of Providence in the State of Rhode Island for and in consideration of the sum of Four Hundred Dollars to me paid by William Wilcox of Sterling in the State of Connecticut the receipt whereof I do hereby acknowledge, have remised, released, and forever quitclaimed, and by these Presents do remise release and forever Quitclaim unto him the said William Wilcox 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 Dwelling House standing on the South part of a Lott of Land situated on the North side of Atwells Avenue in said Providence. Said Lot being Lot Number Three (3) on a Plat of House Lots belonging to the Heirs of Moses Brown and William Almy.

To Have and to Hold the same, with all the rights, privileges and appurtenances thereof or thereunto appertaining to him the said William Wilcox his Heirs and Assigns forever. And I the aforenamed William J Barber, for myself and for my Heirs Executors and Administrators, do covenant with the said William Wilcox his Heirs and Assigns, that I will warrant and defend the aforedescribed Premises to him the said William Wilcox 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 Fourth day of June in the Year of Our Lord One Thousand Eight Hundred and Fifty Three.

Signed Sealed and delivered in Presence of Samuel A Bowler } William J. Barber (L.S.)

Providence &c. City of Providence June 4th 1853. Personally appeared the within named William J Barber and acknowledged the within Instrument by him signed to be his free and Voluntary act and deed Before me

Henry Howard
Justice of the Peace

Recorded July 5. 1853 at 2.50 O'Clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these presents

That We Menzies Sweet and Sturges P Carpenter of Providence in the State of Rhode Island in Company under the firm of Sweet and Carpenter, in consideration of three thousand Dollars paid us by George B Holmes of said Providence, hereby sell, assign and transfer to him the said George B Holmes, his executors, administrators and assigns a judgment of Court recovered by us at the September term A D 1852 of the Supreme Court of the State of Rhode Island, holden in and for the County of Providence, upon an application or petition under the Act securing to Mechanics a Lien, in which we the said Sweet & Carpenter were petitioners and Charles T James of said Providence was Respondent — the said judgment being for twenty eight hundred and ninety two dollars and forty eight cents Debt and for about One hundred and eight dollars costs

In Witness whereof, We have hereto set our

hands & seals this ninth day of April A. D. 1853

Witness:
Albert Rhodes } Menzies Sweet (L.S.)
Sturgis P Carpenter (L.S.)

Debt 2892.48
Int. 11.08
Cost 107.72
3011.28
11.95 4 Mos Int on Note
$ 3023.23

Recorded July 7. 1853 at 9.05 o'clk am
Witness Albert Pabodie
City Clk

Know all men by these presents

That I Allen Shaw of the City & County of Providence, State of Rhode Island &c. In consideration of the sum of Six hundred & Seventy three dollars received to my full satisfaction of George B. Holmes of said Providence, do hereby sell, transfer and assign to him the said George B. Holmes, his executors, administrators and assigns, a judgment of Court recovered at the March term of the Supreme Court A D 1853 of the Supreme Court of said State in a proceeding of application or petition under the Act securing to Mechanics a lien, in which I the said Allen Shaw was petitioner or complainant and Charles T James of said Providence & others were respondents, and also all my interests in the Debt or claim secured by said judgment & the decree of said Court rendered upon my said petition; And I do hereby constitute the said George B Holmes, his executors, administrators & assigns my attorney and attorneys for the collection of said judgment and the enforcement of said decree and lien, and upon the collection of the amount said judgment to apply the same to his own use provided all further proceedings upon the same shall be at the proper expense and charge of the said Holmes

In testimony whereof I have hereunto set my hand and seal this ninth day of April A D 1853

Executed in presence of
Alexander Meggett } Allen Shaw (L.S.)

Amount of Judgment $595.99
Costs 74 68
21 day Int 2 35
$ 673.02

Recorded July 7th 1853 at 9.10 o clock a m
Witness Albert Pabodie
City Clerk

Know all men by these presents

That We Kinsley C Gladding and Betsey Gladding wife of the said Kinsley C Gladding, Seth W Shaw and Sarah A Shaw wife of the said Seth W Shaw, Nelson Hale and Ellen Hale wife of the Nelson Hale, Amey Ann Hale, widow of the late Pardon M Hale, William M Hale and Elizabeth Hale, wife of the said William M Hale, Frank Hale and Lydia Hale all of the City and County of Providence and State of Rhode Island, heirs at Law of Daniel Hale and Lydia Hale, wife of the said Daniel Hale, late of said City of Providence Deceased, have made, constituted and appointed William Andrews of said City of Providence our true and lawful Attorney for us and in our names and for our use, to sell and convey, in fee simple, or to lease for such term or terms, as he may think proper, all and singular the several pieces and parcels of Real Estate, together with all the buildings & improvements thereon, situate in said City of Providence, which the said Daniel Hale & the said Lydia Hale died seized and possessed of - and also to sell and convey in fee simple any part or portion thereof

And Also for us and in our names, to make, seal execute and deliver to any person or persons who may become the purchaser or purchasers thereof, such deed or deeds or other conveyances whatsoever for the sale and disposal of the aforenamed Real Estate or of any part thereof, with such clauses and covenants to be therein contained as our said Attorney may think fit

Hereby ratifying, confirming and allowing, all such deed and deeds, which shall be hereafter at any time sealed and executed by our said Attorney and all other Acts, matters and things, which our said Attorney shall lawfully do or cause to be done in the premises by virtue hereof

In testimony whereof, We have hereunto set our hands and seals on this Twentieth day of April A D One thousand eight hundred and fifty three (1853)

Executed in presence of

Catherin M Gladding — Kinsley C Gladding — Betsey H. Gladding

Sarah Shaw — Seth W. Shaw — Sarah A. Shaw

Mary R Andrews — Nelson Hale — Elen Hale

Lydia L Hale — Amey Ann Hale widow of P M Hale

John G Hopkins — Elizabeth B Hale by self & as atty Wm M Hale

County of Prov. ss. In the City of Providence on this 8th day of July AD 1853 Then personally appeared the above named Ellen Hale wife of the aforenamed Nelson Hale and was examined by me separately & apart from her said Husband & after hearing read the within Instrument she severally declared unto me that she signed the same voluntarily & that she did not wish to retract the same

(Recorded above Page 25 1-3 Attest A Pabodie City Clerk)

Nathaniel Searle Justice of the Peace

Sarah B. Hale — Frank Hale — Lydia L Hale

County of Providence ss In the City of Providence on this 8th day of July A D 1853

Then personally appeared the afore named Kinsley C Gladding Seth W Shaw, Nelson Hale, Amy Ann Hale, Frank Hale & Lydia L Hale before me and severally acknowledged the preceding instrument by them signed, to be their free act and deed - and at the same time & place personally appeared the aforenamed Betsey H Gladding wife of the said Kinsley C Gladding, Sarah A Shaw wife of the said Seth W Shaw & Elizabeth B Hale wife of the said Wm M Hale & were severally examined privily & apart from their said Husbands and after having had the afore written Instrument thereon and explained unto them by me, they acknowledged unto me that they understood the same, that it was their free act and deed, and they severally declared unto me, that they signed the same voluntarily and that they did not wish to retract the same

and at the same time and place the said Elizabeth B Hale acknowledged the preceding Instrument by her signed as Attorney for William M Hale to be her and his free act & deed Before me

Nathaniel Searle
Justice of the Peace

Recorded July 9, 1853 at 11. 10 o'clock A M

Witness Albert Pabodie
City Clerk

Know all men by these presents, That We Daniel M Hale and Jenette W Hale, Wife of the said Daniel M Hale, both of Brooklyn in the State of Connecticut, have made constituted and appointed and by these presents, do make, constitute and appoint William Andrews of the City and County of Providence, in the State of Rhode Island, our true and lawful Attorney for us and in our names to sell and convey in fee Simple, all or any part of the Real Estate which Daniel Hale late of said Providence, deceased, died seized and possessed of, situate in the City of Providence and the Town of North Providence

And for us and in our names to make, execute, seal, acknowledge & deliver to any person or persons, who may become the purchaser or purchasers of the Real Estate of the late Daniel Hale, a good and sufficient deed of Warranty of the same, or of any part thereof

And generally to do, transact and perform any and all acts, matters and things in relation to our interest, in the Estate of the said Daniel Hale as fully and effectually, and to all intents and purposes, as We might or could do, if personally present.

Hereby ratifying, confirming and allowing all such acts, matters & things as our said Attorney shall lawfully do, or cause to be done by virtue hereof

In Witness Whereof, We have hereunto set our hands and seals on this first day of May A.D. One thousand eight hundred and fifty two (1853)

Executed in presence of
Bela P Spalding
Uriel Fuller

Daniel M Hale [L.S.]
Genette W Hale [L.S.]

State of Connecticut
County of Windham } ss Brooklyn June 28th 1853

Then Daniel M Hale & Genette W Hale signers and sealers of the foregoing power of Attorney personally appeared and acknowledged the same to be their free act & deed

Before me Uriel Fuller
Justice of the Peace

Recorded July 9, 1853 at 11.15 o'clock a m
Witness
Albert Pabodie
City Clk

Note. The acknowledgement of the above Deed is recorded on Page 387 of this Book.

I Edward S. Underwood of the City of Providence, in consideration of Thirty Dollars, to me paid by John E Collier of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents bargain, sell, assign convey, set over and deliver to the said John E Collier and to his heirs and assigns, A certain Wooden Dwelling House, Wood House and Privy, standing on a Lot of Land, situate on the North side of Sheldon Street in said City of Providence, which said Lot of Land belonging to Comfort Horton

To have and to hold the same to him the said John E. Collier and to his heirs & assigns, to his and their sole use & benefit forever

In Witness Whereof I have hereunto set my hand & seal on this Twelfth day of April A D One thousand eight hundred & fifty two (1852)

Executed in presence of
Nathaniel Peale

Edward S. Underwood [L.S.]

Recorded July 11 1853 at 1.50 o'cl P m
Witness
Albert Pabodie
City Clk

To all to whom these Presents shall come. — Greeting). —

Know ye. that we. the Providence Dyeing, and Bleaching and Calendering Company, a Corporation duly Established by the State of Rhode Island and doing business at Providence, in said State, for the consideration of Twelve hundred and forty two dollars, and eleven cents, received to our full Satisfaction of the Hartford, Providence and Fishkill Railroad Company do give, grant, bargain, Sell and confirm unto the said Hartford, Providence and Fishkill Railroad Company, their Successors and assigns forever, the three following certain pieces of land situate in said Providence, and are bounded and described as followed: viz; For the first piece, beginning at a point, on the Easterly line of Potters Avenue, One hundred and Sixty seven feet distant, from the angle formed by the Easterly line of said Avenue, with the Northerly line of Broadway, thence Easterly at right angles, with said Avenue, Sixty feet, thence Southerly, parallel with the Easterly line of said Avenue, about Eighty feet to Broadway; thence Easterly with the Northerly line of Broadway to land lately conveyed to the Grantees, by the New York, Providence and Boston Railroad Company thence Northerly bounding Easterly on the Grantees said land, about eight hundred and three feet more or less, to land claimed by A. B. Dike, Trustee; thence North Westerly bounding North Easterly on said land claimed by A. B. Dike, about Eight feet, more or less, to the Easterly line of said Potters Avenue; thence Southerly with the Easterly line of said Avenue, about seven hundred and thirty feet, more or less, to the place of beginning; said piece of land contains about 64/100 of an acre, more or less. (Sixty four hundredths.)

For the Second piece beginning at the North East corner thereof at the Southerly line of Atwell's Avenue at the point where the Westerly line of the Strip of land lately conveyed to the Grantees by Said New York, Providence, and Boston Rail Road Company) intersects the South line of Atwell's Avenue, thence Southerly bounding Easterly on Grantees said Strip of land, about one thousand and Sixty five feet to land of or claimed by A. B. Dike, Trustee: thence Westerly bounding Southerly on said Dike to a point forty five feet distant Westerly at right angles from the centre of the Track of the New York, Providence and Boston Railroad Company: thence Northerly on a line parallel with and forty five feet distant Westerly from the centre of said Track, until it comes to the Southerly line of said Atwell's Avenue; thence Easterly by the Southerly line of said Avenue to the place of beginning This Strip of land is about One thousand and Sixty feet in length and and about twenty feet wide, and contains 49/100 of an acre, more or less. (Forty nine hundredths.)

For the third piece beginning at the South East corner thereof, at the point where the Westerly line of the before named Strip of land conveyed to Grantees by the New York, Providence and Boston Railroad Company intersects the Northerly line of Atwell's Avenue, thence North Easterly bounding Southeasterly on Grantees said Strip of land, about Ninety feet to the Southerly Corner of the School House Lot, owned by the City of Providence; thence Southwesterly by a straight line to a point on the North line of Atwell's Avenue fifty feet distant Westerly at right angles from the centre of the Track of said New York, Providence and Boston Railroad Company; thence Easterly with the Northerly line of said Avenue, to the place of beginning. This piece containing about Fifteen thousandths of an acre.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the Said Hartford, Providence and Fishkill Railroad Company, their Successors and assigns forever, to their own proper use and behoof.

And we, the Said Grantors, for ourselves, and our successors, do covenant with the Said Grantees, their Successors and Assigns that at and until the Ensealing of these Presents, we were Sole owners and well Seized of the premises as a good, indefeasible Estate in fee Simple and have good right to bargain and Sell the Same as above written, and that the premises are free from all incumbrances. And that the said Grantees, their Successors and Assigns, may at all times hereafter quietly and peaceably use, occupy and enjoy the Said granted premises, for the construction and maintainance of a Railroad, and the transportation of

passengers and property thereon, by Locomotive or other Engines propelled by Steam or otherwise, or by any other meand of transportation; or in any other way, may use and enjoy said premises without any hindrance, claim, suit or demand from said grantors, their successors or assigns, or any one claiming by, through, or under them. Reference however being had to an agreement between Grantors and Grantees dated Eighth day of July Instant. And furthermore the said Grantors do by these presents bind themselves, their successors and assigns, to warrant and defend the said bargained premises, all and singular of them, unto the said Grantees, their successors and Assigns forever.

In testimony whereof the said Providence Dyeing, Bleaching, and Calendering Company have caused this Instrument to be signed by William C. Snow, their Agent, and their Common Seal to be thereto affixed, the thirteenth day of July in the year Eighteen hundred and fifty three.

Signed, sealed and delivered in presence of } Providence D. B. and C. Co. (L. S.)
Samuel A. Bowler. } W. C. Snow.

State of Rhode Island and Providence Plantations Providence Sc.

In Providence this thirteenth day of July A.D. 1853. Then personally appeared the Providence Dyeing, Bleaching and Calendering Company by Wm C. Snow, their agent, duly authorized to execute the foregoing Instrument in their behalf and acknowledged the same, by the said Wm C. Snow in his said capacity and under the authority aforesaid to be the free act and deed of said Company.

Before me. Samuel A. Bowler.
Justice of the Peace.

Recorded July 13. 1853 at 12. M.
Witness,
Albert Pabodie
City Clk

This Agreement of Lease, made and entered into on this Tenth day of July A.D. 1852. by and between Horace Edwards and Joseph F. Boardman. —Witnesseth— That the said Horace Edwards, for and in consideration of the Rents and Covenants, hereinafter mentioned, to be paid and performed, by the said Joseph F. Boardman, doth hereby Lease, to the said Joseph F. Boardman. The Store numbered (52) Fifty Two, on Point Street, in said City of Providence. - Being the Store lately occupied by the said Horace Edwards.

To Have and to Hold the same, with all the Privileges and Appurtenances thereof, to him, the said Joseph F. Boardman, for and during the Term of one Year, from and after the date of this Lease. Yielding and Paying therefor, to the said Horace Edwards, his Heirs or Assigns, the Yearly Rent of one Hundred and Twenty Five Dollars, payable at the end of each and every Three Months, during said Term, by even equal Portions, the first payment whereof, to be made on the Tenth day of October. A.D. 1852.

And the said Joseph F. Boardman, for himself, his Heirs, Executors and Administrators, doth covenant and agree, to and with the said Horace Edwards, his Heirs and Assigns, that he or they, will well and truly pay, or cause to be paid, the Yearly Rent aforesaid, at the times and in the manner herein before appointed for the same to be paid. - And also, at the end of said Term, to surrender up said Leased Premises, quietly and peaceably to the said Horace Edwards, or to his Heirs or Assigns, in as like good order and condition, as when received - natural wear and tear excepted. And it is further agreed by and between the Parties hereto, in manner following viz. The said Joseph F. Boardman, shall have the privilege of occupying said Premises, for a further Term of Four Years, at the expiration of said Term of one Year, upon the same Terms and Conditions. And also upon the termination of this Lease, the said Boardman shall have the right of removing from said Leased Premises, the Fixtures put in by him; provided

the said Edwards, shall elect not take said Fixtures, at an appraisal, to be made by Persons, chosen by the Parties. And also, in case the Yearly Rent aforesaid, or any part thereof, shall be behind and remain due and unpaid, for the Space of Five days, after either of the Times, whereon the Same is appointed to be paid, it shall be lawful for the said Horace Edwards, his Heirs or Assigns, to Reenter, in and upon said Leased Premises and this Lease shall cease and be determined.

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

Executed in presence of } Horace Edwards. (L. S.)
N. Searle } Joseph F. Boardman (L. S.)

Know all Men by these Presents.

That I the above named Joseph F. Boardman, in consideration of the Sum of Ten Dollors to me paid by Thomas J. Wardwell and John A. Foster, both of the City of Providence in the State of Rhode Island, in Company under the Firm of Wardwell and Foster, the receipt of which is hereby acknowledged, have granted, assigned and set over and by these Presents do grant, assign and set over to the said Wardwell, and Foster, their Heirs and Assigns the lease aforewritten, for the residue and remainder of the term therein mentioned.

To Have and to hold the same, with the privileges and appurtenances unto the said Wardwell and Foster, their Heirs and Assigns, in as full and ample a manner as the same is conveyed to me, under the yearly rents and covenants, within covenanted and contained, on my part to be done kept and performed.

Witness my hand and Seal, this 13th day of November. A.D. 1852.

In presence of Franklin J. Dickman. Joseph F. Boardman (L. S.)

Providence Sc. In the City of Providence, on this 13th day of November A.D. 1852. Personally appeared the aforenamed Joseph F. Boardman and acknowledged the aforegoing transfer of Lease, to Wardwell and Foster to be his free act and deed.

Before me. Franklin J. Dickman.
Justice of the Peace.

Know all Men by these Presents.

That We, Thomas J. Wardwell and John A. Foster, both of the City of Providence, in the State of Rhode Island, Copartners under the firm of Wardwell and Foster in consideration of the Sum of Ten Dollars to us paid, by Adin Alexander of said city, the receipt of which is hereby acknowledged, have granted, assigned and set over, and by these presents do grant, assign and set over to the said Adin Alexander his heirs and assigns, the Lease aforewritten for the residue and remainder of the term therein specified.

To Have and to Hold the same with the privileges and appurtenances, unto the said Adin Alexander, his heirs and assigns, in as full and ample a manner, as the same is conveyed to us under the yearly rents and covenants within covenanted and contained, on our part to be done, kept and performed.

In Testimony whereof we have hereunto set our hands and Seals, this 17th day of November. A.D. 1852.

Signed, Sealed and delivered } Thomas J. Wardwell. (L. S.)
in presence of } John A. Foster. (L. S.)
Franklin J. Dickman.

Providence. Sc. In the City of Providence, on this 17th day of November. A. D. 1852. Personally appeared the above named Thomas J. Wardwell and John A. Foster, and acknowledged the aforegoing instrument of conveyance of Lease by them Signed to be their free and voluntary act and deed. over.

Before me. Franklin G. Dickman.
Justice of the Peace.

Recorded. July 14th 1853 at 3.05. P.M.
Witness. Albert Pabodie
City Clk

Know all men by these presents.

That I. William M. Hale of Providence, State of Rhode Island. do hereby constitute my wife Elizabeth B. Hale. my true & le and lawful attorney for me and in my name. during my absence in South America. to make. Sign. Seal and execute any and all agreements. Deeds. Leases. petitions and other instruments. which may be requisite for my interests to do. hereby giving unto my said Attorney. All the power I have in the premises And hereby ratifying and confirming all that my said attorney may lawfully do in the premises

In witness whereof I have hereunto set my hand and Seal this 14th day of March A. D. 1853.
Signed. Sealed &c. in presence of } Wm. M. Hale. L.S.
Lycurgus Sayles.

Providence ss. Providence. March 14th 1853.
Personally appeared William M. Hale. and acknowledged the foregoing instrument to be his free act and deed.
Before me. Lycurgus Sayles,
Justice of the Peace.

Recorded. July 16th 1853 at 12. 25. P.M.
Witness. Albert Pabodie
City Clerk

Know all Men by these Presents.

That I. Benjamin Hoppin. of the City and County of Providence, in the State of Rhode Island, in consideration of the Sum of One Hundred Dollars. to me paid by the "Field Fountain Society". a Society legally incorporated by the Legislature of said State. and located and doing business in said City of Providence, the receipt whereof is hereby acknowledged. do hereby give, grant. remise. release, and forever Quitclaim unto the Said "Field Fountain Society" their Successor and Assigns forever.
All the Right. Title. Interest. Claim and Demand. which I now have, or of right ought to have or claim in and to. The South Westerly Half part of the Fountain Lot. (So called) Situated on the North-Westerly Side of Clifford Street in said City of Providence. and which said Fountain Lot. Embraces Lots Numbers 31 (thirty one) and 32 (thirty two) on a Plat of the Field Purchase, (So called) which Plat is on record in the City Clerks Office in said Providence in Book 23. Page 452.
And I. Hannah P. Hoppin. Wife of the aforenamed Benjamin Hoppin. for and in consideration of the Sum paid as aforesaid. do hereby release and forever quitclaim unto them. the said "Field Fountain Society" their Successors and Assigns forever. All my right of Dower. in and to the afore granted and released Premises.

To Have and to Hold the above released premises. with all the privileges and appurtenances to the same belonging. to the said "Field Fountain Society" their Successors and Assigns. to them and to their use and behoof forever. And I the said Benjamin Hoppin for Myself, and for my Heirs. Executors and Administrators. do covenant with the said "Field Fountain Society" their Successors and Assigns. that the premises are free from all incumbrances made or Suffered by me. and that I will and my Heirs. Executors. and Administrators Shall Warrant and Defend the Same to the said "Field Fountain Society" their Successors and Assigns forever. against the lawful claims and demands of all persons. Claiming by. through. or under me. but against none other.
In Witness whereof. We the said Benjamin Hoppin and Hannah P. Hoppin. have hereunto set our hands and Seals this Second day of June. in the year of our Lord. Eighteen hundred and fifty three. (1853) (The word "Heirs" being erased in three places before Signing.)
Signed. Sealed and delivered in presence of } Benjamin Hoppin. L.S.
Henry Martin. H. P. Hoppin. L.S.

Providence County ss. In Providence. June third 1853.
Then personally appeared the above named. Benjamin Hoppin. and acknowledged the above instrument to be his free act and deed.
Before me. Henry Martin.
Justice of the Peace.

Recorded. July 18th 1853 at 9.25. A.M.
Witness. Albert Pabodie
City Clk

Know all men by these Presents.

That We. Paris Dyer. and Julia Ann Dyer. Wife of the said Paris Dyer. both of Brooklyn in the County Windham and State of Connecticut. in consideration of the Sum of Seventy Five Dollars to us paid by the "Field Fountain Society". a Society legally Incorporated by the Legislature of the State of Rhode Island. and located and doing Business in the City of Providence, in said State of Rhode Island. the receipt whereof is hereby acknowledged. do hereby give. grant. remise. release. and forever quitclaim unto the said "Field Fountain Society". their Successors and Assigns forever. All the Right. Title. Interest. Claim and Demand. which We now have, or of Right ought to have, or claim, in and to, The South Westerly Half part of the Fountain Lot. (So called) Situated on the Northwesterly Side of Clifford Street in said City of Providence. and which said Fountain Lot. Embraces Lots. Number 31. (Thirty one) and 32 (Thirty Two) on a plat of the Field Purchase. (So called) which Plat is on Record in the City Clerks Office in said Providence in Book 23. Page 452.

To Have and to Hold. the above released premises. with all the privileges and appurtenances to the same belonging. to the said "Field Fountain Society". their Successors and Assigns. to them and to their own use and behoof forever. And We. the said Paris Dyer and Julia Ann Dyer. for ourselves and for Our Heirs. Executors. and Administrators. do covenant with the said "Field Fountain Society. their Successors and Assigns. that the premises are free from all incumbrances made or Suffered by us and that We will and our Heirs. Executors. and Administrators. Shall Warrant and Defend the same to the said "Field Fountain Society. their Successors and Assigns forever. against the lawful claims and demands of all persons claiming by through. or under us. but

against none other.

In witness whereof, We the said Paris Dyer and Julia Ann Dyer, have hereunto set our hands and seals this Sixth day of June, in the Year of our Lord, eighteen hundred and fifty three (1853) The word "Heirs" being erased in three places before Signing.

Signed, Sealed, and delivered, in presence of us. } Paris Dyer. (L.S.)
Charles Dyer. } Julia A. Dyer (L.S.)

Providence ss. In the City of Providence on this 11th day of July. 1853.
Then personally appeared the above named Paris Dyer, and acknowledged the above instrument to be his free act and deed.
Before me. Abraham Payne.
Justice of the Peace.

Recorded. July 18. 1853 at 9.25. A.M.
Witness. Albert Pabodie
City Clk

Know all Men by these Presents

That I Charles Dyer of the City & County of Providence in the State of Rhode Island In Consideration of the sum of One hundred and fifty Dollars paid by the "Field Fountain Society" a Society legally incorporated by the Legislature of said State, and located and doing business in said City of Providence, the receipt whereof is hereby acknowledged, do hereby give, grant, remise, release and forever quit claim unto the said "Field Fountain Society" their successors and assigns forever. All the right, title, interest claim and demand, which I now have or of right ought to have or claim in and to the South Westerly half part of the Fountain Lot (so called) situated on the North Westerly side of Clifford Street in said City of Providence, and which said Fountain Lot, embraces Lots Number, 31 (thirty one) and 32 (thirty two) on a plat of the Field Purchase (so called) which plat is on record in the City Clerks Office in said Providence in Book 23 page 452

And I Hannah T Dyer, wife of the aforenamed Charles Dyer for and in consideration of the sum paid as aforesaid do hereby release and forever quit claim unto them the said "Field Fountain Society" their successors and assigns forever. All my right of Dower in and to the aforegranted and released premises.

To have and to hold, the above released premises, with all the privileges and appurtenances to the same belonging, to the said "Field Fountain Society" their successors and assigns to them and to their use and behoof forever. And I the said Charles Dyer for myself and for my heirs, executors and administrators, do covenant with the said "Field Fountain Society" their successors and assigns that the premises are free from all incumbrances made or suffered by me and that I will and my heirs, executors and administrators shall warrant and defend the same to the said "Field Fountain Society their successors and assigns forever,

against the lawful claims and demands of all persons claiming by through or under me, but against none other.

In Witness whereof We the said Charles Dyer and Hannah T Dyer have hereunto set our hands and seals this fifth day of June in the year of our Lord Eighteen hundred and fifty three (1853) (the word heirs being erased in three places before signing

Signed Sealed and delivered in presence of us
Henry Martin

Charles Dyer (L.S.)
Hannah T. Dyer (L.S.)

Providence County ss In Providence June first 1853. Then personally appeared the above named Charles Dyer and acknowledged the above instrument to be his free act and deed before me Henry Martin
Justice of the Peace

Recorded July 18 1853 at 9.25 o'clock a.m.
Witness
Albert Pabodie City Clk

Know all men by these presents

That We Isaac A Holden and Pardon A Holden of the City and County of Providence and State of Rhode Island Copartners in trade under the name of the High Street Furnace Company, in consideration of the sum of Sixteen hundred dollars to us paid by James Lewis of said Providence, the receipt whereof is hereby acknowledged

Do by these presents give, grant, bargain, sell release and quit claim unto him the said James Lewis, his executors, administrators and assigns

All the right, title, interest, claim and demand which we jointly or severally as copaitners or otherwise have or of right ought to have, in and to the Machine Shop, buildings, Steam Engine, Boiler, Shafting, tools, implements and machines, upon that certain lot of land, described as Wharf Lot No 9. in a certain instrument of the nature of a lease signed by the said James Lewis and Stephen J Levalley, dated the 15th of February 1847 and recorded in book No 105 page 338 of the records for deeds in Providence. And also all our right title and interest as aforesaid in and to the said lot of Land and its appurtenances and privileges

The same being portions of the property and effects conveyed to these grantors and others constituting the High Street Furnace Company at the date of the Conveyance (July 1849) by said Stephen J Levalley by his Attorneys William S Arnold and Robert S Knight by deed recorded in Book No 113 page 379 of the Records aforesaid. Also being portions of the property & estate, by said Stephen J Levalley conveyed to the then members of

said High Street Furnace Company in September 1848 by Mortgage conveyance, recorded in book No 5 page 156 of said records of Providence for the security of certain claims and demands still outstanding against said Lavalley in the hands of these grantors

And reference is here made to all of the above conveyances and to divers mesne conveyances of the said property and effects, from and by divers persons not hereinbefore named, all recorded in the office aforesaid

To have and to hold the same to him the said James Lewis, his executors, administrators and asigns forever, with all the rights, privileges and appurtenances to the same belonging And we the said Isaac H and Pardon A. for ourselves respectively and our respective heirs, executors and administrators do covenant with the said James Lewis, his executors, administrators and assigns, that we will warrant and defend the same against the lawful claims of all persons claiming by through or under us or either of us or under any one of the several persons, who as members of the High Street Furnace Company have with us heretofore been joint owners of the property aforesaid

In Witness whereof, We hereunto set our hands and seals at Providence this fifteenth day of July A D 1853

Signed, sealed & delivered in presence of Robert Knight — Isaac H Holden LS — Pardon A Holden LS

Providence ss In the City of Providence this 15th day of July A.D. 1853 Then the aforenamed Isaac H Holden and Pardon A Holden personally appeared and severally acknowledged the preceding written instrument, by them subscribed, to be their free act and deed Before me Robert Knight Justice of the Peace

Recorded July 18, 1853 at 2.49 o'clk pm

Witness the word "the" erased & the word "over" and "conveyances and to divers mesne" interlined. Albert Pabodié City Clerk

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Know all men by these presents

That We Nicholas A Fenner, Amos C. Barstow, Apollos Richmond and Henry P Knight all of the City and County of Providence and State of Rhode Island for and in consideration of the sum of Ten Dollars to us paid by the New England Butt Company, a Company legally incorporated by an Act of the General Assembly of said State, the receipt whereof is hereby acknowledged, have granted, bargained, sold, transferred and conveyed and by these presents do grant, bargain, sell, transfer and convey unto the said the New England Butt Company their successors and assigns

A certain lot of Land, together with the Buildings and Improvements thereon, situate on the Westerly side of Pearl Street in said City of Providence and bounded as follows; Easterly by said Pearl Street on which it measures One hundred and thirty one feet, Southerly by Manchester Street on which it measures One hundred and ninety two feet more or less; Westerly by Saunders Street on which it measures One hundred and thirty eight feet more or less; and Northerly by Perkins Street on which it measures One hundred and ninety one feet more or less: Reference being made to a Deed from Israel G Manchester bearing date February 1st A.D. 1847, and recorded in Book No 106 page 53 of the Record of Deeds for said City of Providence, a deed from Israel G Manchester and Welcome Fenner bearing date the 1st day of February A.D. 1847 and recorded in Book No 106 page 54 of the Records aforesaid, and a deed from Israel G Manchester bearing date the 25th day of August A D 1849 and recorded in Book No 115 page 146 of the Records aforesaid

Also a certain Lot of Land, with the buildings and improvements thereon, situate on the Easterly side of said Pearl Street, being Lot numbered Sixty five (No 65) on a plat of the Nathan Angell Lands, recorded in Book No 39 page 313 of the Records aforesaid, reference thereto, and also to a Deed from Benedict H Dawley bearing date the 29th day of November A.D. 1847 and recorded in Book No 109 page 59 of the Records aforesaid being had for a more particular description thereof.

The above described premises being subject to a Mortgage to the Providence Institution for Savings to secure the payment of the sum of Eight thousand Dollars, to the Deed of which dated May 14th A D 1851 and recorded in Book No 125 page 140 of the Records aforesaid, reference is made;

Also Eight certain lots of Land, with the buildings and improvements thereon, situate in the Westerly part of said City of Providence, being Lots numbered One, two, three, four, five, six, seven and eight on a plat of House Lots belonging to the Estate of Israel G. Manchester, late of said City of Providence, deceased, which said Plat is recorded in the City Clerks Office of said City of Providence in Book of Plats No 4 page 20 reference thereto being had, and being also the same Lots conveyed to us the said Nicholas A Fenner, Amos C Barstow, Apollos Richmond and Henry P Knight, by Deed from Welcome Fenner and Edwin F Manchester, Administrators upon the Estate of the said Israel G Manchester bearing date the 30th day of April 1853 and recorded in Book No 129 page 442 of the Records of Deeds aforesaid reference thereto being had for a more particular description of the same

Also the one undivided half of two certain lots of land situate on the Easterly side of said Pearl Street, and running through from said Pearl Street to Winter St. and known and described on the aforesaid plat of the Nathan Angell Lands as Lots numbered Seventy one (No 71) and Seventy two (No 72) reference to said plat being had; Being the same conveyed to us the said Nicholas A Fenner, Amos C Barstow, Apollos Richmond and Henry P Knight by Deed from Daniel Brown

bearing date the 18th day of May A D 1853 and recorded in Book No 129 page 474 of the Records of Deeds aforesaid to which also reference is hereby made:

Also all and singular the Stock in Trade of every kind, the Steam Engine and Boilers, the Fixtures, Machinery, Tools, Implements and apparatus of every description, and all other personal property belonging to us, the said Nicholas A Fenner, Amos C Barstow, Apollos Richmond and Henry P Knight, as copartners under the name and Style of the New England Butt Company; Also all sum and sums of money due, owing or payable to us as copartners as aforesaid from any person or persons, firms or corporations with all and singular the evidences of every kind of such indebtedness: Meaning and intending hereby to convey unto the said, the New England Butt Company, a company incorporated as aforesaide, their successors and assigns all our and each of our right, title & interest in and to all and singular the Real and Personal Estate, goods, chattels, rights, credits and effects of every name and description wheresoever or howsoever the same may be situate now held, used, occupied or owned by us, the said Nicholas A Fenner, Amos C Barstow, Apollos Richmond and Henry P Knight as copartners as aforesaid; the said Nicholas A Fenner hereby conveying three ninths, the said Amos C. Barstow two ninths, the said Apollos Richmond one ninth and the said Henry P Knight three ninths thereof

To have and to hold the same, with all the rights privileges and appurtenances thereof or thereunto appertaining unto the said New England Butt Company, their successors and assigns forever to their sole use and behoof forever

And We, the said Nicholas A. Fenner Amos C Barstow, Apollos Richmond and Henry P Knight for ourselves, and our respective heirs, executors and administrators, severally and each for his interest or share in the premises above described and not jointly or for the interest or shares of the others of us, do hereby covenant and agree with the said Corporation, their successors and assigns, that the said Corporation their successors and assigns, shall well and truly hold and enjoy the premises aforesaid forever free from the lawful claims of all persons claiming the same by, from or under us, or either of us, excepting however the Mortgage aforesaid

And We, Deborah Fenner wife of the said Nicholas A Fenner, Emeline M Barstow wife of the said Amos C. Barstow, Asenath W Richmond wife of the said Apollos Richmond and Adeline W Knight wife of the said Henry P Knight, for and in consideration of the said sum so paid as aforesaid, and of the sum of One Dollar to each of us paid by the said Corporation, do hereby remise release and forever Quit claim unto the said Corporation their successors and assigns forever our and each of our respective rights of Dower in and to above described and granted premises

In testimony whereof, we have hereunto set our hands & seals this Seventh day of June in the year of our Lord, One thousand eight hundred and fifty three (A.D. 1853)

Signed, Sealed & delivered in presence of, the words "excepting however the mortgage aforesaid" having been interlined before signing
Maria J Fenner
witness to signatures of A C Barstow & E M Barstow
E E Barstow

N. A. Fenner LS
Deborah Fenner LS
A. C. Barstow LS
Emeline M Barstow LS

witness to signatures of A Richmond & A W Richmond
Zechariah Chafee

Apollos Richmond LS
Asenath W. Richmond LS

witness to signatures of Henry P Knight & Adeline W Knight
Edwin D Elliott

Henry P. Knight LS
Adeline W. Knight LS

Providence ss In Providence this nineteenth day of July A D 1853 then personally appeared Nicholas A Fenner, Amos C. Barstow, Apollos Richmond & Henry P Knight, subscribers to the foregoing instrument and severally acknowledged the same to be their free act and deed, hand & seal.

Before me
Robert Knight Justice of the Peace

Recorded July 20th 1853 at 2,10 o'clock p m
Witness
Albert Pabodie City Clk

An Indenture made on this Twentieth day of July in the year one thousand eight hundred and fifty three, by and between Abby L. Andrews of the City and County of Providence and State of Rhode Island of the first part, Preston Bennet and Betsey Andrews, both of said city of Providence of the second part and Aaron C. Chesbrough of the City, County and State of New York of the third part

Whereas a marriage is shortly intended to be had and solemnized between the said Abby L. Andrews and Aaron C. Chesbrough, and whereas it has been agreed between the parties to said intended marriage, that all the real and personal estate of the said Abby L. Andrews shall be secured to her sole and separate use in manner hereinafter mentioned

Now this Indenture Witnesseth.

That the said Abby L. Andrews in consideration of the premises, and of the sum of one dollar to her paid by the said Preston Bennet and Betsey Andrews, the receipt whereof she doth hereby acknowledge; and by and with the consent and approbation of the said Aaron C. Chesbrough, hath given, granted, bargained, sold, assigned and conveyed, and doth hereby give, grant, bargain, sell, assign and convey unto the said Preston Bennet and Betsey Andrews, and the survivor of them, his or her Heirs and Assigns ——— All the Right, Title, and Interest, which She the said Abby L. Andrews has in and to all or any part of the Real and Personal Estate, formerly belonging to her Father.

John Andrews, late of said City of Providence, deceased, or to any of the proceeds of said Estate, howsoever it may now be invested, to which She the said Abby L. Andrews is, or hereafter may be entitled under the last will and testament of her said Father or otherwise. And also in and to any and all other Real and Personal Estate of every kind, by her owned, to her belonging, or to which She is in any way entitled, either individually, or in common or jointly with others, wherever or however the same may be situate.

To Have and to Hold the Real and Personal Estate aforesaid, with the privileges and appurtenances thereof, unto them the said Preston Bennet and Abby (Andrews), and the Survivor of them, his or her Heirs and Assigns, but in special trust, for the uses and purposes, and with the powers and subject to the limitations and obligations herein after mentioned, that is to say. In Trust, that until the Solemnization of the said intended marriage, the said Trustees, and the Survivor of them, his or her heirs and assigns, shall hold the said Real and Personal Estate, to and for the sole use of the said Abby L. Andrews, her Heirs and Assigns. And from and after the Solemnization of the said intended marriage, in trust, that they the said Trustees, and the Survivor of them, his or her heirs and Assigns, shall hold, manage, and improve the said real and personal estate, and any other real or personal estate, which they as Trustees as aforesaid may at any time hereafter hold under the provisions herein contained, in the manner they deem most for the interest of the said Abby L. Andrews, with full power to make partition of any part thereof that may be held in common or undivided, with any other person or persons: to keep the real estate in repair, and insured from loss or damage by fire, to pay all taxes, repairs, and other expenses attending the management of the same; to receive all the rents, profits, income, dividends, and interest of the said trust property and Estate, and after paying therefrom all the above and other expenses attending the due execution of the trusts herein declared, including a reasonable compensation to said Trustees for their services, they shall, at least, as often as once in every six months, during her natural life, pay over to her the said Abby L. Andrews the residue thereof for her sole use, and her receipt to the said Trustees therefor, whether She be married or single at the time, shall be an absolute discharge to said Trustees therefor, So that, She the said Abby L. Andrews shall not sell, mortgage, or otherwise dispose of the same by way of anticipation.

And the said Trustees, and the Survivor of them, his or her heirs and assigns, are hereby fully authorized and empowered with the assent, or at the request of the said Abby L. expressed in writing, in case they shall think it expedient, to sell and convey any part or the whole of the real and personal estate hereby conveyed, or which they as Trustees as aforesaid may, at any time, hold under the provisions herein contained, and to change the investment of any of said trust property and Estate: and the proceeds of any such Sale or Sales, change or changes, shall be by them the said Trustees, invested in Real Estate, or in Mortgages upon real or personal Estate or in government Stocks, or in Stocks of the incorporated Banks of this State, or in such other manner as said Trustees in their discretion may think best, in their names as Trustees aforesaid, and when so invested shall be by them had and held upon the same trusts and for the same uses and purposes, for which said trust property and Estate hereby conveyed will be held under the provisions herein contained; and the same may be sold and the proceeds reinvested, from time to time, in trust, in manner aforesaid. And in case of any such Sale or Sales, Change or changes of any of said trust property and Estate by the said Trustees, they, or either of them, in the absence or inability of the other, are hereby empowered to make and execute all necessary conveyances of the same so as to vest in the purchaser or purchasers thereof good and valid titles thereto. And it is hereby declared, that the purchaser or purchasers, of any Estate held in trust as aforesaid, shall not be bound to see to the application of the purchase money.

And whenever the said net income of said trust property and Estate (hereby) held, shall fall short of the sum of Eight Hundred Dollars in any one year, the said Trustees, and the Survivor of them, and his or her heirs and Assigns, are (hereby) Empowered to Sell and convey, and shall from time to time, upon the written request of the said Abby L. Sell and convey So much of the principal of said trust property and Estate as shall be necessary to make up the deficiency; and to pay to the said Abby L. upon her receipt, such sum, as with the net annual income aforesaid, shall Amount to the said sum of Eight Hundred Dollars.

And it is (hereby) agreed and declared by and between the parties to this Indenture, that the said Trustees, and the Survivor of them, his or her heirs and Assigns, shall upon the written request of the said Abby L. pay over to her the said Abby L. out of said trust property and Estate, in addition to the aforesaid net annual income of said trust property and Estate, or the Sum of Eight Hundred Dollars aforesaid, in case said net income shall not amount to that Sum, the further and the Sum of Five Thousand Dollars for her Separate use, which said Sum of Five Thousand Dollars shall be paid to her at such times, and in such Sums, not Exceeding in the whole the said Sum of Five Thousand Dollars, as She may request, and her receipt therefor shall be a full and absolute discharge to said Trustees for the same. And the said Trustees, and the Survivor of them, his or her heirs and assigns, are hereby authorized and Empowered, if necessary, from time to time, to Sell, transfer and convey, or mortgage or otherwise pledge So much of said trust property and state as may be necessary to raise said Sum of Five Thousand Dollars.

And it is hereby further agreed and declared, that the said Abby L. shall have full power and Authority, at any time, whether married or unmarried, to dispose of any and All said trust property and Estate, real and personal by her last will and testament, or by any instrument in the nature of a last will and testament of her the said Abby L. to such person or persons, and in such manner, and for such purposes in trust or otherwise, as She may think proper; and such last will and testament, or instrument in the nature of a last will and testament, to revoke and others to execute in its stead, as often as She may think proper so to do: provided that, in case the said Abby L. shall decease in the life time of the said Aaron C. Chesbrough and at her decease shall leave issue of said marriage living, She the said Abby L. shall not by any such last will and testament, or instrument in the nature of a last will and testament, give, devise or bequeath to the said Aaron C. Chesbrough, any other or greater interest in said trust property and Estate than the aforesaid net annual income thereof, for and during the natural life of him the said Aaron C. Chesbrough. And the said Trustees, and the Survivor of them, his or her heirs and assigns, shall convey any or all of said trust property and Estate, remaining in their hands or in the hands of either of them, to such person or persons, and in such manner as may be necessary to carry into effect the true intent and meaning of said last will and testament, or instrument in the nature of a last will and testament, so by her, the said Abby L. made in manner aforesaid.

And in case the said Abby L. during her said marriage, shall decease not having made her last will and testament, or any instrument in the nature of a last will and testament, and the said Aaron C. Chesbrough shall survive her the said Abby L. that then the said Trustees, the Survivor of them, his or her heirs and assigns, Shall pay to the said Aaron C. Chesbrough as often, at least, as once in every six months, during his natural life, for his own use, the whole of the net income of said trust property and estate. And upon the decease of the said Aaron C. Chesbrough, the said Trustees, and the Survivor of them, his or her heirs and assigns, shall convey all said trust property and Estate, both real and personal, then remaining in their hands or in the hands of either of them, to such person or

persons, their heirs and assigns, as would inherit the same according to the Statute then in force in this State for the descent and distribution of the Estates of persons dying intestate, if She the said Abby L. had died seized and possessed of the same intestate. And in case the said Abby L. shall survive the said Aaron C. Chesbrough, the said Trustees, the survivor of them, his or her heirs and assigns, shall transfer and convey the whole of the trust property and Estate held under this Indenture and then remaining in their or either of their hands to her the said Abby L. her Heirs and Assigns: and until so transferred and conveyed shall pay over to her the said Abby L. or empower her to receive, the rents, profits, income, dividends, and interest of the same for her own use.

And the said Trustees, and the survivor of them, and his or her heirs and assigns, may, at any time, relinquish the aforesaid trusts, and discharge themselves from the further execution thereof, by giving to the said Abby L. or to the person or persons who, for the time being, shall be entitled to the benefits of the aforesaid trusts, thirty days notice of their wish to relinquish the same, in writing, or without such notice, the said Abby L. or the said person or persons, so entitled to the benefits of said trusts, assenting thereto, in writing, and by conveying the said trust property and Estate to such person or persons, as She the said Abby L., if then living, may in writing nominate, and appoint, to hold the same for the same uses and purposes, and upon the same trusts declared and specified in this Indenture: and in default of such nomination by her the said Abby L. or in case of her decease, then by conveying the same to such person or persons, as upon application of such Trustee or Trustees, or the person or persons aforesaid so entitled to the benefits of said trusts, may be for that purpose appointed by the Court exercising Probate jurisdiction in said City of Providence, to hold upon and subject to the trusts aforesaid: And in case of the resignation of either of the said Trustees herein appointed, and in default of the nomination and appointment of another in his or her stead in manner aforesaid, then the remaining Trustee shall have and exercise all the powers herein granted to both of said Trustees. And in case of the decease, or inability to perform the trusts hereby created, of the said Trustees or either of them, it Shall and may be lawful to and for the said Abby L., if then living, or in case of her decease, to and for the said Court exercising probate jurisdiction upon application as aforesaid, to nominate and appoint some other proper person or persons, to be a new trustee or trustees for the purposes aforesaid, and thereupon, and in every such case, the said trust property and Estate shall, as soon as may be, be conveyed in such manner that the same shall become fully and legally vested in the surviving trustee, if any such there be, and such new appointed trustee or trustees as aforesaid: or if there shall be no such surviving trustee, then in the name of such new appointed trustees in the manner aforesaid: and the surviving trustee and such new appointed trustee or trustees, or such new appointed trustees, shall have all the powers, and shall hold the said trust property and Estate, upon the same trusts, and for the same uses and purposes, and subject to all the provisions herein set forth and expressed: And in like manner other new trustees may be appointed, from time to time, as occasion may require.

And the said Preston Bennet and Betsey Andrews for themselves, their respective heirs, Executors, and administrators, do hereby severally covenant and agree to and with the said Abby L. Andrews her heirs, Executors, Administrators and assigns, that they the said Preston Bennet and Betsey Andrews will faithfully and truly fulfil and perform from time to time, and at all times, all and singular the trusts aforesaid, according to the true intent and meaning of this Indenture.

And the said Aaron C. Chesbrough in consideration of the premises hereby assents to the provisions of the preceding Indenture, and for himself, his Heirs, Executors and Administrators, covenants and agrees to and with the said Preston Bennet and

Betsey Andrews, and the Survivor of them, and his or her or their Successors in the said trust, that he will not, at any time, nor in any manner interfere with, or embarrass the said Trustees or the Survivor of them, or his or her or their Successors in the said trust, in the proper discharge of the duties of the trusts aforesaid, nor interfere with the said trust property and estate otherwise than in conformity to the provisions of this Indenture. And that he will at all times hereafter, upon the request of the Trustees or Trustee aforesaid, make and execute such further and other grants and assurances in law, for the further, better and more perfect granting and assuring of the said trust property and estate, to and for the uses, intents and purposes herein before mentioned. And do and perform such other acts, matters, and things, as may be in his power, and may be reasonably advised and required.

In Testimony whereof the said parties have hereunto set their Hands and Seals, at said Providence, the day and year herein first mentioned.

Signed, Sealed and Delivered in presence of. the words "and without such assent or request in case they shall deem it necessary" having been erased before the execution hereof.

Abby L. Andrews. L. S.

Preston Bennet. L. S.

Betsey Andrews. L. S.

Lucy L. Whipple.
Benjamin T. Eames.

Aaron C. Chesbrough. L. S.

Providence ss.

In the City of Providence this Twentieth day of July A.D. 1853 Then personally appeared Abby L. Andrews, Preston Bennet, Betsey Andrews, and Aaron C. Chesbrough and severally acknowledged the preceding Instrument by them severally signed to be their free and voluntary act and deed. hand and seal.

Before me. Benjamin T. Eames,
Justice of the Peace.

Recorded. July 21st 1853. at 9. 15. A. M.
Witness.
Albert Pabodie,
City Clk

Know all Men by these Presents.

That I. Duty Greene, Attorney for Lewis Wain und J. Fisher Leaming of Philadelphia, in consideration of one dollar, to me in hand already paid by J. Fisher Leaming of Philadelphia, have given, granted, and sold, and do hereby give, grant, sell ~~and~~ convey and confirm unto him the said J. Fisher Leaming, his Heirs and Assigns, one share in the Capital Stock of the City Hotel Company, (formerly Broad Street Hotel Company) in Providence, with all the Dividends, Rights, and Privileges to the same belonging.

To Have and to Hold to him the said J. Fisher Leaming his Heirs and Assigns forever.

In Testimony whereof, I have hereunto set my hand and Seal, this Twenty Second day of July in the year 1853.

Signed, Sealed and delivered in presence of

Duty Greene, Attorney. L. S.

Providence Sc.

In Providence the twenty second (22d) day of July A.D. 1853. personally came the aforesaid Duty Greene, and acknowledged the foregoing to be his voluntary deed.

Before me. Robert Knight.

Justice of the Peace.

Recorded July 22. 1853 at 4.15. P.M.

Witness. Albert Pabodie

City Clk

word "and" erased AO

Whereas divers differences and disputes have heretofore arisen and existed among and between Charles F. Tillinghast (Trustee to and for Sarah B. Eaton), Lucy Daily, Widow, and Nathan Mason all of the City and County of Providence, owners of adjoining lands on and near India Street in the Southerly part of said city of Providence, in relation to the boundaries of the same, and rights of way. And whereas two certain actions, in relation to the same matters are now pending before the Court of Common Pleas within and for the County of Providence, to wit. Charles F. Tillinghast, Trustee. vs. Almira B. Mason: and Charles F. Tillinghast, Trustee, vs. Daniel D. Bailey — to which reference is had.

And whereas the said Charles F. Tillinghast, in and by the instrument creating him Trustee for said Sarah B. Eaton, is therein and thereby required to make and execute conveyances of any of the real estate, which he holds in trust by virtue of said instrument for said Sarah B. Eaton whenever he shall be thereunto required in writing by the said Sarah B. Eaton. — and the said Sarah B. Eaton hath in writing requested me to convey to Lucy Daily, above named the real estate and rights of way hereinafter bounded and described.

Now for the purpose of settling said disputes, differences, and actions, Know Ye, that I the said Charles F. Tillinghast, Trustee as aforesaid and in compliance with said written request of said Sarah B. Eaton, in consideration of five dollars to me paid by said Lucy Daily and in further consideration of a deed of quitclaim from said Lucy Daily to said Charles F. Tillinghast, Trustee, of other lands and rights of way in the vicinity of the same of even date herewith do hereby remise, release, and forever quitclaim unto said Lucy Daily, her heirs and assigns forever all my right, title and interest as trustee as aforesaid, and all the right, title and interest of the said Sarah B. Eaton, in and to the following described lot of land, to wit, a lot of land situate in the Southeasterly part of said City of Providence, bounded, beginning at the South West corner thereof on India Street, thence running northerly, bounding westerly on land of said Tillinghast, Trustee, about one hundred and twenty one feet to a stone set in the ground, more or less, thence easterly, bounding northerly on land of said Tillinghast, Trustee, about thirty two feet to another stone set in the ground, more or less, thence southerly, bounding easterly on a thirteen foot gangway, this easterly being parallel with the westerly line of the lot hereby conveyed, to India Street, thence westerly, bounding southerly on said India Street to the place of beginning.

And

the said Charles F. Tillinghast, Trustee as aforesaid, for himself and his successors in said trust and for the said Sarah B. Eaton, her heirs and assigns, hereby covenants and agrees to and with said Lucy Daily, her heirs and assigns, that she, the said Lucy Daily, her heirs and assigns, and the owners of the estate hereby quitclaimed to her shall and may forever hereafter have and enjoy at all times a full and free right of way, upon, through, and over all that strip of land lying and included between the easterly line of the lot hereby quitclaimed, and a line drawn parallel with said line, and thirteen feet easterly thereof and extending from said

India Street northerly the whole length of the lot hereby quitclaimed: hereby agreeing that said strip shall at all times be kept open for all the uses of a gangway, and for the exclusive use of the persons owning and occupying the estate adjoining said gangway and for them only and as appurtenant thereto.

To Have and to Hold all the same with all the privileges and appurtenances thereof to her said Lucy Daily, her heirs and assigns forever.

And I said Charles F. Tillinghast, Trustee as aforesaid for myself, my successors in said trust, and for the said Sarah B. Eaton, her heirs and assigns do covenant to and with the said Lucy Daily, her heirs and assigns that I will warrant and defend the same to said Lucy Daily, her heirs and assigns forever against the lawful claims of all persons, claiming by, through, or under me.

In witness whereof, I have hereunto set my hand and seal at said city of Providence this eighth day of February, in the year, one thousand eight hundred and forty seven.

Signed, sealed and delivered in presence of. words "Sarah" and "and occupying" interlined before execution and words "or", "through or under the said Sarah B. Eaton", being first struck out

Charles F. Tillinghast L.S.
Trustee.

Providence Sc. Providence February 8. 1847.

Then personally appeared the above named Charles F. Tillinghast and acknowledged the above instrument by him signed to be as signed, his free and voluntary act and deed. Before me. William H. Potter.

Public Notary.

I Sarah B. Eaton, wife of Levi C. Eaton of North Providence, in said county of Providence, hereby request Charles F. Tillinghast, Trustee for me of the within described estate, to sign, seal, execute and deliver the within instrument and hereby confirm and sanction the within conveyance. Witness my hand and seal, this eighth day of February, A.D. 1847.

In presence of
Geo B. Ruggles.
Gamaliel Leyman Dwight.

Sarah B. Eaton. L.S.

Providence Sc.

In Providence, on this Eighth day of February, A.D. 1847. personally appeared Sarah B. Eaton, subscriber to the aforegoing request, and after having been by me examined privily and apart from her said husband, and having said instrument shewn and explained to her by me, acknowledged and declared the same to be her free and voluntary act and deed, and that she did not wish to retract the same. Before me. Gamaliel Leyman Dwight.

Justice of the Peace.

Recorded. July 22d 1853 at 4.45 P.M.

Witness.

Albert Pabodie

City Clk

To all whom these Presents Shall Come.

Greeting

I, Simmons L. Hale of the City and County of San Francisco and State of California, being desirous of appointing a person, and of giving him ample powers and authorities to do and execute every act, deed, matter, and thing whatsoever, which may or shall be requisite, as well as necessary, to be done, in respect to the management of all my Estates, real, personal and mixed, during my absence and residence beyond the Seas or elsewhere.

Now therefore These Presents Witness, That I have made, constituted and appointed, and in my stead do put, William M. Hale, of Providence, Rhode Island, my true and lawful attorney, for me and in my name, to enter in, and upon, and to take possession of all and singular, my real, personal and mixed estates whatsoever, and wheresoever to me belonging, or in any wise appertaining, and to make Sale of, and convey, or exchange for other Estates; and all moneys arising from such Sales, or on account of any exchange, to lay out and invest in other lands and hereditaments, or in Government or real Securities, or otherwise as he shall deem fit, and to Sign, Seal, execute, and as his act and deed, and as my act and deed, to deliver any conveyances and assurances, either by way of absolute sale, or in exchange for other freehold &c. Such of my Estates, which may be so Sold or exchanged, and to Sign receipts for the Consideration money on such sales or exchanges: and also, to transpose or transfer any Mortgages or other Sureties, which he the said William M. Hale may take for any monies, which from time to time may have arisen from such Sale or Sales, exchange or exchanges, and may have been placed out on such Securities, and also to view, Search and see the State and condition of all my Estates, and if necessary repair, add or alter, all or any to the best advantage: And also to pay all taxes, rates, charges, deductions, expenses, and all other things whatsoever on account of my Estates as aforesaid: and also to Contract for the caring of the same, and to make, Seal, and deliver, any instrument of writing touching the same, in any manner whatsoever: also to Sue for, receive, and recover all manner of Debts, dues, duties, rents, services and Sums of money whatsoever due, or to grow due to me, in respect to the premises aforesaid. And on the non payment thereof, to pursue any legal means for the recovery of the same, at any time, and as often as he may deem proper, for the due management of all my business, during my absence abroad, according to Law.

And also, for the better doing, performing, and executing of all and any of the matters and things aforesaid, I do hereby further give and grant, unto the said William M. Hale, my attorney, full power and authority to constitute and appoint, and in his place and stead, to put one or more attorneys, and the same at his pleasure to revoke, and others in his or their place or places to Substitute, And I do hereby agree to ratify and confirm, all and whatsoever my said attorneys or either of them, shall lawfully do or cause to be done in the premises.

In witness whereof, I have hereunto set my hand and seal, this Fifteenth day of February, One thousand eight hundred and Fifty three.

Sealed and Signed in presence of
S. W. Meggs.
The words "of Providence, Rhode Island" interlined before signing.
Simmons L. Hale.
Witness S. W. Meggs.

Simmons L. Hale. (L. S.)

State of California, County of San Francisco. } Ss.

On this fifteenth day of February, A.D. one thousand eight hundred and fifty three. Before me, Lewis W. Sloat, a commissioner for the State of Rhode Island and Providence Plantations, residing in the City of San Francisco, State of California

personally appeared, Simmons L. Hale, who acknowledged the foregoing instrument to be his free and voluntary act and deed. In witness whereof, I the said commissioner have hereunto set my hand and official Seal, in the City of San Francisco, State aforesaid, the day and year first above written.

L. W. Sloat. (L. S.)
A Commissioner for the State of Rhode Island and Providence Plantations.

Recorded, July 23d 1853 at 1. 25. P. M.
Witness.
Albert Pabodie
City Clerk

Know all Men by these Presents.

That I, William M. Hale of the City and County of Providence, and State of Rhode Island do hereby constitute and appoint William Andrews of said City of Providence, my true and lawful attorney, for me, in my own name and as attorney for Simmons L. Hale, now residing in the State of California, to make, Seal, execute and deliver, to George Head, Sarah Ann Shaw and Jeremiah C. Bliss, all of said City of Providence, deeds of Warranty of three certain Portions of the Real Estate of which my Father, Daniel Hale, died seized and possessed of, Situate in said City of Providence and in the Town of North Providence, - all of which said Deeds of Warranty are dated May 1st 1853. Reference to said Deeds being had, for a particular description of the Premises therein conveyed.

And for me and in my Name, and as Attorney for the said Simmons L. Hale, to receive of and from the said George Head, Sarah Ann Shaw, and Jeremiah C. Bliss, the proceeds of such Sales, and accounting to me, for the amount of my interest and the amount of the Interest of the said Simmons L. Hale in said Sales. Hereby giving and granting unto my said Attorney, my full Power and Authority in the Premises, and as my Substitute full power and authority as attorney for the said Simmons L. Hale: And generally to do and perform all matters and things in relation to the Premises, in as full and ample a manner as I myself could do, or the said Simmons L. Hale could do, were we personally present at the doing thereof. Hereby ratifying, confirming and allowing all matters and things, that the said William Andrews, has heretofore done in my Name, or as my substitute, for Simmons L. Hale, or that may hereafter be lawfully done in relation to the Premises, by virtue of these Presents.

In Witness whereof, I have hereunto set my hand and seal, on this Nineteenth day of May, A. D. 1853.

Signed, Sealed and delivered in Presence of
Nathaniel Searle

William M. Hale. (L. S.)

County of Providence, Ss. In the City of Providence on this 23d day of July, A. D. 1853. Then personally appeared the above named William M. Hale, before me and acknowledged the preceding Instrument by him Signed for himself and as attorney for Simmons L. Hale, to be his free act and deed, and the free act and deed of the said Simmons L. Hale.

Nathaniel Searle. Justice of the Peace.

Recorded, July 23d 1853 at 2. 10 P. M.
Witness.
Albert Pabodie
City Clerk

Know all Men by these Presents.

That I. Horace A. Wilcox of the City and County of Providence, and State of Rhode Island, in consideration of the Sum of Three Thousand Dollars to me in hand paid before the Execution hereof. (said Sum having been paid to me Several years ago) by Sally B. Wilcox my wife, and also in consideration of one dollar to me in hand paid before the execution hereof by Henry B. Drown of the City, county and State aforesaid, the receipt whereof I do hereby acknowledge, and am therewith fully Satisfied and paid, have remised released, and forever quitclaimed, and by these Presents do remise, release, and forever quitclaim unto the said Henry B. Drown — All the right, title, interest, property, claim and demand, which I now have or ever had, or of right may or can ever hereafter have by virtue of my marriage with my Wife, Sally B. Wilcox, formerly Sally B. Howell, or in any other way, whether it be life Interest, or any other interest or claim, in and to all and Singular, every part and parcel of the Estates and Property, both real and personal, now or at any previous time belonging to, or which may ever hereafter belong to my said Wife, Sally B. Wilcox, by Inheritance, Purchase, Gift, or in any other manner, Embracing all her portion, divided and undivided, of all parts and the whole of the Howell Estate, so called, and of the Estate of the late Watt Smith deceased, and of all Estates or Property purchased of Maria A. Howell, of New York by the children or heirs of the late Martha Howell deceased. And of all and every other Property and Estates, in which She, my said wife has now, has had, or may ever hereafter have any claim or interest whatever, wheresoever the same is or may be situated throughout the whole world.

To Have and to Hold the Same with all the rights, privileges, and appurtenances thereof, or thereto belonging, or in any wise appertaining, unto him the Said Henry B. Drown, his heirs and assigns, In Trust, for the Sole, Separate, and particular use, and benefit of my said Wife, Sally B. Wilcox, for and during the term of her natural life; for which purpose the said Trustee shall permit the said Sally B. Wilcox to occupy the said Estates, and every part thereof at her pleasure, taking the proceeds and income thereof, to and for her own Use and benefit; or Shall at her written request Lease or rent the same, to the best advantage in his power, or any part thereof, which may be designated by the Said Sally B., and Shall pay to her all the rents and profits thereof remaining, after paying therefrom all the taxes and other expenses of said Estates. With full power in the said Sally B. Wilcox at any time to Sell or dispose of said Estates and the Interest hereby quitclaimed, or any part thereof, for a valuable consideration, in Fee Simple or otherwise. And at the request in writing over her hand and Seal, of the Said Sally B. Wilcox, in pursuance of Such Sale or disposal of Said Estates, or any part thereof, by her, the said Trustee, his Heirs and Assigns, Shall make and Execute a proper conveyance of the Same in Fee Simple or otherwise, according as the case may be, according to her request, which shall be a good and valid conveyance of said Estates, and the interest herein conveyed, or any part thereof, in Law and Equity.

And in further trust after the decease of the said Sally B. Wilcox, in case the said Estates, or any part thereof, Shall not have been Sold or disposed of by her, and conveyed by the said Trustee, his heirs or assigns, as aforesaid, in trust for the use and benefit of any Child or children of the said Horace A. and Sally B. Wilcox, in equal Shares, their heirs and assigns forever. And I, the said Henry B. Drown, do hereby accept the preceding conveyance, and do covenant with the said Horace A. and Sally B. Wilcox, their heirs and assigns, that I, my heirs and assigns, will and Shall faithfully Execute the covenants and directions and trusts herein before mentioned.

In Witness whereof we have hereunto set our hands and Seals, at Said Providence, this Twenty Fifth day of July, in the year of our Lord, One Thousand Eight Hundred and Fifty Three.

Signed, Sealed, and delivered in presence of. The words "and the interest herein conveyed" at the top of this page, and the word "do" in the 15th line thereof, being first interlined. Samaliel L. Dwight.

Horace A. Wilcox. (L.S.)
Henry B. Drown. (L.S.)

Providence Sc. In Providence, on this Twenty Fifth day of July, A. D. 1853, personally appeared Horace A. Wilcox and Henry B. Drown, Subscribers to the aforegoing, and Severally acknowledged the Same to be their free and voluntary act and deed.

Before me. Samaliel Lyman Dwight.
Justice of the Peace.

Recorded, July 25th 1853 at 10.40. A.M.
Witness.

Albert Pabodie
City Clk

It is agreed between John F. Chapin and Caesar A. Updike as follows: the said Chapin agrees to sell to the said Updike, the lot of land, with the house, and improvements and fixtures thereto, Situated on the corner of Aborn and Washington Streets, being the Estate late purchased of Gabes C. Knight, and now occupied by said Chapin, for the Sum of Six Thousand one hundred Dollars, to be thus paid: Twenty one Hundred in cash on the delivery of the papers and deeds — Two Thousand Dollars in twelve months from the first day of September next: — and Two thousand Dollars in Eighteen (Months) from said first day of September next, said last Sums to be on interest, and secured by Mortgage on Said Estate. And the said Chapin will on the first day of September next, on receiving the said Sum of Twenty one hundred dollars from the said Updike, execute to the said Updike a deed of conveyance of said premises, with usual warranty and covenants, and transfer to the said Updike the policy of insurance now on said premises.

And the said Updike agrees with the said Chapin, that he will on the said first day of September next, on the execution of said deeds and papers pay to the said Chapin, the said Sum of Twenty one Hundred Dollars as aforesaid, and execute his notes, Secured upon said Estate by Mortgage as aforesaid, or such other Security as may be agreed upon by the parties. For the faithful performance of said agreements, we bind ourselves, our heirs and assigns.

In testimony whereof, we hereto set our hands and Seals at Providence, this 21st day of September, 1853.

Witness.
Wm. H. Gardiner.

John F. Chapin. (L.S.)
Caesar A. Updike. (L.S.)

Recorded, July 25th 1853. at 5. P. M.
Witness.

Albert Pabodie
City Clk

Know all Men by these Presents.

That we, Isaac H. Holden, and Perdora A. Holden of the city and county of Providence, State of Rhode Island, copartners in business under the name and Style of the High Street Furnace Company, in consideration of the Sum of Nine Thousand and Five Hundred Dollars to us paid, (the receipt whereof is hereby acknowledged) by the Builders' Iron Foundry, a Corporation incorporated by the General Assembly of Rhode Island, and located in said city of Providence, Do hereby bargain, Sell, set over, and deliver unto them the said Builders' Iron Foundry, their successors and assigns forever. All and Singular the boilers, engines, machines, patterns, tools, implements and furniture of every kind whatsoever, Now in and about the Foundry Establishment on (Codding) Street in said Providence, of late owned, occupied and improved by us, but which by

conveyances from us severally) of even date herewith, has become the property of said Corporation: excepting (also from hereunto) all patterns for ploughs, and the flasks for the same; one iron safe; one copying press; one book case and two desks.

To Have and to Hold the same with all the rights and privileges to the same belonging to them, the said Builders' Iron Foundry, their successors and assigns forever. And we for ourselves respectively, and our respective heirs, executors, and administrators, against all persons lawfully claiming the aforesaid property, will warrant and defend the said Builders' Iron Foundry, their successors and assigns forever.

In Witness whereof, we hereunto set our hands and seals at Providence, this 25th day of July, A. D. Eighteen hundred and fifty three. 1853.

Signed, Sealed, and delivered in presence of
Robert Knight.

Isaac H. Holden. (L.S.)

Pardon H. Holden. (L.S.)

Providence Sc. In the City of Providence this 25th day of July, A.D. 1853.

Then the aforenamed Isaac H. Holden and Pardon H. Holden, personally appeared and severally acknowledged the aforegoing written instrument by them subscribed, to be their free act and deed. Before me. Robert Knight.

Justice of the Peace.

Recorded, July 25th. 1853. at 5.35. P. M.

Witness. Albert Pabodie

City Clk

Know all Men.

That I, Otis H. Cushing of Providence in the State of Rhode Island, for and in consideration of the sum of One Hundred Dollars, to me paid by Nathaniel Knight of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over, and deliver unto said Nathaniel Knight, a certain Blacksmith Shop, situated upon a lot of land belonging to Nathaniel F. Potter of said Providence, said Shop being a one Story Building with Gamble Roof, and Numbered Forty Seven (47.) on Peck's Wharf Street in said Providence, together with the privileges and appurtenances thereof.

To Have and to Hold the same to him, the said Nathaniel Knight, his Executors, Administrators, and assigns, to his and their use forever. And I, said Otis H. Cushing, for myself, my Heirs, Executors, and Administrators, against all persons lawfully claiming the same, will warrant and defend the said Nathaniel Knight, his Executors, administrators, and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal at said Providence, this First day of July in the Year A.D. Eighteen Hundred Fifty Three. (1853.)

Signed, Sealed, and delivered in presence of.
Lucius C. Ashley.

Otis H. Cushing. (L.S.)

Providence Sc. July 26th 1853. Then personally appeared the abovenamed Otis H. Cushing and acknowledged the aforegoing Instrument, by him signed, to be his free act and deed.

Before me. Lucius C. Ashley. Justice of the Peace.

Recorded, July 27. 1853. at 1/2 o'clock. P. M.

Witness. Albert Pabodie

City Clerk

Know all Men.

That We, the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island, &c. in consideration of Twenty five Dollars to us already paid by Richmond Brownell, do hereby grant, bargain, sell, and convey, to the said Richmond Brownell, his Heirs and Assigns, one lot of land in the Cemetery of said Corporation, Situated on fifth Avenue, and numbered Six Hundred and Twenty, (No. 620) on the plat of said Cemetery, made by Cushing and Walling, and recorded in the land registry of said city, Page 16, Vol. 3 Book of Plats.

To Have and to Hold the same unto the said Richmond Brownell, his Heirs and Assigns forever: Subject to the conditions and restrictions, and with the privileges following; to wit:—

1st No fence shall be erected upon or around said lot, except in the mode prescribed or approved by the vestry of said Corporation.

2d. Said lot shall not be used for any purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated without the consent of said vestry.

3d. The proprietor may erect stones, monuments, and Sepulchral Structures, and cultivate trees, Shrubs and plants on said lot; and shall keep in repair, at his or her expense, the land marks set thereon by the Corporation.

4th If any tree, Shrub or plant on said lot shall, by its roots, branches, or otherwise, be detrimental, inconvenient or dangerous to adjacent lots or avenues, or to passengers, it shall be the right and duty of said vestry to cause the same, or such parts thereof as constitute the nuisance, to be removed.

5th. If any Stone, Structure or inscription upon said lot shall be deemed offensive or improper by said vestry, it shall be their right and duty to cause the same to be removed.

6th. The Cemetery and its appurtenances shall be under the custody and superintendence of the vestry of said Corporation. And all the lots therein shall be subject to such further regulations, for the preservation of the Cemetery and to secure the rights of proprietors therein, as said vestry shall, from time to time, deem expedient.

Witness the Common Seal of said Corporation hereto affixed this Twenty Seventh day of July, in the year of our Lord 1853. by Charles H. Mason, our Treasurer for that purpose duly authorized.

In Presence of.
W. S. Grinnell.

C. H. Mason. } Treasurer of Grace Church, Providence.

Providence Sc.

In the City of Providence this 27th day of July 1853. personally came C. H. Mason, Treasurer of the Corporation of Grace Church, Providence, and acknowledged the preceding to be his voluntary deed, in said capacity, with the common seal of said Corporation thereto affixed.

Before me.
Francis E. Hoppin.
Justice of the Peace.

Recorded, July 27th 1853 at 3. 08. P. M.

Witness. Albert Pabodie

City Clk

Know all Men.

That We. The Corporation of Grace Church. in Providence. a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Twenty Five Dollars to us already paid by Benjamin and Alexander Brownell. do hereby grant. bargain. Sell. and convey to the said B. and A. Brownell. their Heirs and Assigns. one lot of land in the Cemetery of said Corporation. Situated on Fourth Avenue. and numbered Six hundred and twenty one; (No 621) on the plat of said Cemetery. made by Cushing and 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 Benjamin and Alexander Brownell. 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 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 Twenty Seventh day of July. in the year of our Lord. 1853. by Charles H. Mason. our Treasurer for that purpose duly authorized.

In presence of } C. H. Mason } Treasurer of Grace Church. Providence.
W. T. Grinnell }

Providence Sc.

In the City of Providence. this 27th day of July. 1853. personally came Charles H. Mason, Treasurer of the Corporation of Grace Church, Providence. and acknowledged the preceding to be his voluntary deed. in said capacity. with the common Seal of said Corporation thereto affixed.

Before me. Francis E. Hospin.
Justice of the Peace.

Recorded, July 27th 1853 at 3.08 P. M.
Witness. Albert Pabodie
City Clk

Know all Men by these Presents.

That We. Benjamin Dyer. Hercules Whitney. Martha P. Whitney. Wife of the said Hercules Whitney. Thomas J. Stead. Francis E. Stead. Wife of the said Thomas J. Stead. Anstis P. Manton. Samuel S. Salisbury. and Abby D. Salisbury. Wife of the said Samuel S. Salisbury. all of the City of Providence. in the State of Rhode Island. Benjamin D. Washburn. Robert S. Washburn and Charles R. Washburn of Taunton. in the State of Massachusetts. Isaac Washburn of Worcester. in said State of Massachusetts. and Abby P. Potter of Brooklyn. in the State of Connecticut. in consideration of the Sum of One Hundred and Fifty Dollars. to us paid by The "Field Fountain Society" a Society legally incorporated by the Legislature of the State of Rhode Island. and located and doing business in said City of Providence. the receipt whereof is hereby acknowledged. do hereby give. grant. remise. release. and forever quitclaim unto the said "Field Fountain Society". their Successors and Assigns forever,— All the Right. Title. Interest. Claim and Demand. which We now have. or of right ought to have or claim in and to. the South Westerly Half part of the Fountain Lot (so called) Situate on the North Westerly Side of Clifford Street in said City of Providence. and which said Fountain Lot embraces Lots Number 31. (thirty one) and 32. (thirty two) on a Plat of the Field Purchase (so called) which Plat is on Record in the City Clerk's Office in said Providence in Book 23. Page 452.

And We. Harriet S. Dyer. Wife of the aforenamed Benjamin Dyer and Ellen Washburn. Wife of the aforenamed Benjamin D. Washburn. for and in consideration of the Sum paid as aforesaid. do hereby release and forever quitclaim unto them. the said "Field Fountain Society". their Successors and Assigns forever. All our and each of our respective Rights of Dower. in and to the afore granted and released Premises.

To Have and to Hold. the above released premises. with all the privileges and appurtenances to the same belonging. to the said "Field Fountain Society". our Successors and Assigns. to them. and to their use and behoof forever.

And We. the said Grantors for ourselves. and for our Heirs. Executors. and Administrators. do covenant with the said "Field Fountain Society". their Successors and Assigns. that the premises are free from all incumbrances made or suffered by us. and that We will and our Heirs. Executors. and Administrators shall Warrant and Defend the same to the said "Field Fountain Society" their Successors and Assigns forever. against the lawful claims and demands of all persons claiming by. through. or under us. but against none other.

In Witness whereof. We the said Benjamin Dyer. Harriet S. Dyer. Hercules Whitney. Martha P. Whitney. Thomas J. Stead. Frances E. Stead. Anstis P. Manton. Samuel S. Salisbury. Abby D. Salisbury. Benjamin D. Washburn. Ellen Washburn. Robert S. Washburn. Charles R. Washburn. Isaac Washburn and Abby P. Potter. have hereunto set our hands and seals. this Sixth day of June. in the year of our Lord eighteen hundred and fifty three. (1853)

The word "That" being erased. and the word "Heirs" also erased in three places. before Signing.

Signed. Sealed and delivered in presence of us.

Henry Martin. Witness to the first Nine Signatures.

Benjamin Dyer. L.S.
Harriet S. Dyer. L.S.
Hercules Whitney. L.S.
Martha P. Whitney. L.S.
Thomas J. Stead. L.S.
Frances E. Stead. L.S.

Rejoice Newton to Isaac Washburn. } Anstis P. Manton. (L.S.)

Joseph Wilbar Witness to B.D. and Charles R. Washburn. } Samuel S. Salisbury. (L.S.)

Abby D. Salisbury. (L.S.)

Jr. P. Metcalf. Witness to E. W. } B. D. Washburn. (L.S.)

Henry Martin to Signature of Abby P. Potter. } Ellen M. Washburn. (L.S.)

R. S. Washburn. (L.S.)

Providence County ss. In Providence, June thirteenth 1853. Then personally appeared the above named Benjamin Dyer, and acknowledged the above instrument to be his free act and deed. Before me. Henry Martin. Justice of the Peace. } Charles R. Washburn. (L.S.)

Isaac Washburn. (L.S.)

Abby P. Potter. (L.S.)

Providence County ss.

In Providence this Ninth day of June, A.D. 1853. Then Hercules Whitney, Thomas J. Stead, Anstis P. Manton and Samuel S. Salisbury, personally appeared before me, and severally acknowledged the foregoing Instrument by them Signed to be their free act and deed; and at the same place and time, Martha P. Whitney, wife of the aforenamed Hercules Whitney, Frances E. Stead, wife of the aforenamed Thomas J. Stead, and Abby D. Salisbury, wife of the aforenamed Samuel S. Salisbury, also appeared before me, and being by me examined privily and apart from their respective Husbands, and hearing the foregoing Deed Shewn and Explained to them by me, they severally acknowledged the same to be their free act and deed, and at the same time declared to me, that they did not wish to retract the same. Henry Martin. Justice of the Peace.

Providence County ss.

In Providence this Eleventh day of July A.D. 1853. Then Abby P. Potter personally appeared before me, and acknowledged the preceding Instrument by her Signed to be her free act and deed. Henry Martin. Justice of the Peace.

Bristol ss. July 15th 1853. Then B. D. Washburn and Charles R. Washburn, acknowledged the foregoing Instrument by them Signed to be their free act and deed. Before me. Joseph Wilbar. Justice of the Peace.

Bristol ss. July 16. 1853. Robert S. Washburn acknowledged the foregoing Instrument, by him signed, to be his free act and deed. Before me. Geo. M. Woodward. Justice of the Peace.

Worcester ss. July 22. 1853. Then the above named Isaac Washburn personally appeared and

acknowledged the foregoing instrument to be his deed. Before me. Rejoice Newton. Justice of the Peace.

Recorded. July 29th 1853 at 10.45. A.M. Witness. Albert Pabodie City Clerk

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Know all Men by these Presents,

That I, Thomas Harkness of the city and county of Providence, and State of Rhode Island &c. for and in consideration of the sum of Eight Hundred dollars, received to my full satisfaction of the City of Providence, a municipal corporation created by the General Assembly of said State, do hereby give, grant, bargain, sell and convey, unto the said City of Providence, their successors and assigns a certain lot of land, for the purpose of a highway, bounded and described as follows; to wit; beginning at the corner of Aborn's Gangway, and Pine Street, running Southerly, bounding Easterly on said Pine Street (45 8/100) forty five feet and eight one-hundredths; thence northerly, bounding westerly on land of the grantor, at an angle of 28°12' with said Pine Street (39 43/100) thirty nine feet and forty five one-hundredths; thence Easterly, bounding northerly on said Gangway (21 31/100) twenty one feet and thirty one-hundredths, to the first mentioned bound.

To Have and to Hold unto them the said City of Providence, their successors and assigns forever, for the purpose of a highway and for no other purpose so long as a public Gangway (20) twenty feet in width, shall be kept open from Pine Street to Long Wharf Street as laid out, and described in a plat made by Bushing and Farnham, January A.D. 1853. recorded in the land records of said City, reference to which may be had for a more particular description of the location of said Gangway, and no longer.

And I, the said Thomas Harkness for myself, my heirs, executors and administrators do covenant with the said city of Providence, their successors and assigns, that I will warrant and defend the above granted premises to them, the said City of Providence, their successors and assigns forever against the lawful claims and demands of all other persons claiming by, through or under me.

And I, Dorcas B. Harkness, wife of the said Thomas Harkness in consideration of the sum aforesaid, paid to my said Husband, do remise, release, and forever quitclaim unto them, the said City of Providence, their successors and assigns, all my right of Dower, in and to the above granted Premises.

In Witness whereof we have hereunto set our hands and Seals, this the third day of Sixth Month. A.D. 1853.

Signed, Sealed and delivered in presence of. Geo. C. Harkness. } Thomas Harkness. (L.S.)

Dorcas B. Harkness. (L.S.)

Providence County ss. In Providence, this third day of June A.D. 1853. Then Thomas Harkness personally appeared before me, and acknowledged the preceding Instrument by him Signed, to be his free act and deed. Henry Martin. Justice of the Peace.

Recorded. July 29th 1853. at 10.45. A.M. Witness. Albert Pabodie City Clerk

Know all Men by these Presents

That I. Thomas Harkness of the city and county of Providence, and State of Rhode Island &c. for and in consideration of the Sum of Fifteen Hundred dollars, received to my full satisfaction of the City of Providence, a municipal corporation created by said State, do hereby give, grant, bargain, sell and convey unto the said city of Providence, their successors and assigns a certain lot of land for the purpose of a highway, bounded and described as follows: to wit; beginning at the corner of Dyer Street and Aborn's Gangway, running Westerly, bounding Northerly on said Gangway, at an angle of 100° 36' with said Dyer Street (39 33/100) thirty nine feet and thirty three one-hundredths to the corner of said Gangway and Pine Street; thence Southerly bounding Westerly on said Pine Street thirty two feet; thence Easterly, bounding Southerly on land of the Grantor, at an angle of 61° 3' with said Pine Street (60 9/100) Sixty feet and nine one-hundredths to Dyer Street; thence Northerly, bounding Easterly on said Dyer Street (28 49/100) feet and forty nine one-hundredths to the first mentioned bound.

To Have and to Hold unto them, the said City of Providence, their successors and assigns forever, for the purpose of a highway, and for no other purpose, so long as Pine Street from its present location to Dyer Street, over the land hereby conveyed, and the land adjoining, as represented by a plat of the same, made by Cushing and Farnum, January 1853, and recorded in the land records of said city, reference to which may be had for a more particular description of the location of said Street, shall be kept open and used for a public highway and no longer.

And I, the said Thomas Harkness, for myself, and for my heirs, executors, and administrators, do covenant with the said City of Providence, their successors and assigns, that I will warrant and defend the above granted premises to them, the said the said City of Providence, their successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

And I, Dorcas B. Harkness, wife of the said Thomas Harkness, in consideration of the sum aforesaid paid to my said husband, do remise, release, and forever quitclaim to the said City of Providence, their successors and assigns all my right of Dower, in and to the above granted premises.

In Witness whereof, We have hereunto set our hands and seals, this the third day of Sixth Month, A. D. 1853.

Signed, Sealed and delivered in presence of Geo. C. Harkness.

Thomas Harkness. (L. S.)

Dorcas B. Harkness. (L. S.)

Providence County ss.

In Providence this Third day of June A. D. 1853. Then Thomas Harkness personally appeared before me, and acknowledged the preceding Instrument by him signed, to be his free act and deed.

Henry Martin.
Justice of the Peace.

Recorded, July 29th 1853 at 10.45. A. M.
Witness

Albert Pabodie
City Clerk

Know all Men by these presents

That We Thomas Davis 2d and James E Sheldon, both of the City of Providence in the State of Rhode Island, in consideration of the Trusts hereinafter mentioned, and of One Dollar to us paid by Samuel A. Way of Boston in the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey, assign, transfer and set over to the said Samuel A Way, his heirs, executors, administrators and assigns forever, All the Estate real and personal of us and each of us; both that standing in our Copartnership name of Davis & Sheldon and belonging to us as such Copatners, and that standing in our individual names and belonging to each of us individually, and wheresoever the same may be situate

To have and to hold the same with all the privileges and appurtenances thereof to him the said Samuel A Way his heirs, executors, administrators and assigns in Trust for the following uses, to wit;

In Trust to sell and dispose of the same at Public or Private Sale and for such sums as he sees fit, and to apply the proceeds thereof

First, to the payment of all the expenses attending the execution of the trusts hereby created

Secondly to the payment to him the said Samuel A Way of all sums in which we or either of us are indebted to him, whether on Note, book account or otherwise, to an amount not exceeding five thousand Dollars, and

Thirdly, to apply and appropriate all the rest and residue of said proceeds to the payment in full if sufficient otherwise rateably, of all other debts due and owing or to become due and owing from us or either of us to any person whomsoever

In testimony whereof (the words "and on such conditions" being first stricken out with a pen on the first page) We have hereto set our hands and seals this Twenty eighth day of July AD Eighteen hundred fifty three (1853)

Signed, sealed and delivered in presence of James Tillinghast to both signatures

Thomas Davis 2d (L. S.)

James E Sheldon (L. S.)

State of Rhode Island &c
Providence ss

In Providence this twenty eighth day of July AD 1853 Thomas Davis 2d and James E Sheldon both personally appeared before me & severally acknowledged the foregoing instrument by them signed to be their free & voluntary act & deed

James Tillinghast

Recorded August 1. 1853 at 9.23 o'clock a m
Witness

Albert Pabodie
City Clk

Know all Men by these Presents.

That I. Charles A. Young of the City and County of Providence. in the State of Rhode Island. for and in consideration of the Sum of Fifteen Hundred Dollars. to me paid by Increase Sumner of said city of Providence. the receipt of which said Sum is hereby acknowledged. have granted bargained. Sold and conveyed. and do by these presents grant. bargain. Sell and convey unto him. the said Increase Sumner. his Executors. Administrators and Assigns forever. The dwelling house. and all other buildings and Improvements upon the Lot of Land. Situate on the Easterly Side of Randall Street. in the Northerly part of said City. which Lots are the same demised and described. in a certain Indenture of Release. made and executed by Stephen Randal of the one part. and me. the said Charles A. Young of the other part. bearing date October First. A.D. 1851. on Record in the City Clerks Office. in said Providence. in Book 12th. Page 488.

I. Have and to Hold the same to him the said Increase Sumner. his Executors. Administrators. and Assigns forever.

And I. the aforenamed Charles A. Young. for Myself. and for my Heirs. Executors. and Administrators. do covenant with him. the said Increase Sumner. his Executors. Administrators and Assigns. that I will warrant and defend said dwelling house and other buildings and improvements. to him. the said Increase Sumner. his Executors. Administrators. and Assigns forever. against the lawful claims and demands of all Persons.

And for the consideration paid as aforesaid. I. the aforenamed Charles A. Young. do hereby sell. assign. transfer. and set over to him. the said Increase Sumner. his Executors. Administrators. and Assigns. the aforereferred to Lease. and all my right. title and Interest. in and to the Lots of Land. described and demised. in and by said Lease. and also. all my Estate. right. title. term of years yet to come. claim and demand whatsoever. of. in to. or out of the same.

I. Have and to Hold the same to him. the said Increase Sumner. his Executors. Administrators and Assigns. for the residue of the term in said Lease mentioned. under the yearly rents and covenants therein reserved and contained. on my part to be paid done. kept and performed.

In testimony whereof. I have hereunto set my Hand and Seal. this First day of August. in the Year of our Lord. One Thousand Eight Hundred and Fifty Three. (1853)

Signed. Sealed and delivered in presence of } Charles A. Young. {L.S.}
Henry Martin.

Providence County ss.

In Providence this Second day of August. A.D. 1853.

Then Charles A. Young 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 2d. 1853 at 11.20. A.M.
Witness.

Albert Pabodie
City Clk

Know all Men by these Presents.

That I. Thomas W. Greene of the City and County of Providence. in the State of Rhode Island. for and in consideration of the Sum of Twelve Hundred Dollars. to me paid. by William W. Cummings of said City of Providence. the receipt whereof is hereby acknowledged. do by these Presents. bargain. Sell. assign. convey. set over. and deliver unto him. the said William W. Cummings. and to his Heirs and Assigns forever. All the Buildings and Improvements. standing on a Lot of Land. situated in the Southerly part of said City of Providence. bounded and described as follows. viz: beginning at a Point on the South side of William Street. one hundred feet west from the corner of William and Hope Streets; thence Westerly. bounding Northerly on said William Street. Fifty feet: thence Southerly. bounding Westerly on Land of Harriet Brown. parallel with Brook Street. and holding the width of Fifty feet. as far back as the Land of the said Harriet Brown extends. Being the Lot of Land. leased by the said Thomas W. Greene of Harriet Brown. by Lease dated October 2d. A.D. 1848 and recorded in the Land Records of said City of Providence. in Book 12th. Page 55. Reference to said Lease being had. The afore named Buildings and Improvements. are hereby conveyed. subject to a mortgage given by the said Thomas W. Greene. to William Gammell. for the Sum of Seven hundred dollars.

I. Have and to Hold the same. with all the rights. privileges and appurtenances thereof to him the said William W. Cummings. and to his Heirs and Assigns. to his and their Sole use and benefit forever. And I. the said Thomas W. Greene. for myself and for my Heirs. Executors. and Administrators. do covenant to and with the said William W. Cummings. his Heirs and Assigns. that I am the lawful owner of the aforesaid Buildings and Improvements. that the same are free and clear of all Incumbrances. except as aforesaid — and that I will forever warrant and defend the same to him. the said William W. Cummings. his heirs and Assigns. against the lawful claims and demands of all Persons whatsoever. excepting from the aforesaid Mortgage.

In Witness Whereof. I have hereunto set my hand and Seal. on this First day of August A.D. one thousand eight hundred and fifty three. (1853)

Signed. Sealed and delivered in presence of } Thomas W. Greene. {L.S.}
Nathaniel Searle.

County of Providence ss. In the City of Providence on this Second day of August A.D. 1853.

Then personally appeared the above named Thomas W. Greene. before me and acknowledged the preceding Instrument. by him signed. to be his free act and deed.

Nathaniel Searle.
Justice of the Peace.

Recorded. August 3d. 1853 at 10. m A.M.
Witness.

Albert Pabodie
City Clk

Recorded August 8. 1853 at 35 o'clk P.M.
Albert Pabodie City Clk

State of Connecticut } Brooklyn August 4th 1853. Then personally appeared the above named Daniel M. Hale
County of Windham ss } Before me and acknowledged the preceding Instrument by him signed to be his free act & deed. And at the same time and place personally appeared the above named Benette M. Hale Wife of the said Daniel M. Hale, and was examined by me privily and apart from her said Husband & after having had the within Instrument shown & explained unto her by me, she acknowledged unto me that she understood the same, that it was her free act and deed and she declared unto me that she signed the same voluntarily & that she did not wish to retract the same. Adams White Justice of the Peace

Note. The Deed to which the above is the acknowledgment, is recorded in this Book on Page 365.

This Indenture of Lease,

Made and entered into this Thirty First day of March in the Year of Our Lord One Thousand Eight Hundred and Fifty Three by and between Seth Adams Junr of the City and County of Providence in the State of Rhode Island of the one part and Thomas Mercwether also of said City of Providence of the other part

Witnesseth. That the said Seth Adams Junr upon the conditions herein after named, and also for the consideration of the Annual Rent of Three Hundred Dollars to be paid in equal Quarter Yearly Payments of Seventy Five Dollars each, on the last days of June, September December and March, in each and every Year during the term hereinafter mentioned, by him the said Thomas Mercwether, his Executors Administrators or Assigns, hath demised leased and set, and doth by these Presents demise lease and set unto him the said Thomas Mercwether, his Executors Administrators and Assigns, for and during the full and entire term of Five Years from the date hereof, to wit: until the First day of April in the Year 1858 (One Thousand Eight Hundred and Fifty Eight.)

The Store, with the Fixtures and Furniture belonging to the same, situate on the Easterly side of North Main Street in said City of Providence and now Numbered 84 (Eighty Four) and 86 (Eighty Six) on said Street Together with the Cellar appurtenant to said Store.

To Have and to Hold the same to him the said Thomas Mercwether his Executors Administrators and Assigns, for and during the term aforesaid.

And it is agreed by and between the parties hereto, in manner following as conditions of this Lease, That the sale of Intoxicating Liquors in or from said premises is expressly forbidden: and any such Sale shall be deemed a violation of this Lease and the same may be terminated by the said Seth Adams Junr his Heirs or Assigns.

That said Premises shall not be underlet without the written Assent of the said Seth Adams Junr his Heirs or Assigns.

That in case default shall be made in the payment of any or either of the Quarterly sums as aforesaid, and such default shall continue for the term of Thirty days the said Seth Adams Junr his Heirs or Assigns may if he or they think proper, enter upon said demised premises, expel the said Thomas Mercwether, or those holding under him there from, and terminate this Lease, and for the time of such delay of payment Interest shall be changed and paid.

And that in case said Store shall be destroyed or rendered unfit for occupation as a Store by Fire or other Casualty the said Thomas Mercwether his Executors Administrators or Assigns may if he or they think proper terminate this Lease. Provided all Rents accruing under this Lease, together with the proportional part of a Quarters Rent from the previous Quarter day up to the time that he or they shall give to him the said Seth Adams Junr his Heirs or Assigns, notice in writing of such his or their intention, be first fully paid. But in case of a trivial or partial injury to said Store, by Fire or other Casualty, the same will be forthwith repaired at the proper costs and charges of the said Seth Adams Junr his Heirs or Assigns.

And the said Thomas Mercwether on his part, for himself and for his Heirs Executors and Administrators covenants promises and agrees to and with the said Seth Adams Junr his Heirs and Assigns that he will pay or cause to be paid promptly when due said Annual Rent Quarter Yearly as aforesaid, and on the expiration of said term or other sooner termination of this Lease as is herein before provided for, will surrender and yield up to him the said Seth Adams Junr his Heirs or Assigns, the full and quiet possession of said demised Premises, in as good order and condition as they now are, ordinary use and occupation thereof, and Casualties by the Elements excepted.

In Testimony Whereof the Parties hereto have hereunto set their Hands and Seals the day and year first above written

Signed Sealed and Delivered in Presence of James Shaw

Thomas Mercwether (L.S.)

Seth Adams Jr (L.S.)

Recorded August 10. 1853. at 1.30 o'clk P.M.

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Asa A Plastridge of Providence R.I. for and in consideration of the Sum of One Hundred Dollars to me paid by William P Barker of Dunstable in the State of Massachusetts the receipt whereof I hereby acknowledge do hereby bargain, sell, convey and deliver unto the said William P Barker the following articles of personal property to wit: Four Marble Table Slabs One Oyster Stand with Marble Slab, One Counter One with Marble Slab, Two Square Leaf Tables, One Clock, Two Mirrors, a Wash Stand and Bureau, Fifty Chairs, part of which are Arm Chairs, Twenty Four Stools, One Setts of Castors, a Lot of Various Kinds of Crockery Ware, a Lot of Various Kinds of Glass Ware, a Lot of Various Kinds of Knives and Forks, and Various Kinds of Plated & Silver Spoons, a Lot of Various Kinds of Tinware, Two Refrigerators, and other Kitchen Furniture of all Kinds, a Lot of Gas Fixtures, Window and other Curtains, Table Cloths, and Towells, the same being now in use by the said Plastridge in the Eating House under the West Cheer Building under the Post Office in said Providence, together with all other Personal Property, Utensils &c &c now in said Eating House or thereto belonging owned by the said Plastridge.

To Have and to Hold the same to him the said William P Barker his Executors Administrators and Assigns forever. And I the said Asa A Plastridge for myself my Heirs Executors and Administrators do hereby engage to warrant and defend the same to him the said William P Barker his Executors Administrators and Assigns forever.

In Witness Whereof I have hereunto set my Hand and Seal this 15th day of August A.D. 1853. (1853)

Witness S Conroy

Asa A. Plastridge (L.S.)

Recorded August 15. 1853. at 3.11 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all Men by these Presents

That I William Ames Counsellor of the City and County of Providence and State of Rhode Island, in consideration of One Dollar to me paid by Boston Mathewson of said City the receipt whereof I do hereby acknowledge, and of the trusts hereinafter named, do hereby grant, bargain, sell, assign and convey unto said Mathewson, all the stock of Boots Shoes Materials, to me belonging now being in Store No 202 South Main Street in said City or elsewhere, with all the Fixtures in said Store, and all the sums of money due me by Note, Book Account, or otherwise, with the evidences thereof, and all my other property and estate of whatsoever, not exempt from attachment.

To Have and to hold the same unto him the said Mathewson, his Executors Administrators and Assigns, upon trust, that he shall take immediate possession thereof, and as soon as practicable, convert the same into money, by the collection of said debts and the sale, either publick or private as his discretion, of said property, and the proceeds to apply in the following manner and order, viz:

First, to the payment of the expenses attending the execution of these presents, and of the trusts herein created, including a reasonable compensation to said Assignee for his services.

Secondly to the payment of all sums of money owing from me by Note, Book Account, or otherwise, to George B Eaton of said City, and whether the same have fallen due, or not yet fallen due, including all sums for and upon which said George is liable, or responsible, either severally or jointly on my behalf.

Thirdly, To the payment of all sums due from me to William Ashton of said City.

Fourthly,

To the payment of all sums due from me to Davis Hewitt of Boston, and whether the same are already matured or otherwise.

Fifthly,

To the payment of all sums due from me to C A Pearce & Co of Providence, and whether matured or otherwise.

Provided, nevertheless, that said Ashton, Hewitt and Pearce & Co, shall respectively accept of the foregoing provisions on their behalf, in lieu of their respective attachments upon said Assigned property, and shall forthwith release and discharge said attachments, and in case they, or either of them, shall refuse or neglect to discharge such attachments within five days from the date hereof, then the foregoing provisions on behalf of him or them so refusing, shall be void.

Eighthly, To the payment, pro rata of all the Creditors, who shall within Four Months from this date accept this provision in full of their claims against me, and shall execute a release thereof and the dividend of such as shall not execute a release as aforesaid, to be paid by said Assignee to me or my order.

And I do appoint said Mathewson my Attorney, with full power in my name or his name, to collect the debts due me as aforesaid, to compromise such as are doubtful, to execute under seal or otherwise due releases, and all other needful papers, and generally to do all acts and things whatsoever, necessary and proper for the complete execution of said trusts as fully and effectually as I might personally do.

And I the said Mathewson, do hereby accept the said trusts, and covenant with said Boswell that I will faithfully perform the same.

In Witness Whereof We have hereunto to set our Hands and Seals this Fifteenth day of August 1853.

In Presence of: (Three words Erased on 4th line 2d page and Boswell written over erasure in last line but Three 2d page)
D. H. Saunders

William S Boswell (L.S.)
Rollin Mathewson (L.S.)

Recorded August 16. 1853. at 6.22 o'clk P.M.
Witness words "of" & "my" interlined
Albert Pabodie City Cld

At a meeting of the Beneficent Congregational Society, on Friday Evening October 23. 1840. it was Voted, that the Treasurer, (with the approbation of the Burying Ground Committee) be hereby authorized to execute Deeds of Lots in the Society's Burying Ground, on the payment of Eight Dollars from old proprietors, and Ten Dollars from new proprietors, each complying with the Rules and Regulations of the Society in relation to said Burying Ground. And all monies arising from such conveyances shall be appropriated for the improvement of said Burying Ground, and for no other purpose.

Attest
Joseph S. Snow, Edward Fields } Burying Ground Committee
B White Secretary

Therefore

Know all Men by these Presents

That We the Beneficent Congregational Society, a corporation legally created and established in the City and County of Providence and State of Rhode Island, &c. who make and execute this Deed by their Treasurer, W S Greene, he being duly authorized and empowered by a Vote of said Society for that purpose, for and in consideration of the sum of Ten Dollars, to the said Society well and truly paid before the ensealing hereof, by I B Nichols of said Providence, and a member of the Society aforesaid, the receipt whereof We do hereby acknowledge, Have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said Nichols and his Heirs forever, for a Burying place, a certain small Lot of Land situated in the Burying Ground belonging to said Society, in the Westerly part of said City of Providence, being Lot No 69 (Sixty Nine) as the same is delineated and described on a plat of Lots laid out for a Burying Ground on the Land conveyed to said Society for a Burying Ground by the late John Fields by Deed dated the 17th day of November, A.D. 1785, and Recorded in the City Clerk's Office, in said Providence, in Book No 22, pages 3. 4. and 5.

To Have and to Hold the above described Lot of Land, together with all the privileges and appurtenances to the same belonging or in any wise appertaining to him, the said I B Nichols and his Heirs forever for a Burying Ground, and to be used for no other purpose whatever. The Lot hereby conveyed is to be held subject to the Rules and Regulations of said Society in relation to the general management of their Burying Ground aforesaid, which are not inconsistent with this Deed.

In Witness Whereof W S Greene as Treasurer of said Society has hereunto set his Hand and caused the Seal of said Society to be hereunto affixed, this Eighteenth day of August in the Year of Our Lord One Thousand Eight Hundred and Fifty Three.

Signed Sealed and Delivered in Presence of Maurice Binney
W. S. Greene Treas' (L.S.)

Recorded August 19. 1853. at 4.40 o'clk P.m.
Witness Albert Pabodie City Clk

At a meeting of the Beneficent Congregational Society, on Friday Evening October 23. 1840. it was Voted, that the Treasurer (with the approbation of the Burying Ground Committee) be hereby authorized to execute Deeds of Lots in the Society's Burying Ground, on the payment of Eight Dollars from old proprietors, and Ten Dollars from new proprietors, each complying with the Rules and Regulations of the Society in relation to said Burying Ground. And all monies arising from such conveyances shall be appropriated for the improvement of said Burying Ground, and for no other purpose.

Attest
Joseph S. Snow, Edward Fields } Burying Ground Committee
B White Secretary

Therefore

Know all Men by these Presents

That We, The Beneficent Congregational Society, a corporation legally created and established in the City and County of Providence and State of Rhode Island, &c. who make and execute this Deed by their Treasurer, W S Greene, he being duly authorized and empowered by a Vote of said Society for that purpose, for and in consideration of the sum of Eight Dollars, to the said Society well and truly paid before the ensealing hereof, by Capt. Talbot S Taylor of said Providence, the receipt whereof We do hereby acknowledge, Have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said E Talbot S Taylor and their Heirs forever, for a Burying place, a certain small Lot of Land, situated in the Burying Ground belonging to said Society, in the Westerly part of said City of Providence, being Lot No 48 (Forty Eight) as the same is delineated and described on a plat of Lots laid out for a Burying Ground on the Land conveyed to said Society for a Burying Ground by the late John Fields by Deed dated the 17th day of November, A.D. 1785. and Recorded in the City Clerk's Office, in said Providence, in Book No 22. pages 3, 4, and 5.

To Have and to Hold the above described Lot of Land, together with all the privileges and appurtenances to the same belonging, or in any wise appertaining to them, the said E Talbot S Taylor and their Heirs forever, for a Burying Ground, and to be used for no other purpose whatever. The Lot hereby conveyed is to be held subject to the Rules and Regulations of said Society in relation to the general management of their Burying Ground aforesaid, which are not inconsistent with this Deed.

In Witness Whereof W S Greene as Treasurer of said Society has hereunto set his Hand and caused the Seal of said Society to be hereunto affixed, this Eighteenth day of April, in the Year of Our Lord, One Thousand, Eight Hundred and Fifty Three

Signed Sealed and Delivered in Presence of J. B. Nichols
W. S. Greene Treas' (L.S.)

Recorded August 19. 1853. at 5. o'clk P.m.
Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Ephraim Merritew 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 Smith Potter of said City of Providence the receipt of which said sum is hereby acknowledged, do hereby sell, assign, transfer and set over, to him the said Smith Potter his Executors Administrators and Assigns, The one undivided half part of all my Right, Title, and Interest, in and to the Lands described and referred to in the foregoing Instrument and in to the term and terms of Years unexpired of the original Lease of said Lands.

To Have and to Hold the same, with all the Rights and Privileges thereof, for said unexpired term, under and upon the payment of one moiety of the Rents reserved to be paid and upon the conditions named in the foregoing Instrument, to him the said Smith Potter, his Executors Administrators and Assigns.

And for the further consideration of the sum of Six Hundred Dollars, to me paid by him the said Smith Potter the receipt of which said sum is hereby acknowledged, I the aforenamed Ephraim Merritew do hereby grant, sell, assign, set over and deliver, unto him the said Smith Potter, his Executors Administrators and Assigns forever.

The one undivided half part of all and singular the Buildings and Improvements on the Lands

390.

Fourthly, To the payment, pro rata of all other Creditors, who shall within Four
full of their claims against me, and shall execute a release thereof and the
aforesaid, to be paid by said Assignee to me or my order.

And I do appoint said
name or his name, to collect the debts due me as aforesaid, to compromise
wise due releases, and all other needful papers, and generally to do
the complete execution of said trusts as fully and effectually as I my
cept the said trusts, and covenant with said Roswell that I will fa

to set our Hands and Seals this Fifteenth day of August 1853.
In Presence of (Three words erased in
4th line 2d page and Roswell written over
name in last line but three 2d page)
D. H. Saunders

Recorded August 16. 1853. at 6.22 O
words "of" & "my"
Witness interlined

At a meeting of the Beneficent Congregational So
(with the approbation of the Benefit Fund Commit
on the payment of Eight Dollars from each proprietor
lations of the Society in relation to said Benefit Fund
for the improvement of said Benefit Fund, a
Joseph S Snow } Benefit Fund
Edward Fields } Committee

Therefo

tional Society, a corporation legally created
who make and execute this Deed by their
that purpose, for and in consideration
by J. B. Nichols of said Providence, and
bargained, sold, conveyed and confirm
being forever, for a Burying place, a
terly part of said City of Providence,
for a Burying Ground on the East
of November, A.D. 1785, and Recor

the privileges and appurten
forever for a Burying Ground
Rules and Regulations of
inconsistent with this Deed.

In Witness Whereof
the Seal of said Society to be hereunto affixed, this Eighteenth day of
and Fifty Three.
Signed Sealed and Delivered in
Presence of Martin Binney

Recorded August 19. 1853. at 4.40 o'clk P.M.
Witness
W. S. Greene
Albert Pabodie City Clk

392.

described in the foregoing Instrument, of all the Tools Implements and Apparatus used of the
factured, manufactured, or in the process of manufacture, in about, or connected with, the
Land.

To Have and to Hold the same to him, the said Smith Potter, his Executors
over.

In Testimony Whereof I have hereunto set my Hand and Seal this Seventeenth
Thousand Eight Hundred and Fifty Three
Executed in Presence
of Henry M Artes

Ephraim M

Providence County ss. In Providence this Eighteenth day of Aug
Monsieur acknowledged the foregoing Instrument to be his free act and Deed. Before me
Henry M
Justice

Recorded August 20. 1853. at 1.10 o'clk P.M.
The Grease to which reference is made in the aforegoing Instrument, may be found Recorded in
Witness

Albert Pabodie

At a meeting of the Beneficent Congregational Society, on Friday Evening October 23 1840. it was V
(with the approbation of the Burying Ground Committee) be hereby authorized to expend Funds of Said Society
Ground, on the payment of Eight Dollars from each proprietor, and Ten Dollars from every proprietary each conveyance
and Regulations of the Society in relation to said Burying Ground. And all moneys accruing from such conveyance
priations for the improvement of said Burying Ground, and for no other purpose.
Joseph S Snow } Burying Ground
Edward Fields } Committee
Therefore

Know all Men by these Presents

That We the Beneficent Congregational Society, a corporation
established in the City and County of Providence and State of Rhode Island &c who make and execute this Deed
W S Greene he being duly authorized and empowered by a Vote of said Society for that purpose, for and in consideration
of Eight Dollars to the said Society well and truly paid before the ensealing hereof by Josiah S Everett of said Providence
whereof We do hereby acknowledge, Have granted, bargained, sold, conveyed and confirmed, and by these presents do grant
convey and confirm unto the said Josiah S Everett his heirs & assigns, for a Burying place, a certain small Lot of Land
Burying Ground belonging to said Society, on the Westerly part of said City of Providence, being Lot No 72. (Seventy Two)
delineated and described on a plat of Lots laid out for a Burying Ground on the Land conveyed to said Society for a Burying
by the late John Fields by Deed dated the 17th day of November A.D. 1785, and Recorded in the City Clerks Office,
Deeds, on Book No 32 pages 3, 4, and 5.

To Have and to Hold the above described Lot of Land, together with
Privileges and Appurtenances to the same belonging or in any wise appertaining to him, the said Josiah S Everett and
Forever, for a Burying Ground, and to be used for no other purpose whatever. The Lot hereby conveyed is to be held
the Rules and Regulations of said Society, in relation to the general management of their Burying Ground as
which are not inconsistent with this Deed.

In Witness Whereof W S Greene as Treasurer of said Society has hereunto set
and caused the Seal of said Society to be hereunto affixed, this Fourth day of April in the Year of Our
One Thousand Eight Hundred and Fifty Three.
Signed Sealed and Delivered in
Presence of J. B. Nichols

Recorded August 20. 1853. at 3.40 o'clk P.M.
Witness
W. S. Greene
Albert Pabodie City Clk

393.

Providence in the County of Providence and State of Rhode Island have been en-
gaged as a Grocer and Baker, and whereas I am the owner of Stock and implements necessary
for said business, and whereas there are ongoing debts due and owing me in said business, and whereas I am
desirous, Now Know all Men by these Presents that I the said Jeremiah Williams for divers good
and valuable Dollars to me in hand paid by Jeremiah M Ballou of said Providence at and before the sealing
and the receipt whereof is hereby acknowledged) have bargained, sold and delivered, and by these presents
do said Ballou the following described personal property to wit. All and singular the Stock in trade be-
longing generally used and had for a Grocery Store, now in and about a Store situate in Building Number
Eighty Main Street in said City, and used and occupied by me in the business of a Grocer.

And all and sin-
gular, Sugar, Butter, Utensils, and articles of every name and nature used and employed in my
trade, and now in and about a Bake House in said Building Number Four Hundred and
Eighty another Bake House in said North Main Street situated on the lower floor of a House belonging to

certain Barn situate on Bacon Street in said Providence, and built on Land leased by one of the
Barn all and singular the hay grain and fodder contained therein. And all and singular
Stock contained in another Barn belonging to said Mary O Brown and situate on said North

Two Horses, Four Carriages, Four Harnesses used by me in my business aforesaid, and also Fourteen Pigs now fo-
certain Household Furniture belonging to me I now in House Number Eighteen Randall Street in said Providence

To Have and to Hold the said Personal Property to him the said Ballou
Executors and Assigns to his and their own proper use and benefit forever.

Subject however to a certain Mortgage made
Jonathan Smalley dated the Seventeenth day of June A.D. Eighteen Hundred and Fifty Three, and recorded in
Mortgages of Personal Property for said City of Providence.

And I the said Williams for myself and my Heirs Executors
will defend and warrant the said bargained premises unto the said Ballou his Executors Administrators
and Assigns against all persons whomsoever, saving and excepting the said Smalley, and those claiming under him.

And further for the consideration above named, I do hereby
assign and make over unto the said Ballou his Executors Administrators and Assigns all my right title and interest
in and to all debts and sums of money now due and owing me said Williams whether the same be by book debt note or account or oth-
erwise have accrued in the transaction of my said business as a Grocer and Baker. And I do hereby appoint and make said
Executors Administrators and Assigns to be my Attorney and Attorneys, to receive all and sundry the debts and sums of
money above mentioned to his and their own use and benefit. And do hereby authorize the said Ballou his Executors Administra-
tors and Assigns to demand collect and sue for the said debts and sums of money and to use my the said Jeremiah Williams name
in any manner that the collection recovery and realization of the said debts and demands may render necessary as well in court
as out of court at their own proper costs and charges and without cost or damage to me the said Williams.

It is understood and a-
greed that the said Ballou is to assume and take no liability for any debts or debts due and owing by me, in the prosecution
of the business of a Grocer & Baker as aforesaid.

In Testimony Whereof I have hereunto set my Hand and Seal this Twenty
Seventh day of August A.D. Eighteen Hundred and Fifty Three.
Signed Sealed and Delivered in
Presence of Thomas C Greene

Jeremiah Williams (L.S.)

Recorded August 23. 1853. at 4. o'clk P.M.
Witness
Albert Pabodie City Clk

described in the foregoing Instrument, of all the Tools, Implements and Appurtenances of the Stock on hand whether manufactured, unmanufactured, or in the process of manufacture, in, about, or connected with, the Buildings on said described Land.

To Have and to Hold the same to him, the said Smith Potter, his Executors, Administrators and Assigns forever.

In Testimony Whereof I have hereunto set my Hand and Seal this Seventeenth day of August in the Year One Thousand Eight Hundred and Fifty Three

Executed in Presence of Henry Martin } Ephraim Moulton L.S.

Providence County ss. In Providence this Eighteenth day of August A.D. 1853. Then Ephraim Moulton acknowledged the foregoing Instrument to be his free act and Deed. Before me

Henry Martin
Justice of the Peace

Recorded August 20. 1853. at 1.10 o'clk P.M.
The Lease to which reference is made in the aforegoing Instrument, may be found Recorded in Book No 113. Page 447.

Witness Albert Pabodie
City Clk

At a meeting of the Beneficent Congregational Society, on Friday Evening October 23. 1840. it was Voted That the Treasurer (with the Approbation of the Burying Ground Committee) be hereby authorized to execute Deeds of Lots on this Society's Burying Ground, on the payment of Eight Dollars from old proprietors, and Ten Dollars from new proprietors, each complying with the Rules and Regulations of the Society in relation to said Burying Ground. And all monies arising from such conveyances shall be appropriated for the improvement of said Burying Ground, and for no other purpose.

Attest B. White Secretary

Joseph E. Snow, Edwards Field } Burying Ground Committee

Therefore

Know all Men by these Presents

That We the Beneficent Congregational Society, a corporation legally created and established in the City and County of Providence and State of Rhode Island &c who make and execute this Deed by their Treasurer, W. S. Greene he being duly authorized and empowered by a Vote of said Society for that purpose, for and in consideration of the sum of Eight Dollars to the said Society well and truly paid before the ensealing hereof by Josiah E. Everett of said Providence, the receipt whereof We do hereby acknowledge, Have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said Josiah E. Everett, his Heirs and Assigns, for a Burying place, a certain small Lot of Land, situated in the Burying Ground belonging to said Society, in the Westerly part of said City of Providence, being Lot No 72. (Seventy Two) as the same is delineated and described on a plat of Lots laid out for a Burying Ground on the Land conveyed to said Society for a Burying Ground by the late John Field by Deed dated the 17th day of November, A.D. 1785, and Recorded in the City Clerk's Office, in said Providence, in Book No 22. pages 3, 4, and 5.

To Have and to Hold the above described Lot of Land, together with all the privileges and appurtenances to the same belonging or in any wise appertaining to him, the said Josiah E. Everett and his Heirs forever, for a Burying Ground, and to be used for no other purpose whatever. The Lot hereby conveyed is to be held subject to the Rules and Regulations of said Society, in relation to the general management of their Burying Ground aforesaid, which are not inconsistent with this Deed.

In Witness Whereof, W. S. Greene as Treasurer of said Society has hereunto set his Hand and caused the Seal of said Society to be hereunto affixed, this Fourth day of April in the Year of Our Lord One Thousand Eight Hundred and Fifty Three

Signed Sealed and Delivered in Presence of J. B. Nichols } W. S. Greene Treas. L.S.

Recorded August 20. 1853. at 3.40 o'clk P.M.
Witness Albert Pabodie City Clk

Whereas I Jeremiah Williams of Providence in the County of Providence and State of Rhode Island have been engaged in business in said Providence as a Grocer and Baker, and whereas I am the owner of Stock and implements necessary for the carrying on of the said business, and whereas there are many debts due and owing me in said business, and whereas I am desirous of retiring from said business, Now Know all Men by these Presents that I the said Jeremiah Williams for and in consideration of the sum of Three Thousand Dollars to me in hand paid by Francis M. Ballou of said Providence at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, I have bargained, sold and delivered, and by these presents do bargain sell and deliver unto the said Ballou the following described personal property to wit all and singular the Stock in trade belonging to me, consisting of articles generally used and had in a Grocery Store, now in and about a Store situate in Building Number Four Hundred & Sixty Two North Main Street in said City, and used and occupied by me in the business of a Grocer.

And all and singular the Stock in trade Flour, Sugar, Butter, Utensils, and articles of every name and nature used and employed in my business of a Baker belonging to me, and now in and about a Bake House in said Building Number Four Hundred and Sixty Two, and in and about another Bake House on said North Main Street situated on the lower floor of a House belonging to Mary Osborn.

And also a certain Barn situate on Bacon Street in said Providence, and built on Land leased by one of the Heirs of Levi Dexter and all and singular the hay grain wood fodder contained therein. And all and singular the hay grain wood and fodder contained in another Barn belonging to said Mary Osborn and situate on said North Main Street.

And also Three Horses, Four Carriages, Four Harnesses, used by me in my business aforesaid, and also Eighteen Pigs now belonging to me, and also certain Household Furniture belonging to me & now in a House Number Eighteen Randall Street in said Providence.

To Have and to Hold the said Personal Property to him the said Ballou his Executors Administrators and Assigns to his and their own proper use and benefit forever.

Subject however to a certain Mortgage made by me in favor of Nathan Smalley dated the Fifteenth day of June A.D. Eighteen Hundred and Fifty Three, and recorded in the Record of Mortgages of Personal Property for said City of Providence.

And I the said Williams for myself and my Heirs Executors and Administrators will defend and warrant the said bargained premises unto the said Ballou his Executors Administrators and Assigns from and against all persons whomsoever, leaving and excepting the said Smalley, and those claiming under him.

And further for the consideration above named, I do hereby assign, sell release and make over unto the said Ballou his Executors Administrators and Assigns all my right title and interest in and to all debts and sums of money now due and owing me, said Williams whether the same be by bond bill note or account or otherwise, and which have accrued in the transaction of my said business as a Grocer and Baker. And I do hereby appoint and make said Ballou his Executors Administrators and Assigns to be my Attorneys and Attorneys, to receive all and several the debts and sums of money above mentioned to his and their own use and benefit and do hereby authorize the said Ballou his Executors Administrators and Assigns to demand collect and sue for the said debts and sums of money and to use any the said Jeremiah Williams name in any legal manner that the collection recovery and realization of the said debts and demands may render necessary as well in court as out of court but at their own proper costs and charges and without cost or damage to me the said Williams.

It is understood and agreed that the said Ballou is to assume and take no liability for any debts or debts due and owing by me, in the prosecution of said business of a Grocer & Baker as aforesaid.

In Testimony Whereof I have hereunto set my Hand and Seal this Twenty Second day of August A.D. Eighteen Hundred and Fifty Three.

Signed Sealed and Delivered in Presence of Thomas C. Greene } Jeremiah Williams L.S.

Recorded August 23. 1853. at 4. o'clk P.M.
Witness Albert Pabodie City Clk

Know all Men by these Presents.

That We. Lewis P. Mead of the City and County of Providence in the State of Rhode Island. and Chester Granger of Pittsford in Rutland County in the State of Vermont. Co partners in company under the Name and Firm of L. P. Mead and Co. for and in consideration of the Sum of one dollar to us paid by the City of Providence a City legally incorporated by the Legislature of said State of Rhode Island. the receipt of which said Sum is hereby acknowledged. do hereby give. grant. Sell and convey to said City of Providence their Successors and Assigns forever. For a Street or Public Highway. and for no other purpose. — One Strip or piece of Land of twenty Feet in width. and Forty Feet one and an half inches in length. Situate thirty Feet Northerly from the Northerly line of Aborns Gangway in said City of Providence. and thus described. Commencing at a point on the Northerly line of The Aborn Aborn Estate. and on the Westerly line of Pine Street: as delineated on a plat of portions of Pine Street. Aborns Gangway. Long Wharf Street and Dyer Street. Surveyed and platted Jan. 1853. by Cushing and Walling: thence Northerly with the Westerly line of said Pine Street. just Forty Feet and one and an half inches: thence Easterly on a line parallel with the Northerly line of said Gangway just twenty feet. to the Easterly line of said Pine Street. as delineated on said Plat: thence Southerly with said Easterly line of said Pine Street. just Forty Feet and one and an half inches. and thence Westerly on a line parallel with the Northerly line of said Gangway. and just thirty Feet North to the first point or place of beginning.

To Have and to Hold the same. As and for a Street or Public Highway. and for no other purpose to them. the said City of Providence. their Successors and Assigns forever.

And we. The Said Lewis P. Mead and Chester Granger for ourselves and for our Heirs. Executors. And Administrators. do covenant with them. the said "City of Providence". their Successors and Assigns. that we will warrant and defend the above granted Premises to them. the said "City of Providence" their Successors and Assigns forever. against the lawful claims And demands of all Persons. And I. Cornelia W. Mead. Wife of the aforenamed Lewis P. Mead. for and in Consideration of the Sum paid as aforesaid. do hereby release and forever quitclaim unto them the said "City of Providence" their Successors and Assigns forever. All my right of Dower in and to the aforegranted Premises.

In testimony whereof. We have hereunto Set our Hands and Seals. this Sixth day of June. in the Year of our Lord. One Thousand Eight Hundred and Fifty Three (1853).

Signed. Sealed. and delivered in presence of
J. H. Randall.
Elisha Randall.
Henry Martin to Signature of Lewis P. Mead.
Fayette G. Brown to Signature of Cornelia W. Mead.

Lewis P. Mead. (L.S.)
Chester Granger. (L.S.)
Cornelia W. Mead. (L.S.)

State of Vermont. Rutland County. Be it remembered that at Pittsford on the 10th day of June A. D. 1853. personally appeared Chester Granger. one of the Signers and Sealers of the above written instrument. and acknowledged the same to be his free act and deed.

Before me.
J. H. Randall.
Justice of the Peace.

Providence County. ss.

In Providence this Fourteenth day of June. A. D. 1853. Then Lewis P. Mead. personally appeared before me. and acknowledged the preceding Instrument by him signed. to be his free act and deed.

Henry Martin.
Justice of the Peace.

Recorded. August 23d 1853 at 4.15. P. M.
Witness. Albert Pabodie
City Clk

Know all Men by these Presents.

That We. William H. Aborn. James A. Aborn. and Sarah F. Aborn of the City and County of Providence. in the State of Rhode Island. Christopher C. Palmer. And Louisa Palmer. wife of the said Christopher C. Palmer. and Charles F. Aborn of West Farms. West Chester County. and State of New York. Randall H. Green. Edmund R. Green. and Mary A. Green of Brooklyn Kings County in said State of New York. Charles A. Green and John W. Green of the City and County of New York in said State of New York. for and in consideration of the Sum of one dollar to us paid by the "City of Providence". a City legally incorporated by the Legislature of said State of Rhode Island. the receipt of which said Sum is hereby acknowledged. do hereby give. grant. Sell and convey to said "City of Providence". their Successors and Assigns forever. As and for a Street or Public Highway. and for no other purpose. One piece or strip of land of twenty feet in width. and thirty feet in length. adjoining the Northerly line of Aborns Gangway in said City of Providence. and thus described. Commencing at a point on the Northerly line of said Gangway. at the North Westerly corner. made by the intersection of Pine Street with said Gangway. as delineated on a Plat of portions of Pine Street. Aborns Gangway. Long Wharf Street and Dyer Street. Surveyed and platted Jan. 1853. by Cushing and Farnum: thence Northerly. with the westerly line of said Pine Street. as delineated on said Plat. just thirty feet: thence Easterly on a line parallel with the Northerly line of said Gangway. just twenty feet. to the Easterly line of said Pine Street. as delineated on said Plat: thence Southerly with said easterly line. just thirty feet. to the Northerly line of said Gangway. and thence with said Northerly line of said Gangway. just twenty feet. to the first corner. or place of beginning.

And also. the Angle point of a Six Feet Radius formed at the corner of Dyer Street and Aborns Gangway. as delineated on said Plat.

To Have and to Hold the same. as and for a Street. or Public Highway. and for no other purpose. to them. the said "City of Providence". their Successors and Assigns forever. And we. the aforenamed Grantors. for Ourselves. and for our Heirs. Executors. and Administrators. do covenant with them. the said "City of Providence" their Successors and Assigns. that we will warrant and defend the aforegranted premises to them. the said "City of Providence". their Successors and Assigns forever. against the lawful claims and demands of all persons. And We. Harriet W. Aborn. wife of the aforenamed William H. Aborn. Jenny B. Green. wife of the aforenamed Charles A. Green and Mary Louisa Green. wife of the aforenamed John W. Green. for and in consideration of the Sum paid as aforesaid. do hereby release and forever quitclaim unto them. the said "City of Providence" their Successors 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 Sixth day of June, in the Year of our Lord, One thousand Eight Hundred And Fifty Three. (1853.)

Signed Sealed and Delivered by
Charles B. Aborn. Randall W. Greene.
Edward R. Greene. Charles A. Greene.
John S. Greene and wife,
Mary A. Greene and Jeanie B. Greene, in presence of
John Bissel and Samuel Dowland.
T.E. Rawlings and John Bissel, as to
Mr and Mrs Spencer.
Henry Martin to Signatures of
Wm H. Aborn Harriet A. Aborn,
James A. Aborn, and Sarah J. Aborn.

William H. Aborn. (L.S.)
Harriet A. Aborn. (L.S.)
James A. Aborn (L.S.)
Sarah J. Aborn. (L.S.)
Christopher V. Spencer. (L.S.)
Ann Louisa Spencer. (L.S.)
Charles B. Aborn (L.S.)
Randall W. Greene. (L.S.)
Edward R. Greene. (L.S.)
Mary A. Greene. (L.S.)
Charles A. Greene. (L.S.)
Jeanie B. Greene. (L.S.)
John S. Greene. (L.S.)
Mary Louisa Greene. (L.S.)

Providence County ss. In Providence this second day of July A.D. 1853. Then William H. Aborn and Sarah J. Aborn personally appeared before me, and severally acknowledged the preceding Instrument by them signed, to be their free act and deed.

Henry Martin.
Justice of the Peace.

Providence County ss.

In Providence this Sixth day of July A.D. 1853. Then James A. Aborn personally appeared before me, and acknowledged the preceding Instrument by him Signed, to be his free act and deed.

Henry Martin.
Justice of the Peace.

State, City and County of New York. ss.

I, John Bissell, a Commissioner appointed by the Governor of the State of Rhode Island and under the Seal of said State, with full power and authority to take acknowledgements & or proof of all Deeds or other instruments in writing, depositions and other testimony, &c. &c. in and for the State of New York, to be used in said State of Rhode Island, duly commissioned by said Governor, and aforesaid, and dwelling in the City of New York, do by this Public Instrument certify and make known, that on the 6th day of June, one thousand eight hundred and fifty three before me personally appeared, in my State aforesaid, Charles B. Aborn, Randall W. Greene Edmund R. Greene, Mary A. Greene, Charles A. Greene, Jeanie B. Greene, John S. Greene and Mary Louisa Greene, and on this 8th day of June, 1853, before me personally appeared in my State of New York, Christopher V. Spencer and Ann Louisa his wife, the Signers and Sealers of the annexed instrument, bearing date the Sixth day of June 1853, who severally acknowledged the same to be their free act and deed, for the uses and purposes therein mentioned. And I having examined the said Ann Louisa Spencer privily and apart from her said husband and having shown and explained the said instrument to her, she declared that she doth not wish to retract it.

Given under my hand and official seal this 8th day of June 1853.

John Bissell.
Commissioner for Rhode Island.

Recorded August 23d 1853 at 4.05 P.M.
Witness.
Albert Pabodie
City Clk

To all whom it may concern

Whereas William H. Murray of the City and County of Providence in the State of Rhode Island, but now residing in the State of California, have an Interest in right of my wife Ann Murray (she being one the heirs at law of the late David Pettey deceased) in and to the David Pettey Estate, situate on the North Easterly corner of Richmond and Friendship Streets in said City of Providence; and it being deemed advisable by the persons interested in said Estate that the same be Sold.

Now therefore Know Ye, That I the aforenamed William H Murray in Consideration of the premises, have made, constituted and appointed and do by these presents make, constitute and appoint William H Dart of said City of Providence my true and lawful Attorney for me and in my name, place and stead, to unite with my said Wife and with others interested in said Estate in the Sale thereof to such person or persons and for such consideration and upon such terms and conditions as may be named and prescribed by the persons holding a majority in interest, in and to said estate — On Sale thereof, for me and in my name, to unite with my said Wife and with others interested in said Estate, in the execution by signing and sealing any Deed thereof and for me and in my name, to acknowledge and deliver, as and for my act and deed, to the purchaser or purchasers thereof any such deed, to receive of and from such purchaser or purchasers the proportional part of the proceeds of such Sale to which I am entitled, and to hold the net amount thereof subject to the order and to the use of my said Wife Ann Murray and generally to do and perform any- all acts Matters and things relative to the Sale and Conveyance in manner as aforesaid of my Interest in and to said Estate, as fully to all intents and purposes as I might or could do if personally present with full power of Substitution and of Revocation I hereby ratifying and confirming such Sale and all acts, matters and things done or performed by my said Attorney or his substitute by virtue hereof

In testimony whereof I have hereunto set my hand and seal this fourth day of April in the year of our Lord One thousand eight hundred and fifty three (1853)

Signed Sealed & delivered
in presence of
William C Cook and
William W Moore

Wm H Murray (L.S.)

State of California } personally appeared before me Alexander Campbell Judge of the County
County of San Francisco } Court of said County. William
H Murray who acknowledged to me that he executed

the above Instrument for the uses and purposes therein mentioned and contained and it was satisfactorily shown to me that he was the identical person therein described

In Witness whereof I have affixed my name as Judge of said Court, and the Clerk of said Court has this fourth day of April A D 1853 affixed the Seal of said Court

L S

Alex Campbell Judge of the County Court of San Francisco

Attest Jas E Wainwright Clerk

by Jas E Hassam Dep Clerk

Recorded August 24 1853 at 5 o clk p m

Witness Albert Pabodie City Clk

Know all Men that I Bartholomew Washington Lluprio of Providence in the State of Rhode Island, for and in consideration of the sum of One Dollar to me paid by Samuel W Baker of Providence, the receipt whereof is hereby acknowledged, do hereby bargain, sell, set over and deliver unto said Samuel W Baker all the household furniture and goods and chattels mentioned in the Schedule hereunto annexed

To have and to hold the same to him the said Samuel W Baker, his Executors, Administrators and assigns in trust for the sole use and benefit of Caroline Emily Lluprio of said Providence, Wife of this Grantor

And I the said Bartholomew Washington Lluprio, for myself, my heirs, executors and administrators against all persons lawfully claiming the same will warrant and defend said Samuel W Baker his Executors, administrators and assigns forever.

In Witness whereof I have hereunto set my hand and seal at said Providence this day of August 13 th A D 1853

Signed, Sealed & delivered in presence of the word "sole" interlined between 11th & 12 lines from top before signing William C Briggs

Bartholomew W Lluprio L S

1 Sofa, 1 Mahogany Table, 1 Mahogany Sofa, 1 Bedstead 2 Looking Glasses, 2 English Carpets, 1 oil Cloth do, 1 Stair Carpet and fixtures, 1 Mahogany hat Stand, 2 Blk Walnut Tables, 1 black 1 Stuffed rocker, 1 Cane seat rocker, 12 Chairs, 1 Cooking Stove with furniture, 2 baskets Crockery, 2 Matrasses, 1 Straw Bed

with bedding, 2 Washstands, 1 Mahogany Bureau with sundry other articles, 1 Mahogany table, 1 Cherry Do, 2 Mahogany Stands, 9 flag seat Chairs, 1 Looking Glass, 1 feather Bed 1 Bed Stead, 1 large rocking chair, 1 Divan, 1 tub of Crockery 1 Bureau & contents, 2 rag carpets with sundries

Bartholomew W Lluprio

Recorded August 25 1853 at 10.40 o clock a m

Witness Albert Pabodie City Clerk

Know all Men by these Presents.

That I, George Wheeler of the City and County of Providence in the State of Rhode Island for and in consideration of the Sum of Twenty Dollars, to me paid by John Hagan of said City of Providence the Receipt whereof is hereby acknowledged, do by these Presents, give, grant, bargain, sell and convey unto him, the said John Hagan, and to his Heirs and Assigns forever, One Lot of Land in the Cemetery of the "Grace Church Corporation" Situated in Hawthorn Avenue, and Numbered (264) Two Hundred and Sixty Four, on a Plat of said Cemetery made by Thos Bell Warren, and Recorded in said City of Providence Being the same Lot of Land, that was conveyed to me the said George Wheeler, by Deed from Cornelius S. Swetland, dated July 10th A.D. 1850 and Recorded in the Land Records of said City of Providence in Book No. 20. Page 172. Reference thereto being had.

And I, Mary M. Wheeler, wife of the said George Wheeler, for and in consideration of the aforenamed Sum of money, paid my said Husband as hereby Remise, Release and forever Quitclaim unto him, the said John Hagan, and to his Heirs and Assigns forever, all my Right of Dower and Power of Thirds in and to the aforedescribed Premises.

To Have and to Hold the same to him, the said John Hagan and to his Heirs and Assigns forever, Subject to all the conditions, and with all the Privileges contained in the Deed from said Corporation, to the said Cornelius S. Swetland, which said Deed is Recorded in the Land Records of said City of Providence in Book No. 97. Page 268.

In Testimony whereof, we have hereunto set our hands and seals on this Twenty Sixth day of August, A. D. one Thousand Eight Hundred and fifty three.

Signed, Sealed and delivered in presence of Nathaniel Searle. A. M. Stokes.

George Wheeler. L.S.

Mary M. Wheeler. L.S.

County of Providence ss. In the City of Providence on this 26th day of August A.D. 1853 Then personally appeared the within named George Wheeler, and acknowledged the within Instrument by him signed, to be his free act and deed.

Nathaniel Searle. Justice of the Peace.

Recorded August 27th 1853 at 8.45 A M.

Witness. Albert Pabodie City Clk

This Indenture of Lease, made and entered into on this First day of April A.D. One thousand eight hundred and fifty three, by and between Daniel Angell of the City and County of Providence, in the State of Rhode Island, of the one part, and Charles S. Titcomb of said City of Providence, of the other Part. Witnesseth.

That the said Daniel Angell for and in consideration of the Rents, Covenants, and Agreements, hereinafter named and contained, on the part of the said Charles S. Titcomb, his Executors, Administrators, or Assigns, to be paid, kept, and performed, do by these presents, lease unto him, the said Charles S. Titcomb, his Executors, Administrators and Assigns, from the day of the date hereof, until the Thirty First day of March, A.D. One Thousand Eight hundred and fifty eight. The Store Numbered (91) Ninety one, on Canal Street, in said City of Providence, together with the Cellar under said Store,

To Have and to Hold the same, with all the Rights, Privileges and Appurtenances thereof, to him, the said Charles S. Titcomb, his Executors, Administrators and Assigns, for and during the term aforesaid. Subject to the right of Charles S. Arnold to the Well and Privy on the East of land, upon which said Store is situate, and also to such part of the Cellar under said Store, as has been assignated for the said Angell for the Storage of Coal, and the Right of passing and repassing, to and from said Cellar, on Week days, to obtain coal. Yielding, and paying as an Annual rent therefor the sum of Two Hundred and Fifty Dollars per annum. Which said Rents shall be paid Quater Yearly, the first payment whereof to be made on the first day of July A.D. 1853.

And it is also agreed, by and between the Parties hereto, that the said Charles S. Titcomb, nor his Heirs, Executors, or Administrators, shall have the right to transfer this Lease, without first having obtained the written consent of the said Daniel Angell or of his Legal Representatives. And it is also agreed by and between the Parties hereto, that in case the annual Rent aforesaid, or any part thereof, shall be behind and remain due and unpaid for the Space of Fifteen days, after either of the times, whereon the same is appointed to be paid, it shall be lawful for the said Daniel Angell, or his Legal Representatives, to Reenter in and upon said Leased Premises, and this Lease shall cease and be terminated.

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

Executed in Presence of }
Nathaniel Searle

Daniel Angell. {L.S.}
C.S. Titcomb. {L.S.}

County of Providence. Ss.

In the City of Providence on this 20th day of August. A.D. 1853. Then personally appeared the above named Daniel Angell and Charles S. Titcomb, before me, and severally acknowledged the preceding Instrument by them Signed, to be their free act and deed.

Nathaniel Searle.
Justice of the Peace.

Recorded. August 29th 1853 at 11. 28. O. M.
Witness.
Albert Pabodie
City Clk

Whereas, Edward Everitt and Charles Everitt Jr., of the city of Washington, in the District of Columbia, have obtained letters patent of the United States of America to construct certain carriages with said Everitt's improved coupling, which letters patent bear date the 17th day of December, Anno Domini one thousand eight hundred and fifty and whereas Benjamin Allen of the Town of Providence in the county of Providence and State of Rhode Island desirous of acquiring an interest therein:

Now this Indenture Witnesseth, that for and in consideration of the Sum of Five Hundred Dollars in hand paid, by the said Allen, and other valuable consideration, the receipt of which is hereby acknowledged, I have assigned, Sold, and Set over, and do hereby assign, Sell, and Set over unto the Said Benjamin Allen all the right title and interest which the Said Edward Everitt and Charles Everitt, Jr. have in the Said invention, as Secured to them by Said letters patent for, in and to the County of Providence in the county of Providence and State of Rhode Island and not elsewhere.

The same to be Held and enjoyed by the Said Allen for his own use and behoof, and for the use and behoof of his legal representatives, to the full end of the term for which said letters patent are granted to the Said Edward Everitt and Charles Everitt, Jr., as fully and entirely as the same would have been held and enjoyed by them had not this Assignment been made.

In Testimony whereof I have hereunto set my hand and seal this Twenty ninth day of August. A.D. 1853.

Witness present }
F. Gallup.
Thomas H. Crandall.

Andrew J. Beaumont. {L.S.}
Attorney in fact for Edward Everitt,
and Charles Everitt Jr.

Recorded August 30th 1853 at 11.13 O. M.
Witness.
Albert Pabodie
City Clerk

This Indenture, made and entered into this First day of August A.D. 1853. by and between William M. Bailey of North Providence in the State of Rhode Island of the one part and Daniel Anderson of the City of Providence and State aforesaid, Trader, of the second part.

Witnesseth. That the said party of the first part in consideration of the Rents and covenants hereinafter reserved and contained, does hereby demise, lease, and to farm let unto the said party of the second part, his heirs, Executors, Administrators and Assigns, a Lot of land situated on the Northerly side of High Street in said City, on which it measures Seventy Six feet, and bounding that width extends back Northerly, one Hundred feet, and bounded Northerly by land of said Anderson, Easterly by land of Jane Keely and Westerly by the Benjamin Lot (so called) and being the same Lot released by Jacob Whitman to Robert Bowen on the first day of April A.D. 1825. and by the Will of said Jacob devised to Eliza S. Whitman, and conveyed to said party of the first part by Deed from Solon D. Walker and Eliza D. Walker only Surviving child of said Eliza D. Whitman, as will appear by their Deed dated May 9th A.D. 1853 and recorded in the Record of Deeds in said Providence, in Book Number 193, page 177. reference thereto being had.

To Have and to Hold the Same, with all the privileges and appurtenances thereof, to him the said David Anderson, his heirs, executors, administrators and assigns for and during the term of Twelve Years from the first day of April last past, yielding and paying as Rent therefor in equal quarterly payments payable on the first days of July, October, January and April, in each and every year during the continuance of this Lease.

and the renewals thereof as hereinafter provided, the Sum of One Hundred and Twenty Five Dollars per Year for the first Three Years of said Term, and thereafter such Sum as may be agreed upon or appraised as hereinafter provided. Together with all taxes which may be assessed thereon from the said first day of April last. And the said party of the second part for himself, and for his heirs, executors, administrators and assigns, does hereby covenant with the said party of the first part, his heirs and assigns, that he will pay the Rent and Taxes aforesaid at the times aforesaid, and will conform to all the provisions of this Lease: and that he will use the premises in a proper and becoming manner, and at the expiration or other termination of this Lease, will yield up peaceable and quiet possession of said Lot of land in at least as good order as the same now is.

And it is hereby agreed by and between said parties that all buildings and improvements belonging to the Lessee, now on said premises, or that may hereafter be put thereon by said party of the second part, his heirs, executors, administrators or assigns, shall be held and pledged for the payment of said Rent and Taxes, and that in case default shall be made in the payment of said Rent and Taxes, and such default shall continue for ten days after the same becomes due and payable as aforesaid, interest may be charged thereon from the date the same becomes due, and that in case said default shall continue for the space of Six Months after the same becomes due and payable as aforesaid, the Lessor his heirs or assigns, may at his option reenter upon said premises and forthwith terminate this Lease, whether said Rent and Taxes shall have been demanded or not.

And it is further agreed between said parties that at the expiration of said first three years of said term and at the end of every succeeding term of Three Years during the continuance of this Lease, and the renewals thereof, the rent of said premises for the next succeeding term of Three years including the Taxes, shall be agreed upon by said parties, or if said parties cannot agree then said Rent including the Taxes, shall be appraised by three judicious and disinterested men, one of whom shall be chosen by each party and the other by the two so chosen, whose award or that of either two of them Agreeing shall be conclusive and binding.

And it is further agreed, that at the expiration of said term of Twelve Years, the value of all the Buildings and improvements then on said premises belonging to the Lessee, his heirs, executors, administrators or assigns, shall be fixed and agreed upon by said parties, or if said parties, their respective heirs, executors, administrators, or assigns, cannot agree thereon then the same shall be appraised in the same manner as is hereinbefore provided for the appraisal of the Rent: and upon such valuation or appraisal said party of the first part, his heirs or assigns, may if they see fit purchase said Buildings and improvements at the sum so determined, and in case they should decline so to do, then the said party of the first part for himself, and for his heirs and assigns does hereby agree to renew this Lease for the further term of Twelve Years thereafter upon same terms and conditions and subject to the same provisions for Rent and Taxes as herein contained, the Rent for the first Three years of such renewed term to be agreed upon if possible, if not, to be appraised as hereinbefore provided. And at the expiration of said renewed term of Twelve Years, like proceedings shall be had, and so on from term to term of Twelve years each until said party of the first part, his heirs or assigns shall purchase said Buildings and improvements, or this Lease shall be surrendered and cancelled by mutual consent, or otherwise terminated.

It is further agreed by the parties hereto that in case an appraisal of the Buildings shall take place at any time, one half the Stone in the cellar of dwelling house on East side of said Lot shall be considered as belonging to the party of the first part, his heirs or assigns.

In testimony whereof, the said parties have hereto set their hands and seals at Providence, the day and year before written.

Signed, Sealed, and delivered in presence of
J. H. Brockwood.

W. M. Bailey. [L.S.]
David Andrews. [L.S.]

Recorded September 1st 1853 at 4.30 P. M.
Witness. Albert Pabodie City Clk

Providence County ss In Providence this 28 day of April 1854 then William M. Bailey & David Andrews personally appeared before me & severally acknowledged this Lease to be their free act and deed. Henry Martin Justice of the Peace

Recorded Acknowledgment April 28 1854 Attest Albert Pabodie City Clk

Know all Men by these Presents.

That we, Thomas E. Grinnell and George Grinnell of the City of Providence and State of Rhode Island, for and in consideration of the Sum of one dollar to us paid by Jonathan Brayton of Warwick in said 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 Jonathan Brayton his Heirs and Assigns forever, all the right, title, interest, property, claim and demand which we now have, or right ought to have or claim in and to Lot number 42 (forty two) and 36 (fifty six) in the Burial Ground laid out by our late brother, William T. Grinnell; the plat of said ground being on record in the city clerks office of said city of Providence, reference thereto being had.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Jonathan Brayton, his heirs and Assigns forever.

And we the aforenamed Thomas E. Grinnell and George Grinnell, for ourselves, and for our Heirs, Executors, and Administrators, do covenant with the said Jonathan Brayton his Heirs and Assigns, that we will warrant and defend the aforedescribed premises to him the said Jonathan Brayton, 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 Second day of September, in the year of our Lord, One Thousand Eight hundred and fifty three.

Signed, Sealed and delivered in presence of
Franklin J. Dickman.

Thomas E. Grinnell. [L.S.]
George Grinnell. [L.S.]

State of R. Island, City of Providence, &c.

On this Second day of September, A.D. 1853. personally appeared the aforenamed Thomas E. Grinnell and George Grinnell, and severally acknowledged the aforegoing instrument by them Signed, to be their free and voluntary act and deed.

Before me.
Franklin J. Dickman,
Justice of the Peace.

Recorded. September 2d 1853 at 12.5 P. M.
Witness. Albert Pabodie City Clk

Know all Men by these Presents.

That I, William J. Grinnell of the City and County of Providence, in the State of Rhode Island for and in consideration of the Sum of One Hundred and Fifty Dollars, to me paid by Jonathan Brayton of Warwick, 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 him the said Jonathan Brayton, 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, Lot, number Four, beginning at a point Fourteen Rods and Twenty Links from William Peckham's Land, and running west to lot No. Nine, thence northerly Six Rods and five links, thence West Twenty Four Rods and fifteen links to the Greenwich Road, thence Southerly with said Road Six Rods and twenty three links, thence Easterly running Twenty Seven Rods and twenty links with lot Number Three (3,) to the first mentioned point; the plott of said lot being on Record in the City Clerks Office of Providence, Book 39, between pages 22 & 23, and being the same lot conveyed to my father, (deceased) William J. Grinnell, by Esperance Thurber, Executrix of Stephen Thurber by deed dated Nov. 13th 1811, and recorded in Book 36, page 498, of the Record of Deeds of the City of Providence.

To Have and to Hold the same with all the rights, privileges and appurtenances thereof, or thereunto appertaining, to him the said Jonathan Brayton, his Heirs and Assigns forever. And I the aforenamed William J. Grinnell, for myself and for my Heirs, Executors and Administrators, do covenant with the said Jonathan Brayton, his Heirs and Assigns, that I will warrant and defend the aforedescribed premises to him, the said Jonathan Brayton, his Heirs and Assigns forever, against the lawful claims and demands of all persons claiming by, through or under me, but against none other. And I, Olivia C. Grinnell, wife of the aforesaid William J. Grinnell in consideration of the Sum paid my husband as aforesaid do hereby remise, release, and forever quitclaim unto the said Jonathan Brayton, his heirs and assigns forever, all my right of dower in and to the aforegranted premises.

In Testimony whereof, we have hereunto set our hands and seals this second day of September in the year of our Lord, one thousand Eight Hundred and Fifty Three.

Signed, Sealed and delivered in presence of
Franklin J. Dickman.

William J. Grinnell. (L.S.)
Olivia C. Grinnell. (L.S.)

State of Rhode Island, City of Providence. Ss.

On this second day of September, A.D. 1853, the aforenamed William J. Grinnell personally appeared before me, and acknowledged the aforegoing instrument by him signed to be his free act and deed.

Franklin J. Dickman.
Justice of the Peace.

Recorded, September 2. 1853 at 12.5 P. M.
Witness.
Albert Pabodie
City

Know all Men by these Presents.

That I, Randall H. Greene of Brooklyn, Kings County, State of New York, Guardian of the Persons and Estate of my two Minor Children Anna F. Green and Frank William Green, for and in consideration of the Sum of one dollar to me paid, by the "City of Providence", a City legally incorporated by the Legislature of the State of Rhode Island, the receipt of which said Sum is hereby acknowledged, do hereby give, grant, sell and convey to said "City of Providence" Their Successors and Assigns forever, as and for a Street or Public Highway, and for no other purpose, all the Right, Title, and Interest of my said Wards in and to, one piece or strip of land of twenty feet in width, and thirty Feet in length, adjoining the Northerly line of Aborn's Gangway, in said City of Providence, and third described; commencing at a point in the Northerly line of said Gangway, at the North Westerly corner, made by the intersection of Pine Street with said Gangway, as delineated on a Plat of 5 portions of Pine Street, Aborn's Gangway, along Wharf Street and Dyer Street, surveyed and platted Jan. 1853. by Cushing and Harndon, thence Northerly with the Westerly line of said Pine Street, as delineated on said Plat, just thirty feet; thence Easterly on a line parallel with the Northerly line of said Gangway, just twenty feet to the Easterly line of said Pine Street, as delineated on Said Plat; thence Southerly with said Easterly line just thirty feet, to the Northerly line of said Gangway, and thence with said Northerly line of said Gangway, just twenty feet to the first corner or place of beginning.

And also in and to The Angle Point of a Six Feet Radius, formed at the Corner of Dyer Street and Aborn's Gangway, as delineated on Said Plat.

To Have and to Hold the same, as and for a Street or Public Highway, and for no other purpose, to them the Said "City of Providence", their Successors and Assigns forever.

In Testimony whereof, I have hereunto in my said capacity, as Guardian as aforesaid, set my hand and seal this Sixth day of June, in the year of our Lord, One Thousand Eight Hundred and Fifty Three. (1853)

Signed, sealed, and delivered in presence of
Samuel Elwood.
John Bissell.

Randall H. Greene. (L.S.)
Guardian.

State, City, and County of New York. Ss.

I, John Bissell, a Commissioner appointed by the Governor of the State of Rhode Island, and under the seal of the State, with full power and authority to take acknowledgements, or proof of all Deeds or other instruments in writing, depositions and other testimony, &c &c. in and for the State of New York, to be used in said State of Rhode Island, duly commissioned by said Governor, and affirmed, and dwelling in the City of New York, Do hereby this public instrument, certify and make known, that on the 6th day of June, one Thousand Eight hundred and fifty three, before me personally appeared, in my said aforesaid, Randall H. Green Guardian &c. of Anna F. Green and Frank William Green, and as such the Signer and Sealer of the annexed instrument, bearing date the Sixth day of June 1853, who in his said capacity as Guardian, acknowledged the same to be his free act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal, this Sixth day of June, 1853.
John Bissell. Commissioner for Rhode Island.

Recorded, September 2. 1853 at 12.55 P. M.
Witness.
Albert Pabodie
City Clk

A

This Indenture of two parts made and entered into on this Third day of March in the year of our Lord. One thousand. eight hundred and forty six. by and between the Boston and Providence Rail Road Corporation, a corporation established by the Legislature of the Commonwealth of Massachusetts on the One part, and the Providence and Worcester Rail Road Company, a corporation established by the Legislatures of said Commonwealth and of the State of Rhode Island and Providence Plantations respectively on the other part;

Witnesseth

That Whereas the said Boston and Providence Rail Road Corporation are desirious of bringing their Rail Road, or a branch thereof into the State of Rhode Island at a point northward of Central Falls in said State of Rhode Island, and thence to continue the same to a point intersecting the route already located by the said Providence & Worcester Rail Road Company, and to come along said route to the City of Providence, and to have and use a passenger depot, and also a freight depot with proper engine and car houses in or adjoining the Cove in the City of Providence — and whereas, the said Providence and Worcester Rail Road Company, have obtained from the City of Providence the terms upon which reasonable and proper accommodations for the uses of said last named Company may be had in said Cove, and it is contemplated that the rail road from the point of intersection aforesaid to the said Cove in said City of Providence and all accommodations for and appurtenances of the same on the line thereof — and the improvements to be made in said Cove under the contemplated grant & agreement with said City of Providence, and the passenger depots — and freight depots — Engine and car houses in and adjoining said Cove, and the tracks leading to the same, with all the accommodations and appurtenances thereof and necessary for the use thereof, shall be made and built at the joint expense and for the joint use and benefit of both said Companies

Now therefore, it is mutually covenanted and agreed by and between the parties aforesaid, that the said Providence and Worcester Rail Road Company, shall locate, purchase, furnish or procure and pay for, the right of way, or the land for the route of said road to said City of Providence, from the point of intersection aforesaid and north from said point of intersection to the line of the States of Rhode Island and Massachusetts at the point where the rail road of said Boston and Providence Rail Road Corporation shall enter said State of Rhode Island, and build, construct and complete a proper rail-

to said Cove, and from said point of intersection road, with a double track from said point of intersection to the State line as aforesaid, said last named piece of Railroad to be built under the direction of the Superintendent of the Boston and Providence Railroad Corporation, and make all the improvements required by said contemplated grant of and Agreement with said City of Providence in said Cove and build and complete proper passenger and freight depots according to the plan of said contemplated grant and agreement, and proper engine and car houses and other buildings necessary for said road in or adjoining said Cove, upon such plan, in such manner, and in such places as may be agreed on by said companies and construct, build and complete all proper and necessary accommodations for said road on the line thereof, from & at said point of intersection to said Cove, and all proper and necessary appurtenances of said depots, engine and car houses with proper tracks from said railroad to the same, as under and by virtue of said contemplated grant of and agreement with the said City of Providence, they will be bound or authorized to do — and enter into any bond or bonds which may be required of them by the said City of Providence to complete said improvements in said Cove, or to fulfil their part of the stipulations of said contemplated grant of and agreement with said City — and that in consideration thereof, the said Boston and Providence Rail Road Corporation will pay to said Providence and Worcester Rail Road Company from time to time and as the same may be required, with interest, the whole amount by said Providence and Worcester Rail Road Company expended in locating and building the rail road from said point of intersection to the State line as aforesaid, and the one half of the whole sum, by the said Providence and Worcester Rail Road Company expended in said locations, purchases, furnishings, procurings, constructions, buildings and improvements on said rail road from and at said point of intersection to, at and adjoining the Cove in said City of Providence and will and do hereby assume upon themselves the one half of all responsibilities or liabilities incurred or which may be incurred by said Providence and Worcester Rail Road Company by their locations or otherwise in procuring the right of way or land for the route of said roads from and to said point of intersection — and the one half of the responsibility which the said Providence and Worcester Rail road may incur in and by virtue of any bond or bonds required of them by the said City of Providence with condition to make the improvements in said Cove in conformity with the resolutions, report and plat adopted by the City Council of said City, and also the one half of any other responsibility or liability which may be incurred by said Providence & Worcester Rail Road Company by their actings, doings or proceedings under said grant of and agreement with said City, the said Boston & Providence Rail Road Corporation to receive the one half of the proceeds of all property, real & personal, purchased or to be purchased by said Providence &

Worcester Rail Road Company for the uses of said joint rail road and which may be sold as not required therefor

And the said Providence and Worcester Rail Road Company in consideration of the premises do hereby covenant and agree to and with the said Boston and Providence Rail Road Corporation, that upon the completion of said joint road, constructions, buildings and improvements & of said rail road from the point of intersection to the State line as aforesaid and the payments to be made by said Boston and Providence Rail Road Corporation therefor, they will make, execute and deliver unto the said Boston and Providence Rail Road Corporation a perpetual lease, or such other lease or leases as may be from time to time of them required of the one half of said joint road, land, constructions, buildings, accommodations and appurtenances, and the whole of said rail road from said point of intersection to the State line as aforesaid without further payment therefor than as aforesaid, and that they will make execute and deliver unto the said Boston and Providence Rail Road Corporation or to the Boston and Providence Rail Road and Transportation Company when either of said Corporations may be authorized to receive the same by the General Assembly of the State of Rhode Island &c. without further payment therefor than as aforesaid, a good effectual and valid conveyance of the One half of said joint road, lands, constructions, buildings, accommodations and the whole of said road from said point of intersection to the State line as aforesaid whenever thereunto requested by said Boston & Providence Rail Road Corporation; and that they will from time to time make execute and deliver such other and further conveyances and assurances thereof to said Boston and Providence Rail Road Corporation or, upon their request to said Boston and Providence Rail Road and Transportation Company, as may be reasonably required of them and necessary for the securing of the right and interest of said Boston and Providence Rail Road Corporation in and to said roads, lands, constructions, buildings, accommodations and appurtenances; and that in the mean time, and until the execution of said lease, or leases or other conveyance, they will hold said right & interest in trust for the uses of said Boston & Providence Railroad Company, as the said right and interest may accrue from the payments to be made by them therefor, as aforesaid.

And it is hereby mutually covenanted and agreed by and between the parties aforesaid that the said road from the said point of intersection to said Cove in the City of Providence, with all its constructions, buildings, accommodations and appurtenances, is, in all future time to be held enjoyed, used and maintained, repaired and regulated by the said Rail Road Companies, their successors and assigns, in the following manner — that is to say

That one track of said road is to be used by both of said Companies in coming into, and the other track

by both of said Companies in going out from the City of Providence

That the said road and the tracks thereof and all the constructions, buildings, accommodations and appurtenances of and for the same on the line and at both the termini thereof, are to be maintained and repaired at the joint expense of both said Companies

That the passenger house marked on the plan accompanying said contemplated grant of, and agreement with the City of Providence, in the Clerks office of said City, as farthest to the Westward and the Freight Depot marked on said plan as farthest to the Northward, are to be the passenger house and freight depot used by said Boston & Providence Rail Road Corporation — and the Easternmost passenger house and Southernmost freight depot, on said plan are to be the passenger house and freight depot used by the said Providence & Worcester Rail Road Company; and, that if any arrangement for sharing in the use of any of said joint property shall be hereafter made by both said Companies with any other rail road Company, or persons or corporation whatsoever, the compensation therefor, is to be divided in equal moieties, between both said Companies, except that each Company is to have the whole compensation which may be paid for the use of any portion of its above assigned passenger house and freight depot

That neither of said companies is to have power to convey, mortgage or otherwise encumber said road or joint accommodations on the line or at either terminus thereof; in such manner as to prevent the free use of the same by the other as herein set forth. That neither of said companies is to pay or be liable to pay any damages for injury to persons or property done by any trains of the other on the line of said road

That said Boston & Providence Rail Road Corporation may, in their through trains take and set down passengers at any place or places on the route of said joint road, at the regular rate of fare on the Boston and Providence Rail Road, but that they are not to take and set down passengers in any other than their through trains at any place or places between Providence and the said point of intersection, or at said point of intersection, or, in other words, upon said joint road or at either terminus thereof.

That all freights brought to said point of intersection on the road of either of said companies for transportation on the road of the other, shall be brought to and taken from said point of intersection at the regular rate of freight on the road on which the same may be so brought or taken

That joint rules and regulations are to be made by the two companies — to wit — by the Providence and Worcester Rail Road Company and the said Boston & Providence Rail Road Corporation or, as the case may be, by the said Boston & Providence Rail Road & Transportation Company, for the

sage and convenient use of said joint road and property

In witness whereof the said parties have on the day and year aforewritten, hereunto respectively signed their corporate names and affixed their corporate seals.- the said Boston & Providence Rail Road Corporation by Charles H Warren, President and Henry Dalton Treasurer thereof- and the said Providence & Worcester Rail Road Company by Alexander Duncan President and Isaac Brown Treasurer, thereof, thereunto duly authorized by the votes of their respective corporations

Signed, Sealed & delivered in presence of

The said words "and of said rail road from the point of intersection to the State line as aforesaid" put in the first line of fifth page before execution — the words "and to" being interlined in the eleventh line from the top of the fourth page, before execution

J. R. Balch Jr as to Providence & Worcester R R Co

Providence & Worcester Rail Road Company
by Alex Duncan Prest
Isaac Brown Treasurer

L S

Executed in presence of
David Tyler

Boston & Providence Railroad Corporation by C H Warren Prest
Henry Dalton Treasurer

L S

Recorded September 2d 1853 at 1 o'clk p m
Witness. Albert Sabodie City Clk

This Indenture of three parts made and entered into on this twelfth day of July in the year of our Lord One thousand eight hundred and fifty three, by and between the Boston & Providence Railroad Corporation, a corporation established by the Legislature of the Commonwealth of Massachusetts of the first part — the Providence and Worcester Railroad Company, a corporation established by the Legislatures of said Commonwealth and of the State of Rhode Island & Providence Plantations of the second part, and the Boston & Providence Rail Road Corporation, a corporation established by the Legislature of the State of Rhode Island & Providence Plantations by the name of the Boston & Providence Railroad & Transportation Company, but whose name was by act passed at the June session of the General Assembly of said State of Rhode Island &c A.D. 1853 changed to that of the Boston & Providence Railroad Corporation, of the third part

Witnesseth

That Whereas by a former indenture in two parts made and entered into on the third day of March, in the year of our Lord one thousand eight hundred and forty six, by and between the said first named Boston & Providence Railroad Corporation of the one part, and the said Providence & Worcester Railroad Company of the other part, it was in substance, amongst other things agreed, that said Providence & Worcester Rail Road Company should at the sole expense and for the sole use of said Boston & Providence Railroad Corporation, locate or purchase land for, construct and complete a proper rail road from the point where the new branch of the rail road of said last named Rail road Company entered the said State of Rhode Island, northward of Central Falls in said State, to a point intersecting the route then already located by the said Providence & Worcester Rail road Company, within said State; and, at the joint expense of both said corporations, and for their joint use, as regulated by said Agreement, should locate or purchase land for, construct and complete a proper rail road, with a double track, from said point of intersection to the Cove in the City of Providence, and make all the fillings and improvements in said Cove contemplated in a grant of the City of Providence, under authority from the General Assembly of the State of Rhode Island, for the accommodation of both said Companies, — and build and complete proper passenger and freight depots, and proper engine and car houses, and other buildings necessary for each of said Companies in and adjoining said Cove, as well as along the line of said road, and build and complete all proper and necessary appurtenances of said depots, engine, car houses and other buildings, with proper tracks from said road to the same, as contemplated by said grant, the said Rail road Companies jointly to share all liabilities as well as expense incurred thereby

And whereas said railroad and its appurtenances and said improvements in the Cove at Providence, and said depots for passengers and freight, and car and engine houses and other buildings, with their tracks and other appurtenances, have long since been built and completed at the expense of said Railroad Companies respectively or jointly, as provided in said agreement and have been appropriated to the use of said Companies respectively or jointly, according to the original understanding of said parties to said agreement, and all accounts in relation thereto between said Companies have long since been adjusted, settled and paid.

And whereas, in and by said indenture, it was, amongst other things further stipulated and agreed, that upon the completion of said rail road &c by said Providence & Worcester Railroad Company, as contemplated by said indenture, and the making of the payments therein stipulated to be made by said Boston & Providence Railroad Corporation, the said Providence & Worcester Railroad Company should make, execute and deliver unto said Boston & Providence Rail road Corporation or unto the Boston & Providence Railroad and Transportation Company, as might be desired, when they or either of them might be authorized to receive the same, and without further consideration than the payments aforesaid a good, valid and effectual conveyance of the whole of said Railroad and its appurtenances, commencing at the State line of said States of Massa-

chusetts & Rhode Island; and continuing to the said point of intersection within said last named State; said portion of said Railroad having been built at the sole expense, and for the sole use of said Boston & Providence Railroad Corporation and the one half of said railroad extending from said point of intersection to said Providence and into the Cove, with the one half of its lands, constructions, buildings, accommodations, tracks and its and their appurtenances, the same having been built and made at the joint expense of said Rail Road Companies, — and from time to time should execute such other and further assurances of said title and interest to said Boston & Providence Railroad Corporation, as might be reasonably required for their full security therein, and that, in the meantime, the said Providence & Worcester Railroad Company should hold said right, title & interest in trust for said Boston & Providence Railroad Corporation, as the same might accrue from their payments made in that behalf;

And whereas, by an act passed by the General Assembly of the State of Rhode Island & Providence Plantations, at its June Session in Newport, in the year of our Lord, one thousand eight hundred and fifty three, the name of said Boston & Providence Railroad and Transportation Company was changed to "the Boston & Providence Railroad Corporation" and said Corporation was in substance authorized, by that name to receive from said Providence & Worcester Railroad Company a conveyance of all that property held by said Company in trust for the Boston & Providence Railroad Corporation, established by the Commonwealth of Massachusetts, and upon receiving said conveyance to hold, use, manage and enjoy said property under and in conformity with the restrictions imposed upon and the franchises granted to them as a rail road corporation, in and by the original act passed by the said State of Rhode Island creating said Corporation;

Now therefore at the request of the said Boston & Providence Railroad Corporation party of the first part, the said Providence & Worcester Railroad Company party of the second part, doth hereby, in consideration of the premis, and of one dollar to them paid by the Boston & Providence Rail road Corporation late the Boston & Providence Railroad & Transportation Company, party of the third part, grant, convey, remise, release, quitclaim & confirm unto the said Boston & Providence Railroad Corporation, party of the third part, all the right, title & interest of said Providence & Worcester Railroad Company in and to all that line or piece of rail road extending from the state line of the State of Massachusetts & Rhode Island, at a point North of Central Falls in Rhode Island, in continuation of the railroad of the Boston & Providence Railroad Corporation recently built in the State of Massachusetts, to the points where said line or piece of rail road hereby conveyed, intersects with its two tracks opening from each other, in the shape of the letter Y the Easternmost line of the railroad of the said Providence & Worcester Rail road Company within the State

of Rhode Island, with all the rights of said Providence & Worcester Railroad Company of every nature in and to the lands on which the same is situated and also in the land lying between the two tracks, into which said line or piece of rail road branches out as aforesaid, to meet the railroad of said Providence and Worcester Rail road Company and the Easternmost line of said last named railroad and also in and to all lots of Land lying Southeasterly of the most southerly track of the two tracks into which said line of railroad branches to meet said railroad of the Providence & Worcester Railroad Company — said lots of land having been purchased with the moneys and for the sole use of said Boston & Providence Railroad Corporation, party of the first part; and also in and to all other lands, if any, which are or have been used, or are, or have been appropriated to the use of said line or piece of rail road; — and in and to all the appurtenances and privileges of said lands and of said line or piece of rail road, including the bridge built by said Providence & Worcester Railroad Company in the line of said piece of railroad over the Blackstone River, and all the tracks, turnouts, and other rail road appendages on said line or piece of rail-road, or appurtenant thereto; also, all the right, title and interest of said Providence & Worcester Rail Road Company in and to the one undivided half of all that other line or piece of rail road which commences at the most southerly point of intersection aforesaid, and continues therefrom to and into the Cove in the City of Providence, & of all the rights of said Providence & Worcester Railroad Company, of every nature, in and to the lands on which said line or piece of rail-road is built, or which are or have been used or are or have been appropriated to the use of said line or piece of railroad, — and in and to all lands which have been purchased by said Providence & Worcester Railroad company, and lying between the points of intersection and the South side of the bridge built in Smith Street in Providence by said Providence & Worcester Rail road Company and of all appurtenances of said lands and said line or piece of rail road, including the one undivided half of all tracks, turnouts, depots, station houses and other buildings thereon or appurtenant thereto, and situated along the line of said rail-road and north of the South face of the Bridge built over Smith Street in said Providence by the Providence & Worcester Railroad Company — also all the right, title & interest of said Providence and Worcester Rail road Company in and to the one undivided half part of all the lands acquired in any manner by said Providence and Worcester Rail road Company South of said Smith Street Bridge in and near the Cove in the City of Providence, with the several tracks, turnouts, switches, and other rail road appendages thereon, except those portions of the same hereinafter by this instrument conveyed exclusively to said parties of the second and third parts, which said lands, with said exceptions, and the use of said last described line or piece of rail road by the said parties of the second part and third part, from the Southernmost point of intersection aforesaid to the Southernmost part of said Bridge in Smith Street, with all

the lands belonging to the same, and the buildings, tracks and other railroad appendages to said line or piece of railroad belonging, are to be governed according to, and the rights of the said parties therein and the power of said parties over the same, to be regulated and ascertained, so far as it speaks thereof, by the said indenture of two parts made and entered into on the third day of March AD 1846 by and between said Boston & Providence Railroad Corporation, party of the first part, and the said Providence & Worcester Railroad Company, party of the second part, and which said indenture is hereunto appended marked A, as a part of this instrument, as well as leading thereto, and to which reference is hereby made as a part hereof and embraced herein, — it being however fully understood and agreed by the parties hereto, that no cars, engines or other obstructions shall be left upon any of the tracks which are to be used in common by either of said parties to the injury or inconvenience of the other, and in case they are, in addition to the right to recover damages either party may remove such Cars, engines, or other obstructions left upon the common track, to the injury or inconvenience of such party; also, all the right, title and interest of said Providence & Worcester Railroad Company in and to all the land in and about the Cove, lying West of the passenger depot or station house of said Boston & Providence, and Providence & Worcester Railroad Companies, — also, in and to all that part of the said passenger depot or Station house, above and below, with the land under the said part, which lies west of the refreshment room in the centre of said buildings which said refreshment room, and the rooms over the same and the land under the same are to be held, owned, used and occupied in common between said parties of the second and third parts; also, in and to all that piece or lot of land now occupied by the brick Engine house, wood shed and turn table of the Boston & Providence Railroad Corporation, which said piece of land commences at the North east corner of the said wood shed on Railroad crosing Street, so called, and thence run Westerly along said Street to the North-west Corner of said shed; thence Southerly, along the Westerly line of said shed and the fence between the engine houses of the Boston & Providence and Providence and Worcester Railroads, and thence in the range of said fence and wood shed to the point opposite the south easterly corner of the said Engine-house of said Providence & Worcester Railroad Company; thence Southerly to a point opposite to and ten feet westerly from the coping of the pit of the Boston & Providence Railroad Corporations turn table; thence Southerly to a point in the fence on the Southerly boundary of said lot, which point is equidistant from the centre line of the tracks leading to the Turn-tables of said Boston & Providence and Providence & Worcester Railroad Companies; thence easterly along said fence to the South easterly corner of said lot; thence Northerly, along said fence and the Easterly side of said engine house and wood shed to the

point of beginning, with all the buildings, fences, tracks, turn tables, and other railroad appendages upon said lot; also in and to all that other piece or lot of land now covered by the large wooden car house of the Boston and Providence Rail road Corporation situated on the Northerly side of said Rail road Crossing Street, together with the said Car-house thereon; also in and to all that other piece of land bounded northerly by Smith Street; Easterly by the Blackstone Canal, Southerly by said Rail Road Crossing Street; — and Westerly by a line commencing on the southerly side of Smith Street, at the face of the easterly abutment of said Smith Street bridge, at the level of the top of the rail road track and thence running Southerly ranging with the Easterly side of the Flag House of said companies to the line of said Railroad Crossing Street; together with all the buildings, tracks, turnouts, switches and other railroad appendages upon said lot of land; also in and to all that other piece or lot of land upon which the Freight House of the Boston & Providence Railroad Corporation now stands, which is bounded North by said Railroad Crossing Street; easterly by the Blackstone Canal, Southerly and westerly by the fence now standing on said Lot, together with the said freight house, structures, fences, tracks and other rail road appendages on the same; also, the exclusive use of all tracks, leading from the main tracks in or near said Cove, to said several pieces and lots of land and to the several buildings thereon, which said several lots and pieces of land, together with the buildings, tracks and rail-road appendages thereon as also the main tracks and their connections with said lots and buildings are delineated on a plan marked **B** hereunto annexed, to which reference is made for a particular description of the same.

To Have and to hold the premises above described to them the said Boston & Providence Railroad Corporation, party of the Third part, to them, their successors and assigns forever.

And the said Providence & Worcester Railroad Company party of the second part, doth hereby covenant with the said parties of the first and third parts, jointly and severally, their successors and assigns, that the premises by them conveyed are free from all incumbrances made or suffered by said Providence & Worcester Rail Road Company, and that they will warrant and defend the same to said parties of the first and third parts, jointly and severally, their successors and assigns, against the lawful claims and demands of all persons claiming by, through or under said Providence & Worcester Rail road Company, but against none other; and doth hereby further covenant with the said parties of the first and third parts, jointly and severally their successors and assigns, that they will from time to time make execute and deliver such other conveyances and assurances of the property stipulated to be conveyed by the said indenture appended marked A of the date of March third AD 1846 as the Boston & Providence Rail road Corporation, party of the first part, may reasonably request to be made to said Boston & Providence

Railroad Corporation, party of the Third part, for the due conveyance of the interest of said first named Rail Road Corporation therein

And the said Boston & Providence Railroad Corporation party of the first part doth hereby unite in this instrument, in token of their desire that a conveyance of all their interest in and to the property heretofore held in trust for them by said Providence & Worcester Railroad Company shall be made to said Boston & Providence Railroad Corporation, party of the Third part, and that such conveyance thereof, when fully and effectually made by this or such other instruments as Counsel learned in the law may advise, shall be in full satisfaction and discharge of the trust aforesaid

And the said Boston & Providence Railroad Corporation party of the first part, for and in consideration of the premises, and of one dollar to them paid by said Providence & Worcester Railroad Company, party of the second part, doth hereby grant, convey, remise, release, quit claim and confirm unto said Providence & Worcester Railroad Company, party of the second part, all the right, title and interest of said Boston & Providence Railroad Corporation party of the first part, in and to all that part of the Passenger or Station House, both above and below, belonging to said parties of the first and second parts, which lies east of the refreshment room in the centre of said building, together with the land under the same and extending of the width of said passenger house to the Channel of the river, said refreshment room together with the rooms over the same and the land under the same to be held, used and enjoyed by said parties of the second and third parts in common; Also, in and to all that piece or lot of land occupied by the engine and car houses, wood shed, repair shop, and other buildings of said Providence and Worcester Railroad Company, which said lot is bounded north by Gaspee and Railroad Crossing Streets – Easterly by lands herein conveyed to the Boston & Providence Rail road Corporation, Southeasterly by the fence now standing on the Southeasterly side of said lot and by the Southeasterly end of said car house and Southerly by the Park around the Cove with all the buildings, tracks, switches and other rail road appendages on the same – Also in and to all that lot and piece of land, now occupied by the Freight house of said Providence and Worcester Rail Road Company; said lot being bounded northerly by the above described piece of land, conveyed to said Boston & Providence Railroad Corporation party of the third part, and on which the Freight house of the Boston & Providence Rail road stands, easterly by Canal Street Southerly by the Channel of the river, Westerly by a line three feet from the most westerly rail of the most westerly track leading to said Freight house lot; together with the freight house and other Structures, tracks and other Rail road appendages on the same; Also the exclusive use of

all tracks leading from the Main tracks in and near said Cove to said several pieces and lots of land, and to the several buildings thereon which said several lots and pieces of land, together with the buildings, tracks and Rail road appendages thereon; as also the main tracks and their connections with said lots and buildings are delineated on the said plan hereunto annexed marked B. to which reference is made for a particular description of the same

To have and to hold the premises above described, to them, the said Providence & Worcester Railroad Company, party of the second part, to them, their successors and assigns forever

And the said Boston & Providence Railroad Corporation, party of the first part, doth hereby covenant with the said Providence & Worcester Railroad Company party of the second part, their successors and assigns, that the premises by them conveyed are free from all incumbrances made or suffered by said Boston and Providence Rail Road Corporation, and that they will warrant and defend the same to the said Providence & Worcester Railroad Company their successors and assigns against the lawful claims and demands of all persons claiming by, through, or under said Boston & Providence Railroad Corporation, but against none other; and doth hereby further covenant with said Providence & Worcester Rail Road Company, their successors and assigns that they will from time to time make execute and deliver unto said Providence & Worcester Rail road Company, such other and further assurances and conveyances of the property hereby in the division between said parties intended to be set apart exclusively for the use of said Providence & Worcester Railroad Company, as said last named Corporation may reasonably request to be made for the due conveyance of the interest of said Boston & Providence Rail road Corporation therein

And it is hereby further agreed by and between the parties hereto, that all persons to be employed as switch men, flag men, station agents, or in any other capacity, for the management of the property hereby agreed to be held in common and undivided by and between the said parties of the second and third parts, shall be selected and appointed by said parties mutually and be continued in their said occupation so long as both said parties shall please and no longer

In testimony whereof, the several corporations, parties aforesaid, have hereunto set their hands and common seals, the day and year aforewritten; the said Boston & Providence Railroad Corporation and the said Providence & Worcester Rail-Road Company parties of the first and second parts, by their respective Presidents; and the said Boston & Providence Rail-Road Corporation party of the third part by Charles H Warren Esq who are duly authorized thereunto

Signed, Sealed & delivered
in presence of
(the word "touching" being
stricken out & the words "rang-
ing rods" being substituted on
page 10 & the word "turn tables"
being erased before signing

Wm S Hames
Thomas J Rayner

The Providence & Worcester
Rail road Company by
Orray Taft Pres[t] L S

The Boston & Providence
rail road corporation
(party of the third part)
by C. H. Warren L S

The Boston & Providence
rail road Corporation
(party of the first part)
by C. H Warren L S
Pres[t]

State of Rhode Island & Providence Plantations
Providence County ss July 12 A D 1853

Then personally appeared the above named Orray Taft, who acknowledged the foregoing instrument to be the free act and deed of the Providence and Worcester rail road company; and the above named Charles H Warren, who acknowledged the said instrument to be the free act and deed of the Boston and Providence rail road Corporation party of the first part and of the Boston and Providence rail road Corporation party of the third part

Before me Thomas J Rayner
Justice of the Peace

Recorded September 2[d] 1853 at 1 o clock p m
Witn[s] Albert Pabodie City Clk

Know all men by these presents, That I Silas A Sweet 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 paid by Henry D. Davis and Lewis K. Thurber, both of the City, County and State aforesaid, the receipt whereof I do hereby acknowledge do by these presents bargain, sell, assign, convey, set over and deliver unto them the said Henry D Davis and Lewis K Thurber their heirs and assigns forever,

The Blacksmiths Shop and all the other improvements standing on a Lot of land, situate on Lots numbered (22) twenty two and (1) one on the plat of James Aborn[s] Estate made by Cushing and Walling in July 1847, which said two lots were leased by Duty Greene 2[d] of George L Barnes & Wife, by lease dated March 1[st] 1849 and recorded in the land records of said City of Providence in Book N[o] 113 page 299 reference to said lease being had, and is the same Blacksmiths Shop I bought of Duty Greene 2[d] as per bill of Sale dated January 1[st] 1853 will appear

To have and to hold the same, with all the rights, privileges and appurtenances thereof

to them the said Henry D Davis and Lewis K Thurber and to their heirs and assigns to them and their sole use and benefit forever

And I the said Silas A Sweet for myself and for my heirs, executors and administrators do covenant with the said Henry D Davis and Lewis K. Thurber their heirs and assigns, that I am the sole and lawful owner of said Building and improvements, that the same are free and clear of all incumbrances and that I will forever warrant and defend the same to them the said Henry D Davis and Lewis K Thurber their heirs and assigns forever, against the lawful claims and demands of all pesons

In Witness whereof I have hereunto set my hand and seal this 11th day of August A D One thousand Eight hundred and fifty three

Signed, Sealed and delivered
in presence of
H A Manchester

Silas A Sweet L S

State of Rhode Island & Providence Plantations
Providence ss

In the City of Providence on this Eleventh day of August A D 1853 personally appeared Silas A Sweet subscriber to the within Instrument and acknowledged the same to be his free act and deed Before me Horace A Manchester
Justice of the Peace

Recorded September 7. 1853 @ 2.10 o clock p m
Witn[s] Albert Pabodie
City Clerk

Know all men by these presents That We Edwin Read and William H Read, both of the City & County of Providence in the State of Rhode Island doing business in said City under the name and style of William H Read & Co in consideration of One Dollar to us paid by Joseph S Pitman of said City the receipt whereof is hereby acknowledged & of the uses and trusts hereinafter mentioned we do hereby bargain, sell, assign, set over & deliver unto the said Joseph S Pitman all the copartnership estate of every kind and nature both real and personal, belonging to said firm of William H Read & Co. and the estate of every kind and nature both real and personal, not exempt from attachment by law, of each of us; and all debts due, owing and belonging to said firm, to us or either of us, and all evidences thereof

To have and to hold the same to him the said Joseph S Pitman his heirs, executors, Administrators and assigns, upon the Special Trusts nevertheless that the said Joseph S Pitman shall forthwith take possession and seizin of the premises and within such convenient

time as to him shall seem meet by public or private Sale for the best price that can be procured shall convert all and singular the premises into money, collect all and singular the debts due said firm, us or either of us and after deducting the costs and charges of the trusts before mentioned shall pay and apply the moneys arising therefrom in manner following, to wit First the said Joseph S shall pay and satisfy all the necessary expenses of making and executing this deed of Assignment, and of executing the trusts herein created and also the sums we owe for rent of the building where the business of the firm is carried on & such further rent therefor as shall be necessary to be paid for the use of said Joseph S in closing up the business of said firm and shall also retain to himself a reasonable compensation for executing the trusts herein created —— Second, The said Joseph S. Pitman shall next after having done and performed the several things herein before required, divide the surplus if any remaining in his hands among all the other creditors of said firm, of us, or either of us in proportion to their respective demands

Provided however that such of the creditors of said firm, of us, or either of us the assignors, as do not within three months from the date hereof execute and deliver to the said Joseph S. Pitman a full discharge of their claims and demands against said firm, us and each of us the said assignors shall not be entitled to, or receive any dividend or benefit under this deed of Assignment but the dividends on the claims of such creditors shall be paid over to the aforsaid assignors equally, or to such person or persons as they shall appoint

And further we the said Edwin Read and William H Read as aforesaid, do hereby constitute and appoint the said Joseph S. Pitman our & each of our, true and lawful Attorney in our and each of our name & stead and in the name & stead of the said firm of Wm H Read & Co to claim and demand, sue for & recover all the above assigned claims, debts and demands and to do and cause to be done all matters and things necessary and proper for executing the trusts herein Created, hereby giving the said Joseph S Pitman full power and authority to substitute one or more Attorneys or agents under him and the same to remove at pleasure, and also to compromise according to his discretion any of the claims, debts and demands assigned to him by this deed

And I the said Joseph S Pitman in consideration of the premises do hereby accept of this deed and of the trusts herein created and do hereby covenant and agree with the said William H Read & Co, William H Read & Edwin Read, that I will faithfully execute the trusts in this deed according to the tenor and effect thereof

In witness whereof we have hereunto set our hands and seals this sixth day of September A D 1853

Signed, sealed and delivered in presence of } Edwin Read [seal]

the second line on this page commencing with the word "and" & ending with the word "Co" being first interlined } W H Read & Co [seal]

William H Read [seal]

Rogen W Potten } Joseph S Pitman [seal]

State of Rhode Island &c
Providence Sc In Providence September 6 1853

Then personally came Edwin Read & William H Read and Joseph S Pitman subscribers to the foregoing instrument and acknowledged the same to be their and each of their free acts and deeds

Before me Rogen W Potten
Justice of the Peace

Recorded Sept 8 1853 at 8-30 o'clock a m

Witness Albert Pabodie City Clerk

Know all men by these presents, That I Henry Marchant of Philadelphia in the State of Pennsylvania formerly of Providence in the State of Rhode Island in consideration of the Trusts hereinafter declared and of One Dollar to me paid by James Tillinghast of said Providence the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey, assign transfer and set over to the said Tillinghast his heirs, executors, administrators & assigns forever all my estate Real & Personal in possession, remainder or reversion and wheresoever the same may be, or be situate, together with all debts & moneys of every nature due & owing to me from any persons whomsoever — and all which may become due & owing and together also with any and all Estate real & personal to which I am or may be entitled by virtue of resulting trusts in assignments heretofore made by me to said Tillinghast, or by other trust conveyances by me executed to any other person

To have and to hold the same to him the said Tillinghast his heirs, executors, administrators and assigns upon the same trusts as are declared in a former assignment executed by me to said Tillinghast dated May 26th A D 1853 and duly recorded — the discharge and release therein required from my creditors, in order to entitle them to a dividend under this assignment to be executed by them respectively as therein provided within six months from the date of said former assignment — to wit on or before the twenty sixth day of November A D 1853

In testimony whereof I have hereto set my hand & seal this twenty second day of August A D 1853

Signed, sealed & delivered in presence of, the words "conveyances by me executed to any other person" being interlined on first page before signing } Henry Marchant [seal]

John Binns. W B Huskele

State of Pennsylvania
City of Philadelphia } ss Be it remembered that on this 22d day of August A D 1853

Before me John Binns a Commissioned for the State of Rhode Island appointed and commissioned by the Governor thereof to reside and officiate in the State of Pennsylvania with power to administer oaths, to take depositions and affidavits to be used in Rhode Island and to take the acknowledgment of any deed or other Instrument to be used or recorded in that State, personally appeared Henry Marchant and acknowledged the foregoing Instrument to be his voluntary act, hand and seal

Given under my hand and seal of Office

L S

John Binns
Commissr of Rhode Island

Recorded September 9, 1853 at 8.15 oclk a m

Witness Albert Pabodie City Clk

Know all men by these presents, That I Caleb Rodman of Providence in the said County & State of Rhode Island for and in consideration of the sum of Two Hundred & thirty seven Dollars & fifty cents $237,50 to me paid by Rufus G Malbone of said Providence in said County & State, the receipt whereof I do hereby acknowledge, do by these presents, sell, assign & convey & deliver to him the said Malbone the following property, viz One half of all the Right, title & interest to the large double Team, now in use by me in said Providence, valued at two hundred Dollars $200., the Buckskin horse & truck, valued at One hundred & fifty Dollars $150., One other truck, 2 Sleds, 2 small chains 1 Hay Cutter, Wrenches, forks, Lumber, gear, apparatus, 2 Iron bars, valued at One hundred and twenty five Dollars; the whole amounting to five hundred & fifty Dollars $550 - thirty seven dollars & fifty cents being taken out -

To have and to hold the half as aforesaid for his proper use and to his heirs & assigns forever, as witness my hand my hand and Seal this tenth day of Sept: a.D. 1853

Signed, sealed & delivered in presence of George Dunpe

Caleb Rodman L S

Providence ss Sept 10. 1853 It is further agreed that if I the said Rufus G Malbone shall, if we divide the said property aforesaid I shall give to said Rodman the first chance to purchase my right, now purchased of said Rodman and do hereby bind myself, my heirs and assigns to perform the same as witness my hand & Seal

In presence of George Dunpe

Rufus G Malbone L S

Recorded Sept 10 1853 at 11.25 am Witness Albert Pabodie City Clk

Know all Men by these presents

That I John Boyden of the City and County of Providence in the State of Rhode Island for and in consideration of the sum of ninety dollars to me in hand paid by George Earl of said City (the receipt whereof is hereby acknowledged) have bargained, sold and delivered and by these presents do bargain, sell and deliver unto the George Earl

7 Liquor Kegs, 8 Decanters, 200 Junk Bottles, 50 Cigar Boxes, Clock and Looking Glass, Stove and Pipe, Stone Jar and faucet, 18 tumblers and drainer, 4 Show Cases, 6 Show Windows Sashes, 100 Small bottles of essences, 6 Brooms, 30 Candy jars, 6 Stone jars, part of a box of pipes, 30 boxes spices, 2 doz Stone Jugs, 8 bottles Muscat Wine, 12 Chairs & Stools, 1 Stove, 1 Table, 1 doz pepper sauce, 3 parts of Boxes of Soap, one box Gas-pipe

To have and to hold the said Goods unto the said George Earl, his executors administrators and assigns, to his and their own proper use and benefit forever

And I the said John Boyden for myself, my heirs, executors and administrators will warrant and defend the said bargained goods unto the said George Earl, his Executors, Administrators and assigns from and against all persons whomsoever

In Witness whereof I have hereunto set my hand and seal this 12th day of September A D 1853

Signed; Sealed and delivered in presence of Franklin J Dickman

John Boyden L S

City of Providence ss September 12th A D 1853 Then the above named John Boyden personally appeared and acknowledged the aforegoing instrument by him signed to be his free act and deed

Before me Franklin J Dickman
Justice of the Peace

Recorded Sept 12 1853 at 9.25 oclk a m

Witness Albert Pabodie City Clk

Know all men that I Jonathan Randall of North Providence in the County of Providence am holden & firmly bound unto Jonah Steere and Arnold Irons both of Providence, in the sum of Two hundred and Seventy dollars to be paid to the said Jonah Steere & Arnold Irons their heirs, executors, administrators or assigns to which payment well and truly to be made I bind myself, my heirs, executors, administrators and assigns firmly by these presents Sealed with my Seal and dated the 15th day of July A D 1846

The Condition of this deed is this, that whereas the said Jonah Steere & Arnold Irons have this day signed a Warranter deed with the said Jonathan Randall & others to Thomas Davis & William Keach

of a certain estate being lot N° (8) eight of the Plain lots belonging to the heirs of Nedebiah Smith, platted by a Committee appointed to make partition of said Estate and Whereas Daniel B Randall & Vashti W Randall minors & children of said Jonathan Randall are heirs to a certain portion of said estate - Now if the said Daniel B Randall & Vashti W Randall shall within one year after they shall respectively become of age, make good & valid deeds of their portion of said Estate to Thomas Davis and William W Keach their heirs or assigns and shall also hold the said Jonah Steere & Arnold Irons harmless of all costs & expenses to which they may be put in consequence of the conveyance of the portions of the said Daniel & Vashti in said Estate - Then this Bond shall be void else in force

Executed in presence of
W. W. Updike

Jonathan Randall (L.S.)

Recorded September 12th 1853 at 2.26 o'clk P.M.

Witness

Albert Pabodie City Clerk

This Indenture made this Sixth day of September A D 1853 by and between Manuel Fenner of the City and County of Providence in the State of Rhode Island and Timothy Ide of Seekonk Mass.

Witnesseth

That the said Fenner hereby leases and demises unto the said Ide, his South barn on Federal Hill in the City of Providence between Atwells Avenue and Dean Street, being twenty eight feet by thirty two feet and two stories high, together with a fifteen feet Shed adjoining the same, together with the land upon which the same stands with a privilege to draw water from the well and Cistern in the rear of the said Barn; and that the said Fenner also leases to the said Ide a small office near said premises and now on land of George Head and agrees that the same shall remain there during the continuance of this lease or that it shall be placed by the said Fenner on other land near and convenient to said barn, and that the said Fenner is to build another building on land convenient and near to said barn for said Ide twenty by twenty one feet in dimesions as soon as it can conveniently be done, and that he hereby leases and agrees to lease the same to said Ide with the barn and other premises aforesaid for & during the continuance of this lease

To have and to hold the same to him the said Ide his executors, administrators and assigns for the term of ten years from and after the date hereof the said Lessee yielding and paying rent therefor the sum of One hundred and sixty five dollars a year and after the same rate for any portion of a year.

And the said lessee for himself his executors, administrators and assigns, covenants to and with the said Fenner, his heirs and assigns that he will pay said rent quarter yearly, the first of which pay-

We the undersigned Lessor & Lessee named in the within Lease do hereby cancel the same
Witness Timothy P Ide
Manuel Fenner
I am interested in Leases & Mortgages on lands &c
Witness Albert Pabodie
Oct 29 1853

ments shall be on the Sixth day of December A D 1853; that he will not suffer, nor commit any Strip or waste in the premises, and that he will at his own expense make all ordinary repairs thereon; that at the expiration of this lease he will quietly give up possession thereof to the Lessor his heirs or assigns in as good order and condition as the same now are in, ordinary wear and tear and casualties by fire and other unavoidable accidents excepted.

And the said Lessor for himself his heirs, executors, administrators and assigns covenants to and with the said Ide, his executors, administrators and assigns, that he shall quietly and peaceably occupy the premises aforesaid for and during the term aforesaid without hindrance or molestation from the lessor or any person claiming by, through or under him

In testimony whereof the parties have hereto set their hands and seals this Sixth day of September A D Eighteen hundred and fifty three

Signed, Sealed and delivered in presence of
William Morgan
Jeremiah O Connell

Manuel Fenner (L.S.)

Timothy P Ide (L.S.)

Providence Sc Providence September 6. 1853 Then personally appeared the above named Manuel Fenner signer to the foregoing instrument and acknowledged the same to be his free act and deed Before me Benjamin N Lapham

P Notary

Recorded September 12 1853 at 4.08 o'clock P.M.

Witness

Albert Pabodie City Clerk

Know all men by these presents

That I Wealthy B Davis of the City of Providence in Rhode-Island Spinster, for the consideration of One Dollar to me paid by Charles H Tompkins of said City of Providence, receipt whereof I do hereby acknowledge, have bargained, sold, set over and delivered and by these presents do bargain, sell, set over and deliver to the said Charles H the following articles of personal property, viz; two feather beds, two Comforters, two Quilts, two blankets, and other quilts, blankets and Spreads, two bedsteads, four pairs of bed sheets, Six pairs of pillow cases, and all other bedding belonging thereto, One Mahogany table, one Cherry Table One work Stand, One wash Stand, three Glass Lamps, four Crickets, three Table Clocks, ten towels, one watch Chain One large rocking Chair, six Common Chairs, One bureau, one hair Chain and one gold key, One large bedding Chest, two trunks, six Silver tea spoons, a lot of Crockery ware, pieces of Stove furniture Wash tubs, One Carpet, three Mirrors, twelve linen Sheets, two flannel

Sheets, two tea trays, two Brittania Tea pots, a wash Board, and all other personal property belonging to me, which with the articles above specified are to be found in the dwelling house lately occupied by me, belonging to Mr Dwyer in Fall River, in the State of Massachusetts

To have and to hold the same to him, the said Charles H his executors, administrators and assigns forever, to his and their only use and behoof.

And I the said Wealthy B Davis do hereby constitute the said Charles H. my attorney for me and in my name but to his use to demand and receive possession and use of the aforementioned, bargained and described articles of Property of and from all persons wheresoever the same are to be or may be found; hereby confirming all my said Attorney may lawfully do in the premises as fully as if done by myself

In witness whereof I have hereunto set my hand and seal the Eighth day of August in the year AD 1853

Signed Sealed and delivered in presence of

And "three glass lamps, four crickets, three table cloths, ten towels, one watch chain, one hair chain, one gold Key, one Carpet, three mirrors, twelve linen Sheets, two flannel Sheets, two tea trays, two Brittania tea pots" written or interlined before execution George H Burr

Wealthy B Davis (L S)

Recorded September 13th 1853 at 10.15 o'clk A M

Witness Albert Pabodie City Clk

To all to whom these presents shall come Greeting

Know Ye, that I Joseph Knowles of the City and County of Providence, in the State of Rhode Island, owner of One sixteenth part of the Bark or vessel called the What Cheer of Providence of the burthen of Three hundred thirty four 18/95 tons or thereabouts, for and in consideration of thirteen hundred and seventy five Dollars lawful money of the United States of America, to me in hand paid before the sealing and delivery of these presents by Edward M Brown of Cumberland in the aforesaid County and State, the receipt whereof I do hereby acknowledge and am therewith fully satisfied, contented and paid: have bargained and sold, and by these presents do bargain and sell unto the Edward M Brown, his executors, administrators and assigns One Sixteenth part of the said Bark or vessel, together with One Sixteenth - the masts, bowsprit, sails, boat, anchors cables, and all other necessaries thereunto belonging; the certificate of the Registry of which said Bark or vessel is as follows, to wit

No 9 "Temporary. In pursuance of an Act of the Congress of the

United States of America, entitled "An Act concerning the Registering and Recording of Ships or Vessels. Sylvester C. Baker of the City of Providence in the State of Rhode Island having taken or subscribed the oath required by the said Act, and having sworn that Joseph Knowles (1/2) of said City, and himself, the said Sylvester C Baker (1/2) are the only owners of the Ship or vessel called the What Cheer of Providence whereof said S. C. Baker is at present Master and is a citizen of the United States as he hath sworn, and that the said ship or vessel, was built within the District of Portsmouth - the year 1851 as also appears by the Certificate of F W Fernald & Wm Peligreen, the Builders, in file.

Nine -

(L S)

Allen A Hall Register

Signed Joseph W Edwards D Collector

And John N Frost, Surveyor of the Port having certified that the said ship or vessel has one Deck and three Masts and that her length is 114 feet and eight tenths
her breadth " 26 feet 8
her depth " 12 feet
and that she measures 334 18/95 Tons and that she is a Bark, has a Squire Stern, no galleries and a billet Head

And the said Sylvester C Baker having agreed to the description and admeasurement above specified; and sufficient security having been given according to the said Act, the said Bark has been duly Registered at the Port of Portsmouth N.H.

Given under our hands and seals at the Port of Portsmouth N H this 29th day of September in the year One thousand eight hundred fifty one

To have and to hold the said One Sixteenth part of said Bark What Cheer and appurtenances thereunto belonging unto him the said Edward M Brown his executors, administrators, and assigns, to the sole and only proper use, benefit and behoof of him the said Edward M Brown his executors administrators and assigns forever. And I the said Joseph Knowles have and by these presents do promise, covenant and agree, for myself & for my heirs, executors and administrators to and with the said Edward M Brown his heirs, executors, administrators and assigns, to warrant and defend the said One Sixteenth of said Bark and all the other before mentioned appurtenances against all and every person & persons whomsoever

In testimony whereof, I the said Joseph Knowles have hereunto set my hand and seal this Sixth day of September in the year of our Lord One thousand eight hundred and fifty three (1853)

Signed sealed & delivered in presence of Nathaniel Seale } Joseph Knowles (L S)

Recorded Sept 19 1853 at 9.30 o'clk a m

Witness Albert Pabodie City Clk

Know all men by these presents

That I Joseph T Backalan of the City and County of Providence and State of Rhode Island &c in consideration of one dollar received to my full satisfaction of Thomas S Anthony of said Providence, and of the uses, purposes and trusts hereinafter mentioned and created do hereby assign and convey unto the said Thomas S. Anthony, his heirs and assigns, all my estate both real and personal in possession or action, reversion or remainder, wherever and however the same may be situated except such as is exempt from attachment by Law

To have and to hold the same to him the said Thomas S Anthony, his heirs, executors, administrators and assigns forever, upon the special Trusts, nevertheless that the said Thomas S Anthony shall forthwith take possession and seizin of the premises and within such convenient time as to him shall seem meet, at public or private sale, for the best price that can be procured, shall convert all and singular the property hereby conveyed into money, and shall collect all and singular the debts due me, and shall apply and appropriate the nett proceeds of such sales and collections in manner following, to wit;

The said Thomas S Anthony shall first pay all necessary expenses of making and executing this deed of Assignment and of executing the trusts by this Deed created and shall retain to himself a reasonable compensation for executing said trusts

Second, The said Thomas S. Anthony shall next pay out of the surplus all the debts which I the said Joseph T Backalan am now owing, in full if said surplus be sufficient, and if not sufficient then ratiably in proportion to the several amounts of said debts

And for the better execution of these presents and of the several trusts hereby created I do hereby constitute and appoint the said Thomas S. Anthony my true and lawful Attorney irrevocable, with full power of substitution and revocation, to claim demand sue for and recover any and all of the demands due me, and to compromise any of the same in his discretion, to appoint one or more Attorneys or agents under him and the same to remove at pleasure, and generally to do and cause to be done any and all acts whatever which may be necessary to carry this deed into effect and to execute the trusts herein created

And I the said Thomas S Anthony in consideration of the premises do hereby accept of this deed and of the trusts herein created, and do hereby covenant with the said Joseph T Backalan that I will faithfully execute the same according to my best skill and knowledge

In testimony whereof we have hereunto set our hands and seals this thirteenth day of September A D 1853

Executed in presence of Samuel A Bowler

J. T. Barkalan [L.S.]

Thomas S Anthony [L.S.]

Recorded Sept 19. 1853 at 4 20 o'clk p m

Attest Albert Pabodie city Clk

Know all Men. That We, the Corporation of Grace Church in Providence, a corporate body legally established in the City of Providence, in the State of Rhode Island, &c. in consideration of Fifty Dollars to us already paid by Amey Fiske do hereby grant, bargain sell and convey to the said Amey heirs and assigns One lot of land in the Cemetery of said corporation, situated on Willow Avenue and numbered Two Hundred eighty two (282) on the plat of said Cemetery, made by Russell Warren, and recorded in the land registry of said City

To have and to hold the same unto the said Amey her 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

7th The proceeds of all the Cemetery lands, when sold, and all other the income of said Cemetery, shall be a fund in hands of the Treasurer of said Corporation, distinct and separate from all its other funds and exclusively applicable to the payment of the debts incurred on account of said Cemetery, and to its security, improvement and current expenses - a yearly statement of the accounts shall be prepared and submitted to the inspection of the proprietors, at every annual meeting of the Corporation

Witness, the common Seal of said Corporation hereto affixed this first day of May in the year of our Lord 1852 by Charles H Mason our Treasurer for that purpose duly authorized

In presence of
W. T. Grinnell

C. H. Mason
Treasurer Grace Church

Providence ss In the City of Providence this first day of May 1852 personally came Charles H Mason Treasurer of the Corporation of Grace Church Providence, and acknowledged the preceding to be his voluntary deed, in said Capacity, with the Common Seal of said Corporation thereto affixed Before me Francis E Hoppin
Justice of the Peace

Recorded Sept 23 1853 at 9.08 o'clock a m
Witness Albert Pabodie City Clerk

Know all men, That I John S. Harris of the City, County and State of New York, do hereby constitute and appoint Benjamin T. Cranes of the City and County of Providence and State of Rhode Island my Attorney for me and in my name, upon receiving full satisfaction for the money due on a certain Mortgage from Rufus W Kimball to me, dated January 20th 1848 and Recorded in Book No 111 page 49 of the records of deeds of the City of Providence, and also a certain other Mortgage from said Kimball to me, dated January 23 1849 and recorded in Book 114 page 232 of the records aforesaid, to acknowledge and cause satisfaction and payment to be entered on the margin or face of the record of the Mortgages aforesaid and for me and in my name to sign and seal the same, or otherwise in due form of law to discharge said Mortgages, or make and execute a release and quit claim of the estate thereby mortgaged

In Witness whereof I have hereunto set my hand & seal this second day of September A. D. 1853

Executed in presence of
Cor R Desoway

John S. Harris (L.S.)

State of New York
City & County of New York ss } On the second day of September, One thousand eight hundred and fifty three.

Before me came John S. Harris, known to me to be the person described in and who executed the within Instrument of writing or Letter of Attorney and acknowledged to me that he executed the same

Cornelius R Desoway
Commissioner of Deeds

Recorded September 24th 1853 at 10.43 o'clock A m
Witness Albert Pabodie City Clerk

Know all men by these presents

That I Charlotte H Abbe of Windham, State of Connecticut administratrix on the estate of George Abbe late of Windham decd do hereby constitute and appoint John F Dyer of Providence in the State of Rhode Island, my true and lawful Attorney for me and in my name to sell, assign and transfer One Share in the Stock of the City Hotel in Providence aforesaid and execute all necessary and legal instruments for conveying said Stock

Witness my hand and seal this 15th day of September 1853

In presence of
H S Walcott
Calvin Hibbard

Charlotte H Abbe (L.S.)
Administratrix

State of Connecticut
Windham County } ss On the 15th day of September 1853

personally came before me Mrs Charlotte H Abbe and acknowledged the foregoing Power of Attorney to be her act & deed. In witness whereof I have hereunto set my hand this 15th day of Sept 1853

Calvin Hibbard Justice of Peace

Recorded Sept 24 1853 at 10.45 o'clock a m
Witness Albert Pabodie City Clk

Know all men by these presents

That I Charlotte H Abbe Administratrix on the Estate of George Abbe in consideration of Seventy five dollars to me in hand already paid by Martha E Dyer of Canterbury in Connecticut, have given, granted and sold, and do hereby give, grant, sell, convey and confirm unto her the said Martha E. her heirs and assigns One Share in the Capital Stock of the City Hotel Company in providence, with all the dividends, rights and privileges to the same belonging.

To have and to hold to her the said Martha E. her heirs and assigns forever And for my heirs, executors and administrators I do hereby covenant with the said Martha E. her heirs, executors, administrators and assigns, that at and before the ensealing hereof I am lawfully seized and possessed of said one Share in said Capital Stock in my own right in fee simple; that the same is free from mortgage and other incumbrance; and that I have good right and lawful authority to sell and convey the same in manner and form aforesaid

In testimony whereof, I have hereunto set my hand and seal this 24th day of September in the year 1853

Signed, sealed and delivered
in presence of
A Payne

Charlotte H Abbe Admx (L.S.)
by Jno F Dyer Atty

Providence ss In Providence the 24th day of September A D 1853 personally came the aforesaid John F Dyer and acknowledged the foregoing to be his voluntary deed as attorney aforesaid Before me

A Payne
Justice of the Peace

Recorded September 24 1853 at 10.45 o'clk a m
Witness
Albert Pabodie City Clerk

This indenture of lease made and executed on this third day of September, A.D. 1853 by and between Emerson Tower Jr of the City and County of Providence and Benjamin Remington of said City,
Witnesseth

That whereas there was originally a certain Instrument of lease made by Charles Dyer and others to Emerson Tower Jr and Solomon Arnold of certain premises situated in the fifth Ward of the City of Providence, on certain terms and conditions as will appear on a reference to a record of the same in Book No 98 page 247 of the records of the City of Providence.

and whereas said leased premises have been divided between the said Tower and the said Arnold and various portions of the same underleased to divers persons

Now in consideration of the sum of One thousand Dollars to the said Tower, paid by the said Remington, and of the rents and covenants hereinafter mentioned, the said Tower does demise, lease and farm let, unto the said Remington his heirs & assigns a certain portion of said premises originally leased to said Tower and Arnold, described as follows,

Beginning on Eddy Street at the termination of the piece of land underleased by said Arnold to Ephraim Moulton on the 10th day of October 1849, thence along Eddy Street to the corner of Eddy & Friendship Streets, thence on said Friendship Street to land leased to Charles W Eddy, thence along said land leased to said Moulton as aforesaid, to the place of beginning

To have and to hold to him the said Remington his heirs and assigns from the day of the date hereof to the first day of July A D 1855, rendering and paying rent therefor at the rate of sixty six $\frac{67}{100}$ dollars per annum in regular quarterly payments of Sixteen $\frac{67}{100}$ Dollars, commencing on the first day of October A D 1853

And the said Remington for himself his heirs, executors, administrators and assigns, does Covenant and agree to and with said Tower his executors, administrators and assigns, that he will hire said premises for the term aforesaid and will pay said rent in the proportions, at the rate, and at the times above specified, that he will pay interest on all sums for rent in arrear, and in the event that any payment of rent shall be in arrear for the space of thirty days, he will surrender quiet and peaceable possession of said premises to the grantor or the persons lawfully entitled to receive the same

and at the expiration of said term will surrender up possession of the same if there be no renewal of the original lease to the said Tower; that all the buildings on said premises shall be pledged for the payment of the rent and for the performance of the Covenants herein contained.

And the said Tower does assign to the said Remington all his right, title and interest in and to the original lease of said premises with the right of renewal therein mentioned so that the said Remington his heirs and assigns may have all the right powers and privileges and be subject to the same liabilities and restrictions as I would have been had this instrument not been made, and in consideration as aforesaid I the said Tower do also sell, assign and set over unto him the said Remington all and singular the buildings and improvements on said demised premises and the Blacksmiths Tools therein contained, to have and to hold to him his executors, administrators and assigns forever

Witness our hands and seals on the day and year aforewritten

Emerson Tower Jr (Seal)
Benjamin W Remington (Seal)

Providence ss. Then personally appeared in the City of Providence on this 3d day of September 1853 Emerson Tower Jr. and acknowledged the preceding instrument to be his free act and deed
Before me Benj F Thurston
Notary Public

Recorded September 27 1853
at 9.23 o clock a m
Witness
Albert Pabodie
City Clerk

This Agreement of Lease made and entered into on this First day of August A D 1853 by and between Charles Nichols of the City & County of Providence in the State of Rhode Island of the one part and Thomas Campbell of said City of Providence of the other part

Witnesseth That the said Charles Nichols, for and in consideration of the Rents and Covenants herein after mentioned, to be paid and performed, doth hereby Lease unto him the said Thomas Campbell

A certain Lot of Land, with the Buildings & Improvements thereon, situate in the Westerly part of said City of Providence, on Federal Hill (so called) & on the corner of Atwells Avenue and Dean Street, and are the premises now occupied by the said Thomas Campbell

To have and to hold the same, to him, the said Thomas Campbell, with all the rights, privileges and appurtenances thereof, for and during the term of Five Years from the date of this Lease

Yielding & paying unto him

the said Charles Nichols, his heirs and assigns the yearly rent of One hundred and fifty Dollars, for each and every year during said Term, payable monthly, at the end of each and every month during said Term by even equal portions, the first payment whereof to be made on the first day of September A. D. 1853

And the said Thomas Campbell, for himself, his heirs, executors & administrators doth hereby covenant & agree to and with the said Charles Nichols, his heirs and assigns, that he or they will well and truly pay or cause to be paid, to the said Charles Nichols, his heirs or assigns, the yearly rent aforesaid, at the times, and in the manner, herein before appointed for the same to be paid.

And also to suffer no injury to be done said premises during said term and at the end of said term, to surrender up said leased premises, unto the said Charles Nichols, or to his heirs or assigns, in as like good order and condition, as when received. Natural wear and tear only excepted

And it is further agreed by and between the parties hereto, That in case the yearly rent aforesaid or any part thereof, shall be behind & remain due & unpaid it shall be lawful for the said Charles Nichols, or his legal representatives to reenter in and upon said leased premises and take immediate possession thereof, and this Lease shall cease and be terminated

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

Executed in presence of
George Spink

Charles Nichols LS
Thomas Campbell LS

Recorded Sept 30 1853 at 8.45 o'clock a m

Witness
Albert Pabodie
City Clk

Know all Men by these presents

That We, Stephen K Rathbone and Seth Padelford, of Providence, in the County of Providence, for and in consideration of the sum of Twenty five Dollars to us paid by Mary Eddy of Providence in the County of Providence & State of Rhode Island, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, conveyed and confirmed to her the said Mary Eddy her heirs & assigns One Lot, viz No (87) Eighty seven in the Burial Ground laid out by us, the grantors, in the South Westerly part of said Providence, being the piece of Ground purchased by us of Sylvester R Jackson, and formerly occupied by a Windmill, as fully described in a plat of said Ground on record in the City Clerks Office,

reference thereto being had; to have and to hold the premises above described, with all the privileges thereto belonging, to her the said Mary Eddy, her heirs and assigns to their only proper use, benefit and behoof, for the sole use of a Burying Ground forever, subject to a tax of one ninetieth part of all expenses that may be incurred by keeping the fence around said Burying Ground in good repair, no fence to be around this Lot

Witness our hands and seals this 18th day of July A D 1844

In presence of
Henry Martin

S K Rathbone LS
Seth Padelford LS

Providence, Sc In Providence, the eighteenth day of July A D 1844 personally came the aforesaid Stephen K Rathbone and Seth Padelford signers to the above instrument and acknowledged the same to be their voluntary act and deed, hand and seal

Before me
Henry Martin
Public Notary

Recorded September 30 1853 at 9.18 o'clk a m

Witness
Albert Pabodie City Clk

Know all Men

That I Joseph C King of the City and County of Providence and State of Rhode Island for and in consideration of the sum of five dollars to me paid by James A Smith of said Providence and of the uses, purposes and trusts hereinafter mentioned and created, do hereby assign, transfer, and convey unto the said James A Smith his heirs and assigns all my estate both real and personal in possession or action, reversion or remainder of of whatever name or nature or wherever or however the same may be situated, except such as is exempt from attachment by law

To have and to hold the same to him the said James A Smith, his heirs, executors, administrators & assigns forever, upon the special trusts nevertheless that he the said James A Smith shall forthwith take possession & seizin of all said property hereby assigned, and at such convenient time as to him shall seem meet, shall convert the same into money and shall collect all and singular the sums due me, and shall apply and appropriate the nett proceeds thereof in manner following, to wit;

First He shall pay all necessary expenses of making and executing this deed of Assignment and of executing the trusts hereby created, and shall retain to himself a reasonable compensation for the execution of said trusts

Second. The said James A Smith shall next apply and

appropriate the nett proceeds aforesaid to the payment of the debts due the following named persons in full if said proceeds be sufficient, if not then rateably and in proportion to their respective claims: William P. Olney about $500. Jeremiah Knight $150. Stephen S Sherman about $100, William O King about $100. J. A. Jenckes about $200. Wingate Hayes about $200.

Third. The said James A Smith shall next pay and satisfy out of the surplus if any should remain after the payment of the debts last before mentioned all the debts of whatever kind owing and due from me, in full if said proceeds be sufficient, if not then rateably and in proportion to their respective demands. Provided however that such of the Creditors mentioned in this Third Class, as shall not within thirty days from the date hereof make and execute a release of all their claims upon me shall not be entitled to or receive any dividend or benefit under this deed of Assignment, but the dividends on the claims and demands of such Creditor shall be paid over to the Assignor or to such person as he may appoint

And I do hereby constitute and appoint the said James A Smith my Attorney with full power and authority for me and in my name to execute, seal and deliver to any person who may become the purchaser of any property hereby assigned, good and sufficient deeds of the same, to execute all proper releases and acquittances and generally to do and perform all acts proper and necessary in the execution of the trusts hereby created

And I James A Smith do hereby accept of this deed and of the trusts hereby created and do covenant with said Joseph C King that I will faithfully execute the same

In testimony whereof we have hereunto set our hands and seals this twenty ninth day of September A.D. 1853

Executed and delivered in presence of, the words "and seals" being first interlined
J. B. Kimball

Joseph C King (LS)
J. A. Smith (LS)

Providence ss In the City of Providence this twenty ninth day of September A.D. 1853 then personally appeared the above named Joseph C King subscriber to the above written Instrument and acknowledged the same to be his free act and deed
Before me
S. A. Bowler
Justice of the Peace

Recorded September 30th 1853 at 6.35 o'clock p m
Witness Albert Pabodie
City Clerk

This agreement Made and entered into between John H. Joslin and Lorenzo Vaughn both of the City of Providence this twenty sixth day of September 1853. Witnesseth.

That Whereas the said parties are the owners in fee simple of two certain Lots of Ground situate in the Westerly part of said City, the said Joslins Lot being on the corner of Penn & Knight Streets, & fronting in Penn Street, & the said Lorenzo Vaughn's Lot being the adjoining Lot next West & also fronting on Penn Street, and it is hereby agreed by & between the parties aforesaid, in relation to said Lots, as follows, to wit.

There shall be as soon as either party demands it, a Well dug, stoned & finished in a good, workmanlike & permanent manner, with Capstone, Well House, Crown, rope, bucket, weight & strap or other good and permanent fixture for drawing Water, so located that the line between said Lots shall run through the centre of said Well, one way, & the centre of the Well the other way shall be Sixty feet from the front line of said Lots, (unless by mutual consent of the parties a different location is adopted) and the same shall be so dug, stoned & finished in all ~~intents~~ respects as aforesaid, at the mutual cost & for the mutual benefit of both parties, & the same shall be forever hereafter kept in repair by the present or future owners of said Lots, and said Well shall be of sufficient depth to afford a sufficient & ample supply of Water for the occupants of both said Lots & if at any time the water shall fail & said shall for that reason required to settled deeper to afford such supply, the same shall be done at the demand of either party & at their mutual cost & expense.

And it is further agreed between the parties aforesaid, that if either party after demand having been made by the other party, & a reasonable time having elapsed after such demand not exceeding twenty days shall refuse to join the other in digging & constructing said Well, or after the same shall have been dug & constructed as aforesaid, if either party shall refuse to join the other in making all necessary repairs or if need be of setting the same, then it shall be the right of the party making the demand to proceed to dig & construct, settle or repair as the case may be at his own cost & expense, keeping an exact account of all such cost and expenditure to the end that he may charge one half the expense including his own time & labor in superintending the same, to the party so refusing, & a copy of the account as soon as the work is completed shall be exhibited to and lodged with the refusing party, & if he, she or they shall neglect for the space of thirty days to pay one half of all just & reasonable costs and expenditures as aforesaid, then the party having made & incurred such costs & expenditures shall have a Lien upon the Lot of the other party, together with all the Buildings and Improvements thereon, for the payment of all just & reasonable claims as aforesaid, & shall lodge his account with the City Clerk within Sixty days after such work shall have been completed & the expense incurred as aforesaid & shall proceed for the collection of the same in the same manner as is now required by the Act of the General Assembly passed at the Jan Session 1847, entitled an Act securing to Mechanics payment for repairs & improvements made by them on Real Estate, and the party so refusing shall be liable & his property shall stand pledged to pay all costs & expenses of every description necessarily incurred in the prosecution of & collection of said claim & the party incurring

such offence shall not be liable in trespass for any reasonable and proper use and occupancy of the Land of the other party during the progress for a reasonable time after the completion of said Work. And the parties hereby bind their several heirs, executors, administrators & assigns as well as themselves to the true and faithful performance of this agreement.

In Witness whereof, We have hereunto set our hands & seals, the year and day above written.

Executed in the presence of
Robert Knight

John H. Joslin. (L.S.)
Lorenzo Vaughn. (L.S.)

Providence Sc. City of Providence September 26. 1853.
Then personally appeared John H. Joslin & Lorenzo Vaughn, subscribers to the within Instrument & severally acknowledged the same to be their free voluntary Act & Deed.

Before me. Robert Knight
Justice of the Peace.

Recorded Oct 4. 1853 at 12 o'clk M.
word "intents" erased
Witness Albert Pabodie City Clerk

To Charles F. Tillinghast of Providence. R.I. Trustee.

In accordance with the provisions contained in the Sixth Clause of the Deeds of Trust made by me to you under date of August Eighth A.D. 1844. & recorded in the Record of Deeds in said Providence, in Book Number Ninety one (91) page ninety six (96) &c. you are hereby requested to convey all the Estate now held by you under said deed of trust, to my brother Charles Sabin of said Providence, to hold to him his heirs & assigns upon the same Trusts as are declared in & by the deed aforesaid, & upon which you now hold the same

Witness my hand & seal, this Third day of October A.D. 1853.

In presence of
Ann C. Searle.

Abby E. Sabin.

Know all men by these Presents,

That I, Charles F. Tillinghast, of Providence, in the State of Rhode Island, Trustee of Abby E Sabin, by Deeds of Trust dated August 8. A.D. 1844. & recorded in the Record of Deeds in said Providence, in Book Number Ninety one (91) pages Ninety six (96) &c. in accordance & pursuance of the provisions of said trust deeds, & of the Request in Writing from the said Abby E. Sabin hereunto annexed, & in consideration of One Dollar paid by Charles Sabin of said Providence, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell & convey unto the said Charles Sabin, his heirs & assigns,

All my right, title & interest as Trustee as aforesaid in and to the Estate held by me as Trustee under the

Deed aforesaid, to wit: in and to the One undivided Eighth part of a Lot of Land, with all the Buildings & Improvements thereon, situate near the Westerly end of Weybosset Bridge, so called, in said Providence & bounded Southerly by Westminster (formerly Market) Street, Westerly by Land of Benjamin Hoppin, Northerly by Exchange Place (formerly Cove Street) & Easterly by Land of the Providence Washington Insurance Company.

To Have and to Hold the same, with the proceeds and reinvestments thereof, & the rights, privileges & appurtenances thereof to him the said Charles Sabin, his heirs & assigns upon the same Trusts as I now hold the same by virtue of & as are declared & contained in & by the Deed of Trust executed & recorded as aforesaid, reference thereto being had for a full statement thereof.

In Testimony whereof, I have hereto set my hand and seal as Trustee as aforesaid, this Third day of October A.D. Eighteen Hundred & fifty three. (1853)

Signed, sealed & delivered
in presence of
James Tillinghast

Charles F. Tillinghast. (L.S.)

State of Rhode Island &c. Providence Sc. In Providence this Third day of October A.D. 1853. Charles F. Tillinghast personally appeared before me & in his said capacity as Trustee, acknowledged the foregoing Instrument to be his free Act and Deed.

James Tillinghast
Just of the Peace.

Recorded Oct 5. 1853 at 2 o'clk P.M.
Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, Hezekiah Sabin Jr. of the City of Providence, in the State of Rhode Island &c. surviving Trustee of Ann Jewiah Carpenter, by Deed of Trust dated October Second A.D. 1840. & recorded in the Record of Deeds in said Providence in Book Number Seventy seven (77) pages two hundred sixteen (216) &c. in accordance & pursuance of the provisions of said trust deed, & of the approval & appointment of the Municipal Court exercising Probate jurisdiction in said City of Providence, this day made, & in consideration of One Dollar to me paid by Charles Sabin of said Providence, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell & convey unto the said Charles Sabin, his heirs and assigns,

All my right, title and interest as Trustee as aforesaid, in and to the Estate held by me as Trustee under the deed aforesaid to wit: in & to a Lot of Land, with the Buildings thereon, situate in said City of Providence, and bounded Southerly on Westminster (formerly Market) Street, Westerly on Land of Benjamin Hoppin, Northerly on Exchange Place (formerly Cove Street) & Easterly on Land of the Providence Washington Insurance Company.

To Have and to Hold with all the privileges and appurtenances thereof. to him the said Charles Sabin. his heirs & assigns in trust for the same purposes and with the same powers as I now hold the same by virtue of. & as are mentioned & given in & by the Deed of Trust executed & recorded as aforesaid. reference thereto being had for a full statement thereof.

In Testimony whereof. I have hereto set my hand and seal. this as Trustee as aforesaid, this Fourth day of October A.D. Eighteen hundred fifty three (1853)

Signed, sealed & delivered in presence of the words "this day made" being interlined before signing & execution.

Albert Pabodie

H Sabin. Jr.

Providence Sc. In the City of Providence. Oct 5. 1853. personally appeared Hezekiah Sabin Jun & acknowledged the preceding Instrument by him signed. to be his free Act and Deed.

Before me. Albert Pabodie.
City Clk.

Recorded Oct 5. 1853 at 2 o'clk P.M.

used "this" erased

Witness Albert Pabodie
City Clk

To Charles F. Tillinghast of Providence R.I. Trustee.

In accordance with the provisions contained in the Fifth Clause of the Deed of Trust made by us to you. under date of July Twenty ninth A.D. 1845 & recorded in the Records of Deeds in said Providence in Book Number Ninety eight (98) pages eighty three (83) &c. you are hereby requested to convey all the Estate now held by you under said Deed of Trust. to Charles Sabin of said Providence to hold to him the said Charles his heirs and assigns. upon the same trusts. as are declared in & by the Deeds aforesaid. & upon which you now hold the same.

Witness our hands this Third day of October A.D. 1853.

In presence of
Thomas Davis 2d Witness to signature of Elizabeth R. Rice.
Wm D Manchester. Witness to signature of George F Rice

Elizabeth R. Rice.

George F. Rice.

Know all men by these Presents.

That I. Charles F Tillinghast of Providence, in the State of Rhode Island. Trustee of Elizabeth R. Rice by Deed of Trust dated July Twenty ninth A.D. 1845. & recorded in the Record of Deeds in said Providence. in Book Number Ninety eight (98) pages eighty three (83) & eighty four (84), in accordance & pursuance of the provisions of said Trust Deed. & of the foregoing Request in writing from the said Elizabeth R Rice. & in consideration of the sum of One Dollar paid by Charles Sabin.

of said Providence. the receipt whereof is hereby acknowledged. do hereby grant. bargain. sell and convey unto the said Charles Sabin. his heirs and assigns.

All my right. title & interest as Trustee as aforesaid in & to the Estate held by me as Trustee ~~as aforesaid~~ under the deed aforesaid. to wit: in and to the one undivided Eighth part of a Lot of Land with all the Buildings and Improvements thereon. situate near the Westerly end of Weybosset Bridge. so called. in said Providence. & bounded Southerly on Westminster (formerly Market) Street. Westerly by Land of Benjamin Hopkins. Northerly by Exchange Place. (formerly Cove Street) and Easterly by Land of the Providence Washington Insurance Company.

To Have and to Hold the same with the proceeds and re investments thereof. & the rights. privileges & appurtenances thereof to him the said Charles Sabin. his heirs & assigns. upon the same trusts as I now hold the same by virtue of. & as are declared & contained in & by the Deed of Trust executed & recorded as aforesaid, reference thereto being had for a full statement thereof.

In Testimony whereof. I have hereto set my hand and seal as Trustee as aforesaid. this Third day of October AD Eighteen hundred fifty three. (1853)

Signed, sealed and delivered in presence of
James Tillinghast

Charles F. Tillinghast.

State of Rhode Island &c. Providence Sc. In Providence this Third day of October A.D. 1853. Charles F. Tillinghast personally appeared before me & acknowledged the foregoing Instrument in his said capacity as Trustee. to be his free Act and Deed.

James Tillinghast.
Just of the Peace.

Recorded Oct 5. 1853 at 2 o'clk P.M.

words "as aforesaid" erased

Witness Albert Pabodie City Clerk

This Indenture

Made and executed between the Members of the Fifty third division of the New England Protective Union. of Providence Rhode Islande. by their Committee. Samuel A. Knowles. Ralph J Devereux & Allen H. Round. appointed for that purpose at a special Meeting of said Company held on the second day of March last. as will more fully appear by the Records of said Company. reference thereto being had; of the one part. and Samuel Budlong of the City of Providence aforesaid. of the other part.

Witnesseth. That the party of the second part for the consideration hereinafter mentioned. hath demised. granted and to farm let & doth hereby demise. grant & to farm let unto the parties of the first part. their successors & assigns. A certain Lot of Land with all the Buildings & Improvements thereon. situated on the West side of the River in said Providence. at the junction of High & Winter Streets. bounding Northerly on said High Street. about Forty six feet more or less. Easterly on the High

Street Bank Estate. Ninety six feet. Southerly on other Land of the party of the second part. about Forty six feet more or less. & Westerly on said Winter Street Ninety six feet. together with the privilege in the back yard extending Southerly from the aforedescribed premises. as far back as the Southerly side of the most Southerly Necessary. to hang out Clothes to dry. & for other ordinary purposes; the said Budlong reserving for himself his heirs & assigns the privilege of drawing water from the Well. & the privilege of passing to & from his back Store. at all times; the said Budlong to keep the outside of all the Buildings in good & tenantable repair at his own expense during the term of time hereinafter mentioned;

To Have and to Hold the said demised premises, with their appurtenances. for & during the term of Five years from the first day of April next (A.D. 1852) fully to be complete and ended.

And the parties of the first part for themselves & their Successors by their Committee aforesaid. do hereby covenant & agree to pay or cause to be paid as Rent for the same to the said Budlong, his heirs or assigns. the sum of Three hundred Dollars per year for each & every year. to be paid Monthly in Monthly payments of Twenty five dollars each. at the end of each and every Month. during the said term of five years. as aforesaid.

And the parties of the first part for themselves & their Successors. by their said Committee. covenant & agree to alter all that part of the House now occupied as a Dwelling. in the lower part of said House into a Store. & to put up Counters & Shelves & other fixtures. & put in one other Front Door. & remove the Front Stairs to suit their own convenience. & at their own cost or expense also to cement the two West Cellars at their own expense. all to be done in a good substantial workmanlike manner; said Counters. Shelves & fixtures to remain in said Store at the expiration of said term of five years for the benefit of said Budlong his heirs & assigns. without charge or expense to him or them. The said parties of the first part to keep the inside of said House & Store in good repair during said term of time at their own expense.

In Testimony whereof. We. the said parties (the party of the first part by their Committee) do hereunto set our hands & seals. this Eleventh day of March. in the year of our Lord. Eighteen hundred and fifty two.

Signed. sealed and delivered
in presence of
Robert Knight

Samuel J. Knowles. (L.S.)
Ralph P. Durrax. (L.S.)
Allen H. Hound. (L.S.)

Samuel Budlong. (L.S.)

Providence Sc. In the City of Providence this 12th day of March A.D. 1852.
Then the aforenamed Samuel J. Knowles. Ralph P. Durrax & Allen H. Hound. Committee, & Samuel Budlong personally appeared & severally acknowledged the aforegoing written Instrument by them subscribed, to be their free Act & Deed.
Before me. Robert Knight.
Justice of the Peace

Recorded Oct 5. 1853 at 2.05 o'clk P.M.
Witness. Albert Pabodie
City Clk

Know all men.

That We. the Corporation of Grace Church. in Providence, a body corporate, legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Thirty Dollars to us already paid by Nicholas C. Albert C & Elizabeth B Gardner. do hereby grant. bargain. sell & convey to the said Nicholas. Albert & Elizabeth. their heirs & assigns. One Lot of Land in the Cemetery of said Corporation. situated on Centre Avenue & numbered six hundred seventy five (No 675) on the Plat of said Cemetery. made by Cushing & Walling. & recorded in the Land Registry of said City. page 76 Vol 3. Book of Plats.

To Have & to Hold the same unto the said Nicholas. Albert & Elizabeth. their heirs & assigns forever; subject to the conditions & restrictions. & with the privileges following; to wit:-

1st. No fence shall be erected upon or around said Lot. except in the mode prescribed or approved by the Vestry of said Corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the dead; and no trees within the lot or border around the same shall be destroyed or mutilated without the consent of said Vestry.

3d. The proprietor may erect stones. monuments & sepulchral structures & cultivate trees. shrubs & plants on said lot, & shall keep in repair. at his or her expense. the land-marks put thereon by the Corporation.

4th. If any tree. shrub or plant in said Lot. shall. by its roots. branches or otherwise. be determental. inconvenient or dangerous to adjacent lots or avenues. or to passengers. it shall be the right & duty of said Vestry to cause the same. or such parts thereof as constitute the nuisance. to be removed.

5th. If any stone. structure or inscription upon said lot shall be deemed offensive or improper by said Vestry. it shall be their right & duty to cause the same to be removed.

6th. The Cemetery & its appurtenances shall be under the custody & superintendence of the Vestry of said Corporation. & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein. as said Vestry shall. from time to time. deem expedient.

Witness the common seal of said Corporation hereto affixed this Seventh day of October in the year of our Lord 1853. by Charles H Mason our Treasurer for that purpose duly authorized.

In presence of
W. J. Grinnell

C. H. Mason. Treasurer
of Grace Church. Providence

Providence Sc. In the City of Providence this Seventh day of October 1853.
Personally came Charles H. Mason. Treasurer of the Corporation of Grace Church. Providence. & acknowledged the preceding to be his voluntary Deed. in said capacity, with the common seal of said Corporation thereto affixed.
Before me. Franklin Greene
Justice of the Peace

Recorded Oct 7. 1853 at 2.20 o'clk P.M.
Witness Albert Pabodie
City Clk

This Lease

Made by Candace Allen, of the first part & Nedabiah Angell of the second part.

Witnesseth. That the party of the first part doth hereby lease to the party of the second part, a part of her Lot on North Main Street, bounded as follows, Beginning at the Northeast corner of the same on the Gangway leading to Canal Street, thence Southerly on North Main Street, Sixteen feet, thence Westerly thirty six feet, parallel with the gangway, thence Northerly to the gangway, thence Easterly bounding Northerly on the gangway to the first named bound or starting place.

To Have & to Hold the same for and during the term of ten years to be fully completed & ended from the first day of the present Month of April A.D. 1847 to him & his assigns. The party of the first part hereby agrees to warrant & defend the same against the lawful claims of all persons. And the party of the second part hereby agrees to pay as Rent for the premises hereby leased, the sum of Fifty Dollars per year, at the end of each year, beginning on the first of April 1848, and ending at the expiration of this Lease, and hereby pledges all Buildings and other Improvements for the payment of the Rent. To the full & faithful execution of all which covenants the parties hereby bind themselves, their heirs, executors & assigns.

In Witness whereof, We have hereunto set our hands and seals, this Twenty third day of April 1847.

Signed & sealed in presence of
Nathaniel Searle

Candace Allen. (L.S.)

Nedabiah Angell. (L.S.)

County of Providence Ss. In the City of Providence on this Eleventh day of May A.D. 1847. Then personally appeared the within named Candace Allen & Nedabiah Angell before me, & severally acknowledged the within Instrument by them signed, to be their free Act & Deed.

Nathaniel Searle,
Public Notary.

Recorded Oct 8. 1853 at 11 o'clk A.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents,

That I Nedabiah Angell of the City and County of Providence, in the State of Rhode Island, for & in consideration of the sum of Three hundred Dollars to me paid by Harvey F. Payton, of said City of Providence, the receipt of which said sum is hereby acknowledged, do hereby grant, bargain, sell, set over and deliver to him the said Harvey F. Payton

The Building & its Appurtenances situate on the Westerly side of North Main Street, nearly opposite the foot of Borden Street, & on the Southerly side of a gangway, & on a Lot leased by Candace Allen to me the said Nedabiah Angell, & which Lease bears date the twenty third day of April A.D. 1847.

To Have and to Hold the same to him the said Harvey F. Payton, his executors, administrators & assigns forever.

And I, the aforenamed Nedabiah Angell for myself & for my heirs, executors & administrators, do covenant with him the said Harvey F. Payton, his executors, administrators & assigns, that said Building & its Appurtenances are free from all & all manner of Incumbrances save the Rent reserved in said Lease, & that I will warrant & defend the same to him the said Harvey F. Payton, his executors, administrators & assigns forever, against the lawful claims and demands of all persons.

And for and in consideration of the sum paid as aforesaid I, the aforenamed Nedabiah Angell do hereby sell, assign, transfer & set over to him the said Harvey F. Payton, his executors, administrators & assigns, the aforereferred to Lease & all my right, title & interest in & to the Lot of Land described & demised in said Lease.

To Have & to Hold the same with all the rights & privileges thereof, to him the said Harvey F. Payton, his executors, administrators & assigns for & during the residue of the term in said Lease mentioned, under the yearly rent therein reserved to be paid.

In Testimony whereof, I have hereunto set my hand & seal, this Eighth day of October in the year of our Lord, One thousand eight hundred and fifty three. (1853)

Signed, sealed and delivered
in presence of
Henry Martin

Nedabiah Angell. (L.S.)

Providence County Ss. In Providence this Eighth day of October A.D. 1853

Then Nedabiah Angell 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.

Providence October 8. A.D. 1853. For & in consideration of the sum of Three hundred & twenty five Dollars to me paid by Cranford Allen of said Providence I hereby sell assign, transfer & set over to him the said Cranford Allen, his executors, administrators & assigns, all my Right, title & interest in & to the aforereferred to Building, its Appurtenances & in & to said Lease. To Have and to Hold the same to him the said Cranford Allen, his executors, administrators & assigns forever.

Witness my hand and seal, the day and year above written.

In presence of
Henry Martin

Harvey F. Payton. (L.S.)

Providence County Ss. In Providence this Eighth day of October A.D. 1853.

Then Harvey F. Payton personally appeared before me & acknowledged the foregoing Instrument by him signed, to be his free Act and Deed

Henry Martin
Justice of the Peace.

Recorded Oct 8. 1853 at 11.05 o'clk A.M.

Witness Albert Pabodie
City Clerk

This Indenture Made this first day of August A.D. 1853 Between Benjamin Dyer and Thomas J. Stead & Frances E. Stead his Wife, by these Presents doth Lease unto William H. Gale, from this first day of August, One thousand eight hundred & fifty three until the first day of January One thousand eight hundred & sixty two, the premises hereinafter described at an annual Rent from the date hereof until the thirty first day of July Eighteen hundred & fifty eight, of One hundred & ninety five Dollars, of which sum of One hundred & twenty is to be paid said Benjamin Dyer and Seventy five Dollars is to be paid said Thomas J Stead & Wife, and the Rent from said thirty first day of July until the termination of this Lease, to be at the rate of Two hundred & ten dollars, of which One hundred & thirty two dollars is to be paid said Benj Dyer & Seventy eight Dollars is to be paid Said Thomas J Stead & Wife. said Rent to be paid quarterly at the end of every three months. interest to be paid on all sums due for Rent in arrears, & in case of non payment of Rent for thirty days after the same shall have become due & not paid, the Lessors, their assigns or representatives may enter upon & take possession of the property hereby leased, and may cancel this Lease, without impairing the ~~Lease~~ right they have acquired under it.

The premises hereby leased is described as follows. Commencing at the Northwest corner of Page Street at its intersection with Pine Street & running Northerly on said Page Street, Eighty six feet to a four feet gangway, thence turning Westerly & extending on said gangway about Forty five feet, thence turning Southerly & running about Eighty eight feet to Pine Street, thence Easterly on said Pine Street Fifty feet to the first mentioned point. And said William H Gale by these Presents doth hire the Estate above described & on the terms & conditions above named. & for the faithful performance of the same hereby pledges unto said B Dyer & T.J. & F.E. Stead all the Buildings & Improvements on Said leased premises or which may hereafter be placed upon the same, which buildings shall not be removed from said Lot during the continuance of this Lease, until all the provisions of it have been fulfilled, except by permission of the Lessors. And at the termination of this Lease to render up possession of the same in like good order as it now is. natural wear & decay of the Building & casualties of fire & flood only excepted.

In consideration of the conditions & the fulfilment of them by said Gale, his heirs & assigns, said Benjamin Dyer. Thomas J. Stead & Frances E Stead. for themselves, their heirs & assigns, surrender unto said Gale, his heirs & assigns the free & undisturbed improvement & occupancy of the property Hereby leased for the term set forth.

In Testimony whereof. We have hereunto set our hands & seals. at Providence, this First day of August A.D. 1853.

Executed in presence of
Thomas Harkness
by Benjamin Dyer &
T.J. Stead.
Henry Martin. Witness to
the signatures of Frances E
Stead & of Wm H Gale

Benjamin Dyer. (L.S.)
Thomas J. Stead. (L.S.)
Wm H. Gale. (L.S.)
Frances E. Stead. (L.S.)

Providence County Ss. Be it Known that on the Nineteenth day of September A.D. 1853. in the City of Providence. Benjamin Dyer personally appeared before me & acknowledged the foregoing Instrument by him signed to be his free Act & Deed. And at said Providence on the twenty first day of said September

William H Gale also appeared before me & acknowledged the foregoing Instrument by him signed, to be his free Act & Deed. And at said Providence on the twenty seventh day of said September Thomas J Stead also appeared before me & acknowledged the foregoing Instrument by him signed to be his free Act and Deed. and at the same place & time last aforesaid Frances E. Stead. Wife of the aforenamed Thomas J Stead also appeared before me & being by me examined privily & apart from her said husband & having the foregoing Instrument shown & explained to her by me. she acknowledged the same to be her free Act & Deed & at the same time declared to me, that She did not wish to retract the same.

Henry Martin.
Justice of the Peace.

Recorded Oct 10. 1853 at 3.45 p[illegible] P.M.
word "Lease" erased
Witness Albert Pabodie City Clerk

Know all Men. That I Amos A. Crapon of Providence in the State of Rhode Island for and in consideration of the sum of One Dollar received of Amos C Barstow of said Providence, and for the further consideration, of the Trust herein after, mentioned to be executed and performed by the said Barstow, do by these presents give, grant, bargain, sell, assign and set over, to him the said Barstow, his Executors, Administrators and assigns forever, all and singular the goods, wares and merchandise, Stock in trade, Store fixtures & furniture contained in, or appertaining to my Stock in trade, in Store N° 243 on Broad Street in said Providence, also one horse and a One horse waggon & the harness belonging to the same; also all my Books of accounts, Bonds, Bills, notes, moneys, rights, credits and effects, all my estate and estates of whatever name or nature excepting only such as is by law, exempt from attachment

To have and to hold the above granted and assigned premises to him, the said Barstow, his executors, administrators and assigns forever, upon Trust That he the said Barstow shall receive, collect and dispose of the same to the best advantage, at private or public Sale or Sales, and out of said collections and net proceeds of said Sales

First: to pay the expenses of making this assignment & executing the trust aforesaid

Second To pay and discharge in full two certain promissory notes signed by me and endorsed by said Barstow, one for One hundred Dollars & interest payable to City Bank and the other for the like sum to Weybosset Bank, also one note of about three hundred Dollars signed by me and payable to George Humphrey, also one note signed by me and payable to Josiah Sibley for about Three hundred dollars and interest and each of the above notes in the order mentioned

And lastly if, any thing remain out of said collections and proceeds after the payments aforesaid have been made in full, if sufficient, to pay the

same to my other creditors to discharge their claims in full if sufficient. if not sufficient to pay and discharge all my other just debts in full, then to pay each of my Creditors last named in ratiable proportion to their respective claims

And I do hereby constitute and appoint the said Barstow his executors, administrators and assigns, my attorney or attorneys irrevocable to collect, sue for, recover and receive all sums of money due or owing to me & on receipt thereof in whole or in part, to give sufficient acquittances or other legal discharges in law, to execute and make compromises and such arrangements that he may deem beneficial to this trust with power of substitution & revocation

In Witness whereof I have hereunto set my hand and seal this tenth day of October, in the year Eighteen hundred and fifty three

Signed, Sealed & delivered in presence of
Samuel Ashley

Amos A Crapon (L.S.)

And I the above named Amos A Barstow in witness of my acceptance of the trust aforesaid, and of my engagement faithfully to execute the same have hereunto subscribed my name the day & year aforesaid

In presence of
Samuel Ashley

A A Barstow (L.S.)

Providence ss In Providence October 10th 1853 Then Amos A Crapon subscriber to the above instrument acknowledged the same to be his voluntary act and deed Before me

Samuel Ashley
Justice of the Peace

Recorded October 11th 1853 at 7.15 o'clk A.M.
word 'his' interlined Witness

Albert Pabodie City Clk

Know all men by these presents, That I the above named Charles Nichols the Lessor named in the preceding Lease, in consideration of One Dollar to me paid by Stephen Chace of the City of Providence, the receipt whereof is hereby acknowledged, do by these Presents bargain, sell, convey, assign, transfer and deliver unto him the said Stephen Chace and to his heirs & assigns, the within and preceding Lease, and the Rents & Income accruing therefrom

To have and to hold the same with all the rights & privileges thereof to him, the said Stephen Chace and to his heirs and assigns, to his and their Sole use and benefit

Witness my hand and seal on this third day of October, A.D. 1853

Executed in presence of
N. Searle

Charles Nichols (L.S.)

County of Providence ss In the City of Providence on this 10th day of October, A.D. 1853. Then the above named Charles Nichols acknowledged the preceding Instrument by him signed to be his free act and deed

Before me

Nathaniel Searle
Justice of the Peace

(The Lease above named and transferred is recorded on page 433 of this Book)

Recorded Oct. 11th 1853 at 4.30 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these presents

That I Edward Kearins of the City and County of Providence and State of Rhode Island &c. for and in consideration of the sum of Five Dollars received to my full satisfaction of Samuel Eldridge of said Providence, and of the uses purposes and trusts hereinafter mentioned and created do hereby assign and convey unto the said Samuel Eldridge his heirs and assigns, all the Stock of dry Goods and other Merchandise and fixtures in Store No 9 Arcade in said Providence and also all my estate both real and personal, in possession or action, reversion or remainder wherever and however the same may be situated except such as may be exempt from attachment by law

To have and to hold the same to him the said Samuel Eldridge, his heirs, executors, administrators and assigns forever, upon the special trusts nevertheless, that the said Samuel Eldridge shall forthwith take possession and seizin of the premises, and within such convenient time as to him shall seem meet, at public or private sale, for the best price that can be procured, shall convert all and singular the property hereby conveyed into money, and shall collect all and singular the debts due me and shall apply and appropriate the nett proceeds of such Sales and collections in manner following, to wit:

The said Samuel Eldridge shall first pay all necessary expenses of making and executing this deed of assignment and of executing the trusts by this deed created and shall retain to himself a reasonable compensation for executing said trusts

Second. The said Samuel Eldridge shall next pay and satisfy out of said proceeds, the debts due and owing from me to the following named persons to wit; to Williams Mc Arthurs for about Twelve hundred and eighty eight dollars, to Mary Connelly for about Three hundred and twenty dollars, to Samuel Armstrong for about Four hundred and fifty eight dollars, to John Commings for about forty four dollars, in full if said proceeds be sufficient, and if

not sufficient then rateably in proportion to their respective demands

Third The said Samuel Eldridge shall next pay out of the surplus if any remaining in his hands after having done and performed the several things herein before required, all the remaining debts which I the said Edward Kearins am now owing, in full if said surplus be sufficient, and if not sufficient then rateably in proportion to the several amounts of said debts;

Provided however, that none of the creditors named in the fregoing clauses shall have any benefit or dividend from or under this assignment, unless they execute and deliver, to the Assignee herein named, within four months from the date hereof, a full release and discharge of all their claims and demands against me, and the dividends upon the claims and demands of those creditors who do not execute such release, shall be divided among the creditors who do execute such release in proportion to their respective demands, and the surplus if any, shall be paid over to me or to such person as I shall appoint.

And for the better execution of these presents and of the several trusts hereby created, I do hereby constitute and appoint the said Samuel Eldridge my true and lawful Attorney irrevocable with full power of Substitution and revocation, to claim and demand, sue for and recover any and all the demands due me, and to compromise any of the same in his discretion, to appoint one or more attorneys or agents under him, and the same to remove at Pleasure, and generally to do and cause to be done any and all acts whatever, which may be necessary to carry this deed into effect, and to execute the trusts herein created.

And I the said Samuel Eldridge in consideration of the premises, do hereby accept of this deed and of the trusts herein created, and do hereby covenant with the said Edward Kearins that I will faithfully execute the same

In testimony whereof we have hereunto set our hands and seal this tenth day of Octobr A D 1853

Executed in presence of
T A Jenckes

Edward Kearins (L.S.)

Samuel Eldridge (L.S.)

Recorded Octobr 12th 1853 at 11.34 o'clock A.M.

Witness Albert Pabodie
City Clerk

Know all men by these presents

That I Thomas M Wilcox of the City and County of Providence, for and in consideration of the sum of four hundred and twenty five Dollars, to me paid by David J Burgess of said City of Providence, the receipt whereof is hereby acknowledged, do by these presents, bargain, sell, assign, convey, set over and deliver unto him, the said David J Burgess and to his heirs and assigns

The one equal undivided half part of all the furniture, fixtures, Stock, and all other property of every kind and description now in the Cellar, on the corner of Market Square and North Main Street in said City of Providence and numbered 16 & Market Square and 5 & on North Main Street—

Being the Cellar occupied by the said Wilcox and the said Burgess

To have and to hold the same, with all the privileges and appurtenances thereof to him the said David J Burgess and to his heirs and assigns to his and their sole use and benefit forever

In Witness whereof I the said Thomas M Wilcox have hereunto set my hand and seal on this thirteenth day of October A.D. One thousand eight hundred and fifty-three (1853)

Signed, sealed & delivered
in presence of
Nathaniel Searle

Thomas M Willcox (L.S.)

David J. Burgess

Recorded October 13 1853 at 3.35 o'clock P.M.

Witness Albert Pabodie
City Clk

This Agreement of Lease, made and entered into on this Sixth day of August A D One thousand eight hundred & fifty three (1853) by and between John P Jones of the City and County of Providence and State of Rhode Island, of the one part and Henry F Miller of said City of Providence of the other part

Witnesseth

That the said John P Jones, for and in consideration of the Rents and Covenants, herein after mentioned, to be paid and performed by the said Henry F Miller: doth hereby Lease unto him, the said Henry F Miller, the House and Lot numbered (40) Forty on Bradford Street, in the Westerly part of said City of Providence on Federal Hill (so called) and to keep the same in Tenantable repair during the term of Lease

To have and to hold said Leased premises, with all

the rights, privileges & appurtenances thereof to him the said Henry F. Miller his heirs and assigns, for and during the Term of Three Years from and after the said Sixth day of August A D Eighteen hundred and fifty three (1853), with the privilege of use of Well, by the usual path on Lesser adjoining Lot The said Lessor reserving the possession from the said Miller, that Portion of said leased Premises, now occupied by F B Gardner, until the Nineteenth day of August next ensuing

Yielding, and paying unto the said John P Jones or to his legal representatives, the Yearly Rent of Four Hundred Dollars, for each and every year during said term, payable Quarterly, at the end of each and every three months during said Term, by even equal portions, the first payment whereof to be made on the Sixth day of November A D One thousand eight hundred fifty three (1853)

And the said Henry F. Miller, for himself, his heirs, executors and administrators doth covenant to & with the said John P Jones, his heirs and assigns, that he the said Henry F Miller, his heirs, executors, administrators or assigns, will well & truly pay or cause to be paid to the said John P Jones, or to his heirs & assigns the yearly rent aforesaid, at the times, and in the manner herein before appointed for the same to be paid — And to suffer no malicious injury, to be done to said Premises during said term

And at the end of said Term, quietly and peaceably to surrender up said Leased Premises, unto him, the said John P Jones, or to his legal representatives, in as like good order and condition as when received, natural wear and tear excepted

And it is further agreed and expressly understood, by and between the parties hereto that, in case the yearly rent aforesaid or any part thereof, shall remain due and unpaid after either of the times whereon the same is appointed to be paid, it shall be lawful for the said John P Jones or his legal Representatives to Re enter in and upon said Leased Premises, or any part thereof, in the name of the whole, and this Lease shall cease and be terminated

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

Executed in presence of Nathaniel Searle
Witness to signature of John P Jones
William Child Witness

John P Jones (Seal)
Henry F Miller (Seal)

Recorded Oct 14 1853 at 12 o'clock M.
words 'will' & 'as' interlined
Witness Albert Pabodie City Clk

Know all men by these presents

That We Daniel Bush & Patience M Bush his Wife in her right, on the first part, and Walter W Updike and Prudence Page Updike, his wife in her right, the parties of the 2d part by these presents have agreed and hereby agree each with the other, their respective heirs, executors administrators & assigns to exchange & lay out a gangway between our respective lots on George & Benefit Street, in the City of Providence in the manner following, to wit;

The said Updike & Wife hereby in consideration of One Dollar to us paid by the party of the first part, hereby remise, release & forever Quit claim unto the party of the first part all our right, title, interest, claim and demand in and to a certain portion of a gangway laid out by John Pitman, Isaac H Cady & Walter W Updike by deed on Record in the City of Providence, said portion is thus described beginning at the South West Corner of said Gangway & running South (bounding Westerly on said Bush Land) to land of Edward Pearce, thence easterly partly across said gangway three feet and seven inches to where fence now stands, thence Southerly across said Gangway diagonally to the corner of the bank wall at the end of said Gangway, as originally laid out by said Pitman, Cady & Updike being on the line of Pitman lot before the Gangway was laid out thence across said Gangway to place of beginning, meaning to convey to said Bush & Wife all our right to that part of said Gangway now inclosed in the said Bush's yard

To have & to hold to them their heirs and assigns forever

And the said Daniel Bush & Patience M Bush, in consideration of one Dollar to us paid by the party of the second part, hereby remise release and forever quitclaim unto the party of the second part all our right, title & interest, claim & demand in and to a certain portion of the above described gangway, which said portion is this described, to wit; all that portion of said Gangway lying easterly of the line commencing at the corner of the bank wall as originally laid out at the South end of said gangway, on the line of the Judge Pitman Estate and running to a point Three feet and Seven inches from the corner of Bush & Pearce land on the Westerly side of said Gangway, meaning to convey to said Updike & Wife, all our right to that part of said Gangway now inclosed in said Updike's yard

To have and to hold to them their heirs and assigns forever

In testimony whereof We the parties above named have on this 17th day of September A D 1853 set our several hands and seals hereunto

Executed in presence of
5th line 2d page added before signing
C. A. Updike

Daniel Bush (Seal)
Patience M Bush (Seal)
W. W. Updike (Seal)
Prudence P Updike (Seal)

Providence Sc. City & County of Providence September 17th 1853
Then personally came the above named Daniel Bush & Walter W Updike & acknowledged the above instrument to be their free act & deed.
And the same day came Patience M Bush wife of the said Daniel and Prudence Page Updike the wife of the said Walter W Updike and after having the within instrument shown, read & explained to them & being examined separately & apart from their said husbands severally acknowledged the preceding instrument by them signed to be their free and voluntary act and deed and declared that they did not wish to retract the same

Before me Caesar A Updike Justice Peace

Recorded October 15th 1853 at 10. 25 o clk a m
Witness Albert Pabodie City Clerk

To all People, to whom these presents shall come

I John Giles of Woodstock, in the State of Connecticut, for in consideration of the sum of One Dollar, to me paid by Joseph Carpenter of the City and County of Providence, in the State of Rhode Island, the receipt whereof, is hereby acknowledged, do hereby freely, fully and absolutely give, grant, bargain sell and convey unto him the said Joseph Carpenter, his heirs and assigns, all and singular, the several Lots of Land, Twenty four in number, together with all the Buildings & Improvements thereon, situate in the Westerly part of said City of Providence

Being Lots Numbers (1) one (2) Two (3) Three (4) Four (5) Five (6) six (7) seven (8) Eight (10) Ten (11) Eleven (14) Fourteen (23 twenty three (24) twenty four (25) twenty five (26) twenty six (27) twenty seven (28) twenty eight (29) twenty-nine (30) thirty (31) thirty one (32) thirty two (33) thirty three (34) thirty four and (35) thirty five on a plat of House Lots, belonging to John Giles, surveyed and platted June 22 A D 1853, by Schubarth and Haines. Reference to said plat being had

Note The foregoing Deed is recorded in Book No 1 of Mortgages on Real Estate

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Know all Men by these presents

That I Jonathan Denton of Providence in said County and State of Rhode Island in consideration of the sum of One dollar to me well and truly paid by George Durfee of the City & County of Providence, and in consideration of the trusts hereinafter named do by these presents grant, give, bargain, sell, assign and set over and convey unto him the said Durfee, his heirs, executors, administrators

and assigns the Goods, Chattels, property and estate herein after named to wit Three hundred Dollars ($300) now in the Providence Institution for Savings in said City of Providence and State of Rhode Island Also all my Estate Real & Personal of whatever name or nature now in the State of Rhode Island.

To have and to hold the same above assigned & granted property to him the said Durfee, his heirs executors, administrators and assigns forever, and in Special Trust for him the said Durfee, to collect sell and dispose of to his own proper use and interest the above named property as witness my hand and seal this Eighteenth day of October A D 1853 One thousand eight hundred & fifty three

Signed, sealed & delivered in presence of George Huntington

Jonathan Denton (L.S.)

Providence Sc In the City of Providence this 18th day of October A D 1853 then personally appeared the within named Jonathan Denton and acknowledged the within Instrument by him signed to be his free act & deed, hand & seal Before me Wm C. Peck
Justice of the Peace

Recorded October 18 1853 at 2.35 o clk p m
Witness Albert Pabodie
City Clk

Know all Men

That I John W Field of the City and County of Providence & State of Rhode Island &c for and in consideration of the sum of Four Hundred Dollars to me paid by Simeon Field of said Providence, the receipt whereof I do hereby acknowledge, do hereby bargain, sell, set over and deliver unto the said Simeon Field all the tools and implements of trade now in my use and possession together with all the Stock, wrought and unwrought, lumber and work finished & unfinished now in or about the Shops & premises belonging to Mary A. Field and situated on Elbow Street in the Westerly part of said City of Providence

To have and to hold the same to him the said Simeon Field, his executors, administrators and assigns to his and their use forever And I said John W Field for myself, my heirs executors and administrators, the above described property to the said Simeon Field, his executors, administrators and assigns, against the lawful claims of all persons whatsoever will warrant and defend by these presents

In Witness whereof I have hereunto set my hand & seal this eighteenth day of October A D 1853

Signed, sealed & delivered in presence of T. A. Jencks

John W Field (L.S.)

Recorded October 19, 1853 at 8.55 o clk a m
Witness Albert Pabodie City Clk

Know all Men

That I John W Field of the City and County and State of Rhode Island for and in consideration of the sum of One Dollar to me paid by Simeon Field of said Providence and of the uses purposes and trusts hereinafter created do hereby assign, transfer and convey unto said Simeon Field, his heirs and assigns all my estate both real & personal in possession or action, reversion or remainder or of whatever name or nature or wheresoever the same may be situated except such as is exempt from attachment by law

To have and to hold the same to him the said Simeon Field his heirs and assigns forever upon the special trusts nevertheless that he the said Simeon shall forthwith take possession and seizin of all said property hereby assigned and at such convenient time as to him shall seem meet, shall convert the same into money and shall collect all and singular the sums due me and shall apply and appropriate the nett proceeds thereof in manner following, to wit;

First, he shall pay all the necessary expenses of making and executing this deed of Assignment and of executing the trusts herein created and shall retain to himself a reasonable compensation for the execution of said trusts

Second, he shall next apply and appropriate the nett proceeds aforesaid to the payment of the debts due the following named persons in full if said proceeds be sufficient, if not then rateably and in proportion to their respective demands, Alfred Gray, Obid Palmgreen, Simeon Field, Horace Battey, Horace Medbury Harvey Seale, Esek Williams, Henry A Burroughs

Third He shall next pay and satisfy out of the surplus if any remain after the payment of the claims last before mentioned, the debts due the following named persons in full if said surplus be sufficient if not then rateably and in proportion to the respective demands, Chapman and Shere, Sylvester Lewis, Joseph Cranston, Isaac Wood, James Luther Union Painting Co, Burnham & Henly, E B Whitmarsh, Francis Salmon.

Fourth The said Simeon Field shall next pay and satisfy out of the surplus if any remain after the payment last aforesaid all debts due for lumber, doors, frames and sash in full if said surplus be sufficient if not then rateably and in proportion to the respective claims and demands

Fifth the said Simeon Field shall next pay and satisfy out of the surplus if any shall remain after the payment last before mentioned all the debts of whatever nature due and owing from me, in full if said proceeds be sufficient, if not then ratably and in proportion to the respective claims

And I said John W Field do hereby constitute and appoint said Simeon Field my Attorney with full power and authority for me and in my name to execute, seal and deliver to

any puson who may become the purchaser of any property hereby assigned, good and sufficient deeds of the same, to go on and complete any contract commenced by me that he may deem expedient, to abandon such contract as he shall think just and proper and to make any other arrangements in regard to the contracts entered into and commenced upon by me, that he shall see fit; to execute all proper releases and acquittances and generally to do and perform all acts proper and necessary in the execution of the trusts hereby created

And I Simeon Field do hereby accept of this deed & of the trusts hereby created and do covenant with said John W Field that I will faithfully execute the same

In testimony whereof we have hereunto set our hands and seals this eighteenth day of October A D 1853

Executed & delivered in presence of T. A. Jenckes

John W Field LS

Simeon Field LS

Providence ss In the City of Providence this Eighteenth day of October 1853 then personally appeared John W Field and acknowledged the foregoing instrument by him signed to be his free act and deed

Before me W. W. Updike Justice Peace

Recorded October 19 1853 at 9 o'clock a m

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Constantine Abuly of Providence, County of Providence and State of Rhode Island, do hereby ordain, constitute and appoint Peleg S. Sherman, of said Providence, my true and lawful Attorney for me and in my name to demand, sue for, recover and receive, from all persons, whatever, all sums of Money, and debts due me, and all claims and demands and to give sufficient acquittances therefor, and to adjust, settle or compound all debts or demands due to me and to institute proper suits for the recovery thereof and the same to pursue to final judgment and Execution and I hereby ratify and confirm what my said Attorney shall lawfully do in the premises

In Witness whereof, I have hereunto set my hand and seal, this twenty fifth day of August in the year of our Lord One thousand eight hundred and forty nine

Witness Kingsley P Studley

Constantine Abby LS

Recorded October 26 1853 at 9 o'clk A M

Witness Albert Pabodie City Clk

Know all Men by these Presents

That I Andrew M Rhodes of the City and County of Providence State of Rhode Island, in consideration of the sum of Four Dollars, to me paid by Rebecca Chace of Seekonk in the State of Massachusetts, the receipt whereof is hereby acknowledged, do by these presents, sell and convey unto her the said Rebecca Chace, so much Land in Lots Nos Nine & ten (9 & 10) in Group Forty, in the Swan Point Cemetery Burial Ground, as will be sufficient for the Burial of the Body of the said Rebecca Chace. Said spot or piece of ground, to be on the Westerly side of my Mothers Grave and adjoining it — Said Spot or piece of ground to be used for no other purpose than for the Burial of the Body of the said Rebecca Chace

To have and to hold the same subject to all the Rules & Regulations of said Swan Point Cemetery Company

In Witness whereof I have hereunto set my hand & seal in this fourteenth day of October A D 1853

In presence of
James E Hudson

Andrew M Rhodes (L S)

Recorded October 31st 1853 at 115 o'clock pm

Witness
Albert Sabodie City Clk

This Indenture of Lease,

Made and entered into on the first day of January, in the year of our Lord One Thousand eight hundred and fifty three, by and between Lucia E. Brownell of East Hartford, in the County of Hartford & State of Connecticut, of the one part and David G. Aldrich, Lucian N. Perry and George E Barnard, Copartners in trade under the style of David G. Aldrich & Company, of the City & County of Providence and State of Rhode Island, of the second part. Witnesseth.

That Whereas the said Lucia E. by a certain Indenture of Lease made and entered into by and between her and one Theodore Horton of said City of Providence, on the Thirtieth day of January A. D. 1847, in consideration of certain mutual promises & covenants therein contained, leased unto him the said Theodore, certain premises to said Lucia E. belonging, situated on Westminster Street, for the term of Five years, a Record of which said Lease may be found in the Records of the Office of the City Clerk of said City of Providence Book 113, page 6, which said Lease was further extended & continued in force for the space of thirteen years by virtue of a certain Clause in a Lease executed by said Lucia E. to Horton & Brother, on the first day of January 1850, & which first mentioned Lease was afterwards transferred with consent of said Lucia to Horton & Brother.

And Whereas the said Lucia E. by a certain Lease executed by her on the first day of January A.D. 1850, leased to Horton & Brother certain premises adjoining & in the rear of said premises on Westminster St & extending to Exchange Place, which said Lease is recorded in Book 120, page 243, of the Records of said City Clerk.

And Whereas the interest of said Horton & Brother in said leased premises was sold at public Auction by George W. Jackson Esq. United States Marshal for the District of Rhode Island by the authority given to him in certain executions against said Horton & Brother in favor of certain

Creditors of said Horton & Brother, to the said David G. Aldrich & Company on the Second day of December A.D. 1852. &

And Whereas it is deemed for the interests of both parties to this Instrument that the Leases aforesaid should be consolidated, together with an Instrument of agreement dated May 20, 1850 & signed by said Lucia E. & certain of the sons & by said Horton & Brother. Now Therefore, the said Lucia E. Brownell, for & in consideration of the premises & of the Rents and Covenants hereinafter contained on the part of the said David G. Aldrich & Company, & the survivors or survivors of them, their or his executors, administrators or assigns, to be paid, kept & performed, doth hereby demise, lease & to farm let unto them the said Aldrich & Company and the survivors or survivor of them, their or his executors, administrators or assigns, A certain Lot of Land, situated in said Providence on the Northerly side of Westminster Street & extending back to Exchange Place, about 200 feet, be the same more or less, together with the House Number 91 on Westminster St. & all the right, title & interest of said Lucia E. in & to the other Buildings on said Lands.

To Have and to Hold the same with all the rights, privileges and appurtenances to the same belonging to them the said David G. Aldrich & Company, the survivors or survivor of them, their or his executors, administrators or assigns for & during the term of Twelve years from & after the thirty first day of December A.D. 1852, paying Rent therefor & performing & fulfilling the covenants & agreements hereinafter set forth and contained.

And the said Aldrich and Company for themselves and the survivors or survivor of them, their or his executors, administrators or assigns, do hereby covenant to & with the said Lucia E. Brownell, her heirs & assigns as follows, namely: That during the continuance of this Lease, they will pay or cause to be paid to said Lucia E. Brownell, her heirs or assigns, as Rent for said premises, for each and every of the first three years of the term aforesaid, the sum of Fourteen hundred & seventy five Dollars ($1475.00) for each & every of the four years next succeeding, the sum of Sixteen hundred Dollars ($1600.00) and for each & every of the five years next succeeding, the sum of Seventeen hundred Dollars ($1700.00) each & every of the said annual Rents to be paid in four equal payments, one on the first day of April, the second of the first day of July, the third on the first day of October & the fourth on the thirty first day of December of each & every year. That they will pay or cause to be paid any and all taxes or assessments for supplying the said premises with water, (except for water for one family, which is to be furnished by the Lessor) or for the drainage of said premises, & all taxes assessed by the City or State authorities upon or against the Buildings on said premises erected by Horton & Brother, & all other taxes & charges incident to said Buildings, & will keep the said Buildings in good repair during their tenancy of the same.

Furthermore, this Indenture Witnesseth, That it is covenanted and agreed by and between the said parties, by the said Lucia E. for herself, her heirs & assigns thy the said Aldrich & Company, for themselves, their survivors or survivor, their or his executors, administrators or assigns, as follows to wit: That if the said Lessee shall neglect or refuse to pay either of the aforenamed payments of Rent for a space of ten days after the same shall become due & payable as aforesaid, & shall have been demanded of them, then the Lessor or her Agent shall have the right to enter into & take possession of the above demised premises & eject the Lessees or any persons holding the same under them, therefrom.

That at the expiration of Three years from the date hereof, to wit, on the first day of January A.D. 1856, the said Lessee, she having given One years notice of her intention so to do, shall be at liberty to terminate this Lease & shall pay to the Lessee the full value of the Buildings erected on said demised premises by the late firm of Horton & Brother, all of whose right, title & interest in & to said Buildings has been transferred to said Aldrich & Company by deed from George W Jackson, Marshal as aforesaid, dated on the second day of December A.D. 1852, & recorded in the Records of the City of Providence Book No 128 page 116, as it shall be ascertained & determined by disinterested persons, one to be chosen by each party & the two thus chosen to select a third, in case they cannot

agree: the payment of which sum shall be made in ten annual instalments of equal amount, with interest, & shall be secured to the reasonable satisfaction of the Lessees.

That the said Lessor shall be at liberty, giving One years notice of her intention so to do, to terminate this Lease on the first day of January A.D. 1860. provided she at the same time pay to the said Lessees the one half part of the then value of the Buildings aforesaid, to be ascertained in manner as in the preceding paragraph prescribed, the payment of which one half part shall be made in five annual instalments of equal amount with Interest, & shall be secured to the reasonable satisfaction of said Lessees. And if this Lease be terminated by the Lessor as provided, on the 1st of January 1856. or the 1st of January 1860. then the Lessor shall pay of the expense of raising, widening & improving the Building on Westminster Street, (by Horton & Brother) one fifteenth part for each & every year then unexpired of this Lease, in the first case by 10 and in the second by 5 annual instalments with security as aforesaid.

That the said Lessees shall keep the Buildings erected by said Horton & Brother as aforesaid, insured for a reasonable amount & shall cause to be provided in any policy or policies of Insurance by them procured, that in event of any loss or damage during the first year of the term of this Lease, one Twelfth part of the Moneys realized from the policy or policies shall belong & be payable to said Leucia E. & in case of loss during the second year ten twelfth parts of such moneys shall be payable to her & so during the continuance of this Lease, it being understood & agreed that the said Leucia E. is to acquire yearly by lapse of time the right to receive one twelfth part of the insurance upon the aforesaid Buildings, in case of loss, & that the said Lessor shall be bound to repay to the Lessees on demand, her proportionate part of any moneys by them expended in procuring Insurance upon said Buildings.

That in event the said Buildings shall be injured by fire, but only to a small amount, the said Lessees shall be bound to repair the same, & shall be authorized & entitled to appropriate to this purpose the proceeds of the policy or policies of Insurance, (as well as the Lessors proportionate share thereof as their own) but in case the said Buildings shall be rendered worthless by fire, or be injured beyond the amount of the Insurance thereon, it shall be optional with the Lessees to repair, or to rebuild (using the whole of the Insurance Money for this purpose) or to terminate this Lease, first paying all Rents that may be due at the rates aforesaid up to the date of such surrender.

That in case of partial or trivial injury by fire or other unavoidable casualty of the main Building standing on Westminster Street, & which was not erected by said Horton & Brother, the Lessor shall without delay repair the same; & in case the said Building shall be destroyed or rendered untenantable by said fire or casualty, then the said Lessees may terminate this Lease & the said Lessor shall pay to the said Lessees, their share of the value of the Buildings erected by said Horton & Brother aforesaid, in annual instalments with interest, during the remainder of the twelve years herein before mentioned, such value to be appraised in manner as heretofore specified & the appraisers shall consider what injury in value said Buildings may have sustained by the burning of the Building on Westminster St. & want of connection therewith, & the said Appraisers shall also assume for the purposes of this appraisal, that the said Lessor has become & is the owner of as many twelfth parts of said Buildings as she may then be entitled to of the Insurance on them, pursuant to the provisions relative to Insurance hereinbefore set forth, & the said annual payments last mentioned shall be secured to the reasonable satisfaction of the Lessees: the aforesaid payments to be made in case this Lease is terminated by the Lessor.

That in case the person owning the Estate next West of the Southern half (lying on Westminster Street) of the above demised premises shall desire to build thereon during the continuance of this Lease, the Lessor shall not permit him to place his Wall on the dividing line between the two Estates one half thereof on the said

demised premises, without the consent of the Lessees shall have been first had and obtained.

That the said Lessees upon terminating this Lease and quitting the premises, or upon its termination by lapse of time or the act of the Lessor, shall leave to & for the benefit of the Lessor the iron frame used as awning storeletches & all fixtures in alteration or improvement of the said Building on Westminster St. the said Lessees however to have the liberty of removing all cases, desks, shelves & counters by them put into the said Building or put in by Horton & Brother.

That this Lease shall not be transferred or assigned without the express consent of the Lessor her heirs or assigns.

That the said Lessees, they paying the Rents aforesaid and performing the covenants and agreements herein contained, shall & may have & enjoy said premises for & during said term of twelve years, peaceably & quietly, without lawful let or hindrance of any person or persons whatsoever, except said Horton & Brother or any persons or person claiming under said Horton & Brother, unless said Lease be terminated in manner as hereinbefore mentioned.

That at the expiration of said term, or earlier termination of this Lease, the said Lessees shall surrender to the said Lessor her heirs or assigns quiet and peaceable possession of the premises above leased with the Buildings thereon.

And that the said Lessees shall pay all loss or damage which the Lessor may sustain in consequence of the neglect or refusal of the said Lessees to remove from & out of the above Leased Premises, agreeably to the terms of this Lease.

In Testimony whereof, the said Leucia E. Brownell party of the first part and the said David G. Aldrich, Lucian A. Perry & George E. Barnard, Copartners as aforesaid, parties of the second part, have hereunto set their hands & seals, this First day of January A.D. One Thousand Eight Hundred and fifty three. Sixteen words in this page marginally interlined & the word "not" in said interlineation erased before execution. E. S. Gordon Justice of the Peace.

Signed, sealed and delivered
in presence of
Wm. Wright.
E. S. Gordon
Witness to the signature of
Leucia E. Brownell.
Chas F. Brownell Witness to
the signatures of David G. Aldrich
Lucian N. Perry and
George E. Barnard

Leucia E. Brownell. (L.S.)
David G. Aldrich. (L.S.)
Lucian N. Perry. (L.S.)
Geo. E. Barnard. (L.S.)

State of Connecticut. Hartford County ss. East Hartford September 17. A.D. 1853.
Personally appeared Leucia E. Brownell, signer & sealer of the foregoing Instrument and declared the same to be her free Act and Deed
Before me. Edward S. Gordon
Justice of Peace.

On page 2 of this Lease 2 lines (27 words) & on page 5. 6 words & on page 6. 4½ lines (77 words) & on page 9. 2 parts of lines (22 words) interlined before execution thereof, on the Margin
Edward S. Gordon. Justice of Peace

Providence ss. In the City of Providence on the twenty fourth day of October

A.D. 1833. Then personally appeared the above named David G. Aldrich. Lucian N. Perry & George E. Barnard and acknowledged the above Instrument by them signed & sealed. to be their free & voluntary Act and Deed.

Before me, Charles F. Brownell.
Justice of the Peace.

And Whereas the Estate mentioned in the preceding Lease is held by the said Lucia E. Brownell under the Will of her father, by which the same was bequeathed to her during her Life, & at her decease to her eldest Male Heir.

Now We. Henry Howard Brownell, Charles De Wolf Brownell, Edward Rogerson Brownell and Clarence Melville Brownell, only sons of her the said Lucia E. Brownell, in consideration of the premises, hereby jointly & severally assent to, & as far as We legally can, ratify & confirm the preceding Lease, & all the terms & conditions thereof, & for ourselves, our several & respective heirs, executors, administrators or assigns, covenant & agree with the said Aldrich and Company, the survivors or survivor of them, their or his executors, administrators or assigns, that they may peaceably & quietly have, hold & enjoy the said leased premises according to the terms & conditions of said Lease, without any let or hindrance, from us or either of us, & that if at any time during the continuance of said Lease, either of us should become entitled to the said leased Estate, or the Rents & Profits thereof, We or either of us will, on request execute such further Deed or Instrument as may be lawfully be required to ratify & confirm to the said Aldrich & Company, the survivors or survivor of them, their or his executors, administrators or assigns, the occupation of the said premises according to the terms & conditions of the said preceding Lease. or molestation

In Testimony whereof, We have hereunto set our hands and seals, this First day of January Anno Domini, One Thousand Eight Hundred and Fifty three.

Signed, sealed and delivered in presence of
Wm C Wright
E. G. Godwin

Henry H. V Brownell. (L.S.)
Charles D. W. V Brownell. (L.S.)
Edward R. V Brownell. (L.S.)
By his Attorney H. H. V Brownell.
C. M. V Brownell. M. D. (L.S.)

State of Connecticut. Hartford County ss. East Hartford September 17. A.D. 1833.
Personally appeared Henry H. V Brownell, Charles D. W. V Brownell & Clarence M. V Brownell signers & sealers of the foregoing Instrument & declared the same to be their free Act and Deed
Before me. Edward S. Godwin.
Justice of Peace.

Recorded Nov 1. 1833 at 2.25 o'clk P.M.

Witness

words "the" and "of the & terminate the same" & "or molestation" interlined
word "feet" erased
& "be" erased

Albert Pabodie
City Clerk

Articles of Agreement, mutually made and concluded upon this Seventh day of August, in the year of our Lord. One Thousand, seven hundred & eighty six. by & between Archebald Stewart of Providence, in the County of Providence, in the State of Rhode Island and Providence Plantations. Yeoman. of the One part, and Nathan Wateman of said Providence. Yeoman. of the other part.

Witness. That for the equal benefit and accommodation of both the said parties, they do by these Presents mutually agree, that a Gangway Twenty feet wide, be laid out & set off between their respective Leands, in the West side of Weybosset Bridge, & on the North side of Westminster Street, in said Providence. That the said Gangway be immediately made & continue to be as follows. to wit, Beginning by said Westminster Street. Fifty three feet Westward from the range of the East side of a gangway where it now is that leads from said Westminster Street to Weybosset Street, & at the Southeast corner of the said Stewarts Lott. & the said Gangway is to extend from thence at Right Angles Northwesterly from said Westminster Street, until it comes to the Channel of the Salt River or Cove.

That the said Archebald hereby covenants and agrees to allow & set off from his Leand as & for a part of the said Gangway, a piece Seven feet in width, & to extend that width from said Westminster Street to the aforesaid Channel.

That the said Nathan Waterman hereby covenants & agrees to allow & set off from his Leand as & for a part of said gangway, Thirteen feet in width & to extend that width from said Westminster Street to the aforesaid Channel, so as to make the aforesaid Twenty feet Gangway, which is hereby mutually covenanted & agreed by the said parties, to be & remain free & open for the common use & benefit of them & each of them, their respective heirs & assigns forever. & also for the equal & common use of Elisha Waterman, Rufus Waterman and Richard Waterman, brothers of the said Nathan Waterman, their respective heirs & assigns forever.

In Witness whereof, We, the said Nathan Waterman & Archebald Stewart have hereunto interchangeably set our hands & seals, the day and year aforewritten. to be recorded.
N.B. The two interlineations were made before signing & sealing.

Signed, sealed and delivered in the presence of
Andrew Williams
John Foster

Arch° Stewart. (L.S.)
Nathan Waterman. (L.S.)

Recorded Nov 1. 1833 at 5.10 o'clk P.M.

Witness

Albert Pabodie
City Clk

Know all men by these Presents,

That I. Chas N. Haymard of the City & County of Providence & State of Rhode Island. and Emor Pearly of the City & County of Providence, doing buiness under the Name of Haymard and Pearly at Store 201 High St. of the first part. for & in consideration of the sum of One hundred & fifty Dollars to me in hand paid at & before the ensealing & delivery of these Presents by Leroy & Northrup of City & County of Providence. of the second part, the receipt whereof is hereby acknowledged, have bargained & sold & by these Presents do grant, sell & convey unto the said Leroy & Northrup of the second part his executors, administrators & assigns Viz: All the Fixtures in Store No 201 High St in this City, consisting of Counters, Bar, Stove & Pipe, Gas Fixtures, Chairs,

Tables carpet. together with Demijohns. Liquors. Casks. Decanters. Tumblers. Pitchers. Drainers. together with all goods & merchandize whatsoever in said Store.

To Have and to Hold the same unto the said Corry & Northup, their executors, administrators & assigns forever. And I do for myself my heirs, executors administrators, covenant & agree to & with the aforesaid Corry & Northup of the second part, to warrant & defend the sale of said goods herein named they being clear from all incumbrance or claim at the ensealing of these Presents. do hereby sell unto the said Corry & Northup. his heirs, executors, administrators & assigns against all & every person or persons whomsoever.

In Witness whereof, I have hereunto set my hand and seal this 14th day of September One Thousand Eight hundred fifty three.

Signed, sealed and delivered in presence of H. A Remington

Chas A. Hayward

Osmer Perry.

Recorded Nov 4. 1853 at 11.40 o'clk A. M.

Witness Albert Pabodie City Clk

This Instrument of Lease.

Made and entered into between James Arnold acting for himself and Miss Anna Arnold, of the One part & W. I. Fifield & J. P. Smith, in Company together under the Name of Fifield & Smith of the other part.

Witnesseth. That said Arnold hath Leased to said Fifield & Smith and said Fifield & Smith hath hired of said Arnold, the North part of the Brick Store on Canal Street, in the City of Providence, belonging to said Arnold, being Number (37) thirty seven, from Cellar to Garrett, the latter being one half of the whole Garrett, that is to say, the garrett Room over said Number 37. & also that over the North middle part Number 35. for & during the term of Five years from & after the first day of November A.D. 1853. on the following conditions, viz; Said Fifield & Smith hereby engage for themselves, as well as for all other persons who may occupy said premises or any part of the same under them. That no Ardent Spirits shall be kept or sold in said premises & no Gambling carried on therein. That they & those under them, shall & will occupy said premises & the appurtenances to the same belonging, with all proper care, with a view to the preservation of the same from all injury, except usual & necessary wear. That said Fifield & Smith shall replace all Glass which may be broken. during his or their occupancy as aforesaid & all other injury to said premises (not being common wear) at their own proper cost & expense. Said Fifield & Smith moreover engage to pay to said Arnold as Rent for the use & occupancy of said premises, at and after the rate of Seven Hundred Dollars. per annum payable quarter yearly, that is to say the sum of One hundred & seventy five Dollars at the expiration of every three months from the said First day of November A.D. 1853. the first payment whereof to be made on the first day of February A.D. 1854. & so quarter yearly thereafter. during said term. From & after said First day of November A.D. 1853. And on default of all or any of the stipulations herein provided on the part of the said Fifield & Smith, or those holding under them, or of the payment of said Rent. quarterly as aforesaid, said Arnold or his Legal Representatives. shall have good right & full power to Re-enter & take possession of said Premises. and the said Fifield & Smith & those holding under them, in such event. Hereby engage forthwith, on demand to deliver

possession of said Leased Premises to said Arnold or to his legal Representatives and moreover to hold themselves liable to pay said Arnold all sums of money which may then be due for Rent. as well for Injury to said Premises other than usual wear. And further that said Leased Premises shall not be underlet, without the written consent of the said James Arnold or his legal Representatives.

And the said Arnold, acting for himself and as aforesaid, hereby engages, that if the said Fifield & Smith, shall, on their part, well & truly fulfil each & all the stipulations hereinbefore premised then they shall peaceably & undisturbed, during the term of Five years. commencing on the first day of November A.D. 1853. And it is further agreed by & between the parties hereto. That no alterations shall be made in said Leased Premises without the written consent of the said Arnold or his legal Representatives.

In Testimony whereof the Parties aforesaid have hereunto set their hands and seals on this First day of November A.D. 1853.

Executed in presence of Nathaniel Sparke

James Arnold. (L.S.)

W. I. Fifield. (L.S.)

Thos P. Smith. (L.S.)

County of Prov Ds. In the City of Providence on this 4th day of November A.D. 1853.

Then personally appeared the above named James Arnold, W. I. Fifield & Thomas P Smith before me & severally acknowledged the foregoing Instrument by them signed, to be their free Act & Deed.

Nathaniel Sparke.

Justice of the Peace.

Recorded Nov 4. 1853 at 12.20 o'clk P. M.

Witness Albert Pabodie City Clk

To all to whom these Presents shall come. Greeting

Know Ye.

That I. Arba S Dike. of the City of Providence, in the State of Rhode Island. for myself in my own right & also as Trustee for George M Richmond. Fully D Brown. Vincent Carr. Shubael Hutchins & Ebenezer Kelly. all of said City of Providence. pursuant to the provisions of a Deed of said George M Richmond & Fully D Brown, to me the said grantor, bearing date the fourth day of January A.D. 1847. for the consideration of the sum of Three hundred Dollars received to my full satisfaction of the Hartford. Providence & Fishkill Railroad Company, have given, granted. bargained, sold & conveyed & by these Presents, do give. grant. bargain sell & convey unto said Hartford. Providence & Fishkill Railroad Company. their Successors & Assigns forever.

Two certain Triangular pieces of Land, situate in said Providence. bounded and described as follows. viz; For the first piece. begin at the Northwesterly corner thereof. formed by the Easterly line of Potters Avenue & the Southerly line of a Strip of Land lately conveyed to Grantees by the Providence Dyeing. Bleaching & Calendering Company. thence South-erly bounding Westerly by said Avenue. about three hundred fifty feet more or less to the Angle formed by the Easterly line of said Avenue with the Westerly line of a fifty feet wide Strip of Land conveyed by the Grantor to the New York. Providence Boston Rail Road Company by

Deed recorded in Book 110 fo pp 230 & 231 of the Cety Records for Deeds, now held by the present Grantees. thence Northerly bounding Easterly on said last named strip of Land until it comes to Land as before named Lately conveyed to the Grantees by said Providence Dyeing. Bleaching and Calendering Company, about Three hundred & fifty feet. thence Westerly bounding Northerly on Grantee said Land about Twenty feet more or less to the place of beginning, containing about Seven hundredths of an Acre more or less. And for the second piece. begin at the Angle formed by the Easterly line of said Avenue with the Northerly line of Land Lately conveyed to said Grantees by said Providence Dyeing, Bleaching & Calendering Company to the South. thence Northerly bounding Westerly on said Avenue a distance more or less until it comes to the Angle formed by the intersection of the Easterly line of said Potters Avenue with the Westerly line of the beforementioned strip of Land conveyed as aforesaid by the Grantor to said New York, Providence & Boston Railroad Company, now held by the present Grantees. thence Southerly bounding Easterly on said last mentioned strip of Land a distance greater or less until it comes to said last mentioned Land conveyed to the Grantees by said Providence. Dyeing, Bleaching & Calendering Company. thence Westerly about Eight feet more or less. bounding Southerly on the Grantee last mentioned Land to the place or angle of beginning. containing about Twenty Square feet, more or less. It being intended hereby to convey & hereby conveying to the said Grantees. all the Land of me the said Grantor in my own Right or as Trustee as aforesaid lying between the Westerly line of said fifty feet wide strip of Land by me formerly conveyed to said New York, Providence & Boston Railroad Company & Potters Avenue, & the aforementioned Lands of the Grantees at the North and South.

To Have and to Hold the said granted and bargained premises with all the privileges and appurtenances thereof, to them the Hartford, Providence & Fishkill Railroad Company, their successors & assigns forever.

And I. the said Arba B. Dike. for myself, my heirs, executors, administrators & assigns. do covenant, promise & grant to & with the said Hartford, Providence and Fishkill Railroad Company, their successors & assigns. that I will forever warrant & defend all & singular the aforegranted premises to them the said Hartford, Providence & Fishkill Rail Road Company, their successors & assigns forever. from & against the lawful claims of all persons whomsoever. and that the same is free from all incumbrances. Hereby also for the consideration aforesaid, covenanting & agreeing that the Grantees, their successors & assigns, may at all times hereafter quietly and peaceably use, occupy & enjoy the aforegranted premises for the construction & maintainance of a Railroad & the transportation of passengers & property thereon. by Locomotive or other Engines propelled by Steam or otherwise or by any other means of transportation, without any hindrance claim suit or demand from the grantor or any person or persons claiming by, through or under said grantor. and forever free & clear from all awards of Commissioners & Judgments of Court thereon.

And I. Ann Eliza Dike. Wife of the said Arba B. Dike. for the consideration of said sum of Money paid my said Husband as aforesaid. do hereby Remise. Release & forever Quitclaim to said Hartford, Providence & Fishkill Railroad Company, their successors & assigns All my Right of Dower and Power of Thirds, in & to all & singular the aforegranted Premises.

In Witness whereof We have hereunto set our hands and seals. the Third day of October, in the year Eighteen hundred and fifty three.

Signed, sealed & delivered & the words "of the City Records for Deeds" and "Eight" interlined before execution. in presence of

Witness to signature of A.B. Dike
John R. Balch

A. B. Dike. (L.S.)
Ann E. Dike. (L.S.)
A. B. Dike (L.S.)
Trustee

Providence Sc. In Providence October 4th A.D. 1853.

Then personally came Arba B. Dike. Subscriber to the foregoing Deed & for himself in his own right & as Trustee. did acknowledge the same to be his free Act and Deed in both rights.

Before me. A.A.D. Sprin.
Justice of the Peace.

To all whom it may concern. The undersigned advise and direct the sale and conveyance of the premises mentioned & described in the within Deed for the consideration therein mentioned & upon the terms and covenants therein contained.

Providence October 3d A.D. 1853.

John R. Balch, A.B. Dike, A.C. Peck, Executors Estate Edwin Kelly.
Julley D. Bowen
Shubael Hutchins
Earl S. Mann for the Mortgagee and Assignees of Reichmond & Carr.
G.M. Reichmond.

Recorded Nov 4. 1853 at 3.35 o'clk P.M.

Attest Albert Pabodie City Clk

Whereas by a Decree of the Supreme Court of the State of Rhode Island, at the term thereof holden in Providence, on the 4th Monday of September, in the year Eighteen hundred & fifty three, rendered in the Bill in Equity pending in said Court wherein the City of Providence is Complainant & the Master Warden & Brethren of St Johns Lodge of Free & accepted Masons No One in the Town of Providence is Defendant. it was ordered & decreed that the said last mentioned Corporation should convey to the City of Providence All their right, title & interest in the Premises named in said Bill in Equity.

Now Know all Men by these Presents

That the said the Master Warden & Brethren of St Johns Lodge of Free & accepted Masons No One in the Town of Providence, in consideration of the decree above named & of the sum of Thirty five hundred & fifty Dollars paid to them by the City of Providence the receipt of which is hereby acknowledged. do hereby grant. bargain, sell & convey to the said The City of Providence. their Successors & Assigns.

All their right. title and interest. in and to the Building on Market Square in said City of Providence, called the Market House, with all the rights. privileges & appurtenances thereto belonging. particularly meaning hereby to convey & release to said City. all the right which they the grantors have in the third story of said Building, by the Deed of the Town of Providence. made to them on the fifteenth day of May in the year Seventeen hundred & ninety seven. & in the Entries. Staircases & passages necessary for using & occupying the same.

Which said Deed is recorded in Book Number Seventy five & page two hundred and thirteen of the Record of Deeds in said City of Providence.

To Have and to Hold the same, with all the privileges & appurtenances thereof to the said The City of Providence their Successors and Assigns forever

In Witness whereof We have hereto caused our name to be hereto subscribed and our Corporate Seal hereto affixed by our Treasurer, Arnold C. Haines, our Agent for that purpose appointed this fifth day of November A.D. 1853.

The Master Wardens & Brethren of
St Johns Lodge of Free and accepted Masons
No One, in the Town of Providence
By Arnold C. Haines,
their Agent.

Executed in presence of
Chas H. Parkhurst

At a Meeting of the Master, Wardens and Brethren of St Johns Lodge Free and accepted Masons No One, in the Town of Providence, the following Resolution offered by Wm Field and seconded by J. A.D. Joslin, was unanimously passed, Viz:

Voted and Resolved, That the Treasurer of this Lodge (A.C. Haines) be & he hereby is authorized & empowered to execute such releases, discharges, receipts or other Instruments in Writing as may be necessary on the part of this Corporation to carry into effect the decree of the Supreme Court in the case of the City of Providence against the Master, Wardens & Brethren of St Johns Lodge No One in the Town of Providence, also to receive the sum awarded to this Corporation by said decree.

Resolved that Wm Field & Moses Richardson be a Committee to advise with the Treasurer in relation to said matters.

Copy from the Record
Attest
Wm C. Parker. Sec'y

Oct 11. 1853.

State of Rhode Island &c Providence &c. In Providence this Fifth day of November A.D. 1853.

Personally appeared Arnold C. Haines & acknowledged the within Instrument by him signed, to be the free & voluntary Act & Deed of the Master, Wardens and Brethren of St Johns Lodge of Free & Accepted Masons No One in the Town of Providence

Before me Charles H. Parkhurst
Public Notary.

The within Deed has been examined by me and is approved.
Charles T. Tillinghast
Master in Chancery in the within named Cause.

Recorded Nov 5. 1853 at 10.30 o'clk A.M.

Witness
Albert Pabodie
City Clk

Providence Aug 13th 1853

Charles Potter
Bot of Sterry Fry
one Stage Wagon, for One hundred and Seventy five Dollars $175.—
Received payment
Sterry Fry

Recorded Nov 19 1853
at 1.40 o'clk P.M. Witness A Pabodie
City Clk

Know all men by these Presents.

That I, James N. Hopkins of Providence, in the State of Rhode Island, in consideration of One Dollar to me paid by Jacob Hopkins of Providence & of the Trusts hereinafter named I hereby give, grant, bargain, sell, convey, assign, set over & deliver unto him the said Jacob Hopkins, his heirs & assigns forever.

All and singular the goods, chattels and effects belonging to me wherever the same may be, also all rights & credits belonging to me, my Books of Account, Notes & other evidences of Debt, & all my property of every kind, Real, Personal and Mixed, excepting Household furniture.

To Have and to Hold the same, to him the said Jacob Hopkins, his heirs and assigns forever, in trust, for the following purposes to wit: for the benefit of my Creditors. And the said Jacob shall collect the debts due me & to become due & sell & dispose of all my property as soon as he shall deem for the interest of my Creditors, either at public or private sale, & may purchase other Stock & hire labor for the purpose of economically closing up my said business (some portion of my Stock being now in process of manufacture) & out of the proceeds of such sales & collections after paying for this Instrument & the expenses incident thereto

First, he shall pay in full all debts due to those in my employ, for labor, being about (in my estimation) Three hundred Dollars.

Second, he shall then pay in full, if sufficient, if not proportionably according to their respective Amts, all such Notes, Bills or other Money Paper as have been endorsed by Thomas Davis & Bradford Allen, or either of them, for my accommodation whether said Notes, Bills or other Paper is signed, made & signed by me or made by others & endorsed by me (including a Note for ($710.85) Seven hundred & ten 85/100 Dollars payable to B Allen or order dated Nov 7. 53.

Third, then to pay in full if sufficient, if not proportionally according to their respective amounts the debts due from me to C.A. Pierce Esq. for Three hundred dollars, to Enos Tucker One hundred dollars $100 — To Church & Metcalf Nine hundred & fifty ($950) & the Rhode Island Exchange Bank Three thousand & one hundred Dollars, the claims in the Third Class are for borrowed Money.

Fourth, then to pay after the above are paid in full, the following debts in full if sufficient, if not sufficient in proportion to their respective demands, to wit, To Church & Metcalf for Note endorsed by them for my accommodation signed by me & endorsed by them for Five hundred Dollars, dated the twelfth day of October A.D. 1853. To Samuel H. Wales two promissory Notes amounting to Seven hundred & forty six Dollars. To Nathaniel F. Winslow two promissory Notes, one being for One hundred, and one for One hundred & fifty Dollars. To Daniel W. Young two Notes for Two hundred Dollars each. To Eaton W. Mayey two promissory Notes amounting to Eight hundred & fifty Dollars. To Edwin H. Reynolds One Note dated October 20th 1853 for Five hundred Dollars, One Note dated October 3. 1853 Five hundred Dollars & one dated September 13. 1853 for Five hundred Dollars. To B Blanding & Wilkins Two Notes, one for Five hundred Dollars, dated October 1st 1853 & the other dated July 14th 1853 for Three hundred Dollars. To Herman H Lown one Note for Five hundred dollars dated October 17. 1853 To James F Eddy one Note made by me & endorsed by him dated September 3d 1853 for Three hundred & one Note dated July 1st 1853 & endorsed by him for Seven hundred & fifty Dollars. To Nathaniel A Eddy one Note endorsed by him, due the 10th day of November at Rhode Exchange Bank for Three Hundred &

Dollars. also three promissory Notes payable to him amounting to Nine hunnsred & forty 50/100 Dollars. To William Munroe one Note dated April 3d 1853 for ($342.50) Three hunnded & forty-two 50/100 Dollars. one dated May 25. 1853. for Four hundred & five 25/100 Dolls. To Samuel Allen one Note dated April 30. 1853 for Five hundred & seventeen 65/100 Dolls. one dated August 1st 1853. for Four hundred & sixty two Dollars. one Note dated August 26. 1853 for Two hunnedred ninety six Dollars. one Note dated Sept 12. 1853. for Five hunndred & seven 69/100 Dollars. one Note date October 31st 1853 for Three hundred & eighty one 62/100 Dollars. one Note dated August 16. 1853 for One Thousand Dollars. To Charles C Coleman Haskeman & Tuttle. Notes amounting to eighteen hundred Dollars to be paid when he or they shall pay & take up Notes to the same amount signed by him & them the said Coleman & Coleman & Tuttle. & endorsed by me the said James N. Hopkins. To Wilmar & Gould promissory Notes amounting to Twenty five hundred & thirteen 12/100 dollars not to be paid however until they first pay & take up Notes to the same amount signed by them & endorsed by me for the same amount. To Bliss & Darling one due Bill for One hundred & sixty six Dollars. To James F Eddy for Cash furnished Ten hundred Dollars.

Fifth. After paying all the aforementioned debts in full. then the said Jacob Hopkins shall pay, out of the balance of the proceeds, in full if sufficient otherwise in proportion to their respective demands. the debts due from me to all other persons who shall present their demands & prove the same on or before the 1st day of April A.D. 1854. (1854) and the balance if any shall be paid over to me.

In Testimony whereof. I have hereunto set my hand & seal. at Providence this 7th day of November A.D. 1853.

In presence of
W. W. Updike

James N. Hopkins.

Know all Men by these Presents

That I hereby accept the within trust & hereby agree to perform the trusts within mentioned.

Witness my hand & seal at Providence this 4th day of November 1853.

In presence of
W. W. Updike

Jacob Hopkins.

City of Providence Nov 7th 1853 Then came James N Hopkins & acknowledged the foregoing Instrument by him signed, to be his free act and Deed.

Before me. W. W. Updike
Justice Peace.

Perfection of Shop and Goods on Friendship & delivered to Jacob Hopkins this 7 day of November 1853

In presence of
W. W. Updike

James N. Hopkins.

Recorded Nov 8. 1853 at 3.15 o'clk P.M.

Witness (word "signed" erased)

Albert Pabodie
City Clk

To all people to whom these presents shall come I William Morgan of the City & County of Providence in the State of Rhode Island & Providence Plantations Send Greeting

Knows Ye that said William for & in consideration of the sum of One Dollar (and in & for the further consideration of being allowed the privilege of adopting as his own, the child herein after named and for whose benefit alone this deed is made and executed) to me in hand before the ensealing hereof, well & truly paid by John A Townsend of said Providence, hereby created trustee for Emma Jane Eddy, the child above referred to. a minor of about the age of six years, the receipt whereof I do hereby acknowledge & am therewith fully satisfied, contented & paid, and therefrom & of every part & parcel thereof, do exonerate, acquit and discharge him said John A. trustee as aforesaid, 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 John A trustee as aforesaid, his heirs and assigns forever, a certain Lot of Land, with all the buildings & improvements thereon, situated on Transit Street in said City of Providence and is No 110 on said Street, and is bounded & described as follows, on the North, by said Street, on the East by land of Elisa Capen on the South by Land of Nathan Mason & on the West by land of Ephraim Carpenter, however the same may be bounded & described, it is the same Estate, as was conveyed to the Grantor 31st July A.D. 1852 by Granville Woods by deed of that date, which deed is recorded in the City Clerks Office of said Providence in Book No 130 page 164 of the record of deeds of said City.

To have & to hold said granted & bargained premises, with all the appurtenances, privileges & commodities to the same belonging or in any wise appertaining to him said John A. trustee as aforesaid his heirs and assigns forever, for the purposes aforesaid, to his and their only proper use, benefit & behoof as trustee aforesaid forever— And I said William for myself, my heirs, executors and administrators do covenant, promise & grant to & with said John A trustee as foresaid, his heirs and assigns, that at & before the ensealing hereof, I am the true, sole & lawful owner of the above bargained premises and am lawfully seized & possessed of the same in my own proper right, as a good, perfect & absolute estate of inheritance, in fee simple & have in myself good right, full power & lawful authority to grant bargain, sell, convey & confirm said bargained premises, in manner as aforesaid (and that said John A. Trustee as aforesaid his heirs & assigns, shall & may from time to time & at all times hereafter by force and virtue of these Presents, lawfully, peaceably & quietly, have, hold, use, occupy, possess & enjoy said demised & bargained premises for the use of said Minor & the purpose aforesaid with the appurtenances free and clear and freely & clearly acquitted, exonerated & discharged of & from all & all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, fonntures, dowries, judgments, executions & incumbrances of what name or nature soever, that might in any measure or degree, obstruct or make void this present deed. Furthermore I said William, for myself, my heirs, executors & administrators, do covenant & engage the above described premises to him said John A. his heirs & assigns, as trustee aforesaid against the lawful claims or demands of any person or persons whatsoever forever to warrant secure & defend by these presents

The condition of the aforewritten deed is, that if I the said William, my heirs, executors or administrators shall pay to said John A. his heirs, executors, administrators or assigns

as trustee aforesaid to and for the use of said Minor on or before the 31st day of January A D 1866 the sum of Five hundred Dollars together with interest on the same till paid, & shall on the day aforesaid pay said sum with the interest aforesaid to said Emma Jane the Minor aforesaid or if the said Emma Jane for whose benefit alone this deed is made & executed, shall not be living on the day aforesaid, to wit: the 31st day of January A D 1866. then the aforewritten deed as also a certain Note bearing even date with these presents given by me to said John A trustee for said Emma Jane Eddy for the payment of the sum aforesaid with the interest at the time aforesaid, shall be void, otherwise shall remain in full force - The words "alone" said for the use of said minor & for the purpose aforesaid alone" being first interlined - and the name of Albert Pabodie as grantee being first inserted & the name of John A Townsend by whom the consideration was paid being first inserted as grantee before signing

In witness whereof I have hereunto set my hand & seal at Providence this 9th day of Nov A D 1853

Signed sealed & delivered in presence of Philip C. Scott — William Morgan LS

State of Rhode Island & Providence Plantations Providence Sc. In the City of Providence on this 9th day of Nov. A D 1853 personally appeared before me William Morgan the signer of the aforegoing instrument & acknowledged the same by him signed to be his free & voluntary act & deed Philip C Scott Just of the Peace

word "and that said John A trustee as aforesaid" interlined

Recorded Nov. 9. 1853 at 4.18 o clock p m

Witness Albert Pabodie City Clk

Know all men by these presents

That I Nicholas Brown of Chopquanset, in the Town of Warwick and State of Rhode Island, do hereby make, ordain & constitute & appoint Messrs Brown and Ives of Providence, Rhode Island, to be my true and lawful Attorneys, for me and in my name to sell assign and transfer, unto any person or persons whomsoever the whole or any part of the funded or other Stock of the United States of America, or of any one of said States of every description whatsoever, also of any Bank, Rail road or other corporation in the United States, which now doth or may hereafter belong to me or stand in my name in the proper Books of Registry and Transfer of said Stock respectively, and to make & execute all necessary acts of Assignment and transfer, thereof

And also for me and in my name to receive the Interest now due and payable, and which may hereafter become due and payable upon the same, until such Sale, assignment and transfer, and to give receipts, discharges and acquittances therefor, with power to the said Attornies to substitute an Attorney or Attornies under them for all or any of the purposes aforesaid; and to do all lawful acts required for effecting the premises, hereby ratifying and confirming all that the said Attornies or substitute shall do therein by virtue of these presents

In witness whereof I have hereunto set my hand and seal this twenty fourth day of January A D One thousand eight hundred & fifty three

Signed sealed & delivered in presence of us S G Goodrich. W P Chase — Nicholas Brown LS

Consulate of the United States of America, Paris. France

Be it known that on this 24th day of January A D 1853 before me S. G. Goodrich, Consul of the United States of America at Paris, France, personally appeared Mr Nicholas Brown to me well known to be the constituent named in and who executed the foregoing Letter of Attorney and acknowledged the said Letter of Attorney to be his free act and deed

In testimony whereof I have hereto set my hand and Seal of Office at Paris aforesaid the day and year above written S G Goodrich U S Consul

LS

Recorded November 14. 1853 at 10 o clock a m

Witness Albert Pabodie City Clerk

Know all men

That We, the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c, in consideration of Twenty Five Dollars to us already paid by Thomas Boardcliffe, as hereby grant, bargain, sell & convey to the said Thomas. his heirs & assigns.

One Lot of Land in the Cemetery of said Corporation, situated on Eighth Avenue & Numbered six hundred thirteen (613) 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 Thomas. his heirs & assigns forever: subject to the conditions & restrictions, & with the privileges following: to wit:

1st. No Fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the vestry of said Corporation

2d. Said Lot shall not be used for any purpose other than as a repository of the dead; & no trees within the Lot or border around the same shall be destroyed or mutilated, without the consent of said Vestry.

3d. The proprietor may erect stones, monuments & sepulchral structures & cultivate trees, shrubs & plants on said Lot; & shall keep in repair, at his or her expense, the land-marks put thereon by the Corporation.

4th. If any tree, shrub or plant on said Lot shall by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues, or to passengers, it shall be the right & duty of said vestry to cause the same, or such parts thereof as constitute the nuisance to be removed.

5th. If any stone, structure or inscription upon said Lot shall be deemed offensive or improper by said vestry, it shall be their right & duty to cause the same to be removed.

6th. The Cemetery and its appurtenances shall be under the custody and superintendence of the vestry of said Corporation, & 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 Tenth day

of December, in the year of our Lord 1837. by Charles H. Mason, our Treasurer for that purpose duly authorized.

In presence of
W. J. Grinnell.

C. H. Mason.
Treasurer of Grace Church Providence

Providence Sc. In the City of Providence this Tenth day of December 1837.
Personally came Charles H. Mason. Treasurer of the Corporation of Grace Church Providence, & acknowledged the preceding to be his voluntary Deed. in said capacity, with the common seal of said Corporation thereto affixed.

Before me. Augustus Hopkins
Justice of the Peace.

Recorded Nov 14. 1853 at 1. 15 o'clk P. M.

Attest Albert Pabodie
City Clk

Know all men

That We. the Corporation of Grace Church, in Providence, a body corporate legally established in the City of Providence, in the State of Rhode Island &c. in consideration of Twenty five Dollars to us already paid by Gardner L. Bennett, do hereby grant, bargain, sell and convey to the said Gardner L. his heirs and assigns

One Lot of Land in the Cemetery of said Corporation situated on Ninth Avenue, and Numbered Seven hundred and ten (№ 710) on the Plat of said Cemetery, made by Cushing and 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 Gardner L. his heirs and assigns forever; subject to the conditions and restrictions, and with the privilege following: to wit;

1st. No fence shall be erected upon or around said Lot, except in the mode prescribed or approved by the Vestry of said Corporation.

2d. Said Lot shall not be used for any purpose other than as a repository of the dead; and no trees within the Lot or border around the same, shall be destroyed or mutilated, without the consent of said vestry.

3d. The proprietor may erect stones, monuments & sepulchral structures, and cultivate trees, shrubs & plants on said Lot, & shall keep in repair, at his or her expense, the land-marks put thereon by the Corporation.

4th. If any tree, shrub or plant on said Lot shall, by its roots, branches or otherwise, be detrimental, inconvenient or dangerous to adjacent Lots or Avenues or to passengers, it shall be the right 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, & all the Lots therein shall be subject to such further regulations for the preservation of the Cemetery & to secure the rights of proprietors therein, as said vestry shall, from time to time, deem expedient.

Witness the common seal of said Corporation hereto affixed this Fifth day of October, in the year of our Lord. 1853. by Charles H. Mason, our Treasurer for that purpose duly authorized.

In presence of
W. J. Grinnell

C. H. Mason.
Treasurer of Grace Church. Providence

Providence Sc. In the City of Providence this Fifth day of October 1853.
Personally came Charles H. Mason. Treasurer of the Corporation of Grace Church, Providence, & acknowledged the preceding to be his voluntary Deed. in said capacity, with the common seal of said Corporation thereto affixed.

Before me. Francis C. Hopkins
Justice of the Peace.

Recorded Nov 14. 1853 at 1. 15 o'clk P. M.

Attest Albert Pabodie City Clk

Know all men by these Presents.

That I. Lawrance Fallon, of the City & County of Providence, in the State of Rhode Island, in consideration of the trusts hereinafter named for the benefit of my Creditors, & of the sum of One Dollar to me paid by George Durfee Esq, of the said City and County of Providence and State aforesaid, do by these Presents give, grant, bargain, sell, assign, set over & convey, unto him the said Durfee, his heirs, executors & administrators and assigns.

The goods, chattels, property & estate hereinafter mentioned to wit: All my Stock of Books of every name or nature bound & unbound, now in my possession in my Store or Shop known by the name of Fallons Catholic Book Store, situated on the junction of High & Westminster Streets in said Providence, in the County & State aforesaid. Also all & singular the Fixtures & other moveable property in said Store as aforesaid. Also all debts, dues or demands of whatever name or nature due to me on the day and date of this Instrument, together with all Notes, Deeds or Papers of any valuable consideration now in my possession or in the hands of any other person for me, on the day and date of this Instrument. Also all my Real or Personal Estate, whether in the State of Rhode Island or elsewhere, over & above what is exempt from attachment by Law.

To Have and to Hold the above assigned & granted property to him the said Durfee, his heirs, executors & administrators & assigns forever, & in special trust for him the said Durfee to sell & dispose of either at public Auction or private sale, all the aforementioned goods, chattels, property & estate, & to collect & reduce to money as far as may be all the aforementioned debts, & to pay & appropriate the proceeds of such sales & collections in the order & manner following, namely.

First, said Durfee shall pay all expenses attending the making of this Deed of Assignment & of executing the trusts herein contained and may reserve for himself a reasonable compensation.

Secondly. The said Durfee shall pay in full if said proceeds shall be sufficient and rateably if insufficient, the following dues or debts owing from me to the following named persons, namely

To George Durfee of Providence Six hundred Dollars, to James Lynsky of Williamsburg L. I. Four hundred Dollars. To J

Murphy & Co. Baltimore, Md. Four hundred Dollars. To Michael Murray of Providence R.I. One hundred Dollars, to John Steinbery of Williamsburg L.I. Three hundred and fifty Dollars & to Dennis Fallon One hundred & ninety Dollars, To Patrick Donohue of Boston Mass. Five hundred Dollars, when all the above are paid in full if said proceeds are sufficient. Also all Notes by me signed & for my accommodation endorsed or guaranteed by said George Durfee. Also all sums due from me to said Durfee for Money by me borrowed of him.

Thirdly All the residue of said proceeds said Durfee shall pay & divide rateably to & amongst all my Creditors & shall pay the same to them within four Months from date & the said Creditors shall present to him their respective claims & demands against me & shall fully discharge & release me therefrom by good, valid & effectual release or releases made and delivered to me or to him for me. Provided however in case any of my Creditors shall not present their claims & demands & shall not discharge & release me therefrom within the term & in the manner aforesaid, then in such case the share or dividend of such Creditor or Creditors shall by said Durfee be paid to me my executors, administrators or assigns. And I do hereby appoint & constitute said George Durfee, my Attorney, irrevocable, for me & in my Name to do all things & acts necessary for the fulfilment of the trusts herein contained.

In Witness whereof, I have hereunto set my hand & seal, this Tenth day of November A.D. 1853. One Thousand Eight Hundred & fifty three.
Signed, sealed and delivered
in presence of
Thomas C. Greene

Lawrence Fallon.

Providence Ss. In the City of Providence this Tenth day of November A.D. Eighteen hundred & fifty three, personally appeared Lawrence Fallon & acknowledged the above Instrument by him signed, to be his free Act & Deed.

Before me. Thomas C. Greene.
Justice of the Peace

Recorded Nov 14. 1853 at 1.50 o'clk P.M.

Witness Albert Pabodie City Clerk

Know all persons to whom these Presents shall come.

That I. Charles S. Sitcomb of the City and County of Providence and State of Rhode Island, in consideration of the sum of One Dollar paid me by William D. Pierce, of said Providence, the receipt whereof I hereby acknowledge, & of the uses, purposes & trusts hereinafter mentioned, do grant, bargain, sell and convey unto the said William D. Pierce, his heirs & assigns.

All my lands, tenements & hereditaments, goods and chattels, merchandize, debts and every and all sums of Money due, owing or belonging unto me, the said Charles S. Sitcomb & securities taken & obtained for the same, including therein all my stock of goods & fixtures in & appertaining to Store Numbers (91 & 92) Ninety one and Ninety two, Cranch Street in said Providence, together with two Horses, two Wagons and harnesses thereto belonging now in Stable of William Prentice in said Providence, excepting only Household furniture to the value of Two hundred Dollars & family stores.

To Have & to Hold the same, with the appurtenances, to the said William D.

Pierce, his heirs, executors, administrators & assigns, upon the special Trusts nevertheless, that the said William D. Pierce shall forthwith take possession & charge of the premises, & within such convenient time as to him shall seem meet, by public or private sale, for the best price that can be procured, shall convert all & singular the premises into Money, & as soon as possible, collect all & singular the debts and sums & sums aforesaid & after deducting the costs & charges of the trusts before mentioned, shall pay & apply the Monies arising therefrom in manner following, that is to say:

First. After paying the costs & charges of the trust as aforesaid, the said William D. Pierce out of the residue shall pay & discharge in full all Notes endorsed or guaranteed by him the said Pierce & also the respective debts due Milton Barrett, Nelson Bright, Sheldon Bright, Elmer Shaw, Hugh Carey, John Bynates, Daniel Angell, William Prentice & Stephen Martin.

Secondly. After the full satisfaction & discharge of the debts last above mentioned, out of the residue, if any, the said William D. Pierce shall pay all other Creditors of the said Charles S. Sitcomb, in proportion to their respective demands.

Lastly, The said William D. Pierce shall pay over the surplus, if any, to the said Sitcomb, his executors, administrators & assigns.

And I. the said Charles S. Sitcomb, in furtherance of the premises, do hereby make, constitute & appoint the said William D. Pierce, my true & lawful Attorney, irrevocable, in his Name or otherwise & upon & for the trusts aforesaid, to ask, demand, recover & to receive of & from all & every person & persons, all & singular, goods & chattels, wares & merchandize, sum & sums of Money & demands due, owing or belonging unto me, & upon all receipts & deliveries in the premises, due acquittances & discharges in his Name or otherwise, to make, execute and acknowledge & in default of delivery or payment in the premises, to sue, prosecute & implead for the same, & to compound & agree for all or any part thereof, as he may seem meet, & upon such composition or other agreement, to make due acquittances & releases & also for all or any of the purposes aforesaid, to constitute one or more Attorney or Attorneys under him the said William D. Pierce, hereby giving & granting unto my said Attorney & his substitutes, full power & authority in the premises, to do all things necessary & proper for the full & complete execution of the trusts aforesaid.

In Witness whereof, I have hereunto set my hand & seal, this Fourteenth day of March A.D. Eighteen hundred & fifty three
Signed, sealed & delivered in presence of
Willard Sayles

C. S. Sitcomb.

Providence Ss. Providence Nov 14. 1853. Then personally appeared before me the above named Charles S. Sitcomb & acknowledged this Instrument by him subscribed, to be his free Act & Deed.

Willard Sayles. Justice of the Peace

And I. the said William D. Pierce for myself, my heirs, executors & administrators, do hereby covenant to & with the said Charles S. Sitcomb, his heirs, executors & administrators & to & with each & every Creditor who shall be a party hereto & with his heirs, executors, administrators & assigns, that I. the said William D. Pierce do hereby accept the trust reposed in me & will honestly, faithfully & without delay, execute the same according to my best skill & knowledge & will account to each & every said Creditor, his heirs, executors, administrators & assigns, according to the true intent & meaning of these Presents. In Testimony whereof, I have hereunto set my hand & seal, this Fourteenth day of March A.D. 1853.
Signed, sealed, in presence of

William D. Pierce.

Recorded Nov 14. 1853 at 3.55 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents.

Whereas by a certain Indenture of Lease a certain Lott of Land, situated on the South side of Pine Street, in the Cityy of Providence was leased to Emmons Partridge, formerly of said City, but now of Natick in the Commonwealth of Massachusetts, for the term of twenty five years from the date thereof, by Thomas Brown, late of said Providence, deceased, as will fully appear from the Record of the same in Book Sixty six of the Records of the City of Providence, to which for the terms & conditions of said Lease reference may be had. And Whereas said term is still unexpired & the house that was built by the said Partridge has this day been sold to Stephen H. Rathbone, Trustee to the owners of said premises under the Will of said Thomas Brown. Now in consideration of the premises & of the sum of One Dollar to me paid by said Stephen H. Trustee as aforesaid, I the said Partridge for myself & for my heirs, surrender & yield up from the day of the date hereof, unto the said Stephen H Rathbone, his heirs & assigns, for the use of those entitled to the fee thereof, under the Will of the said Thomas Brown, their heirs & assigns, the said Indenture of Lease & the term of years therein yet to come, with all my right, title & interest thereto & which I have or claim or hereafter can or may have or claim, either by virtue of said Indenture or otherwise howsoever.

In Witness whereof, I have hereunto set my hand & seal this Ninth day of November A.D. 1853.

Witness Alex[r] Walford. Emmons Partridge. (L.S.)

Providence &c. Then personally appeared the said Emmons Partridge, subscriber to the preceding Instrument & acknowledged the same to be his free Act & Deed, in this fourteenth day of November A.D. 1853.

Before me, Benj F. Thurston
Notary Public

Recorded Nov 15. 1853, at 1.10 o'clk P.M.

Witness Albert Pabodie
City Clerk

Know all men by these Presents,

That I, Emmons Partridge of Natick, in the Commonwealth of Massachusetts, for and in consideration of the sum of One Thousand Dollars to me paid by Stephen H. Rathbone of the City and County of Providence, the receipt whereof I do ~~hereby~~ acknowledge, do by these Presents sell, assign and set over unto him the said Stephen H. Rathbone, his executors and administrators forever.

A certain wooden Building used as a Dwelling House, situated on Pine Street in the City of Providence, being 28 × 38 feet, two stories high front & rear, now standing on a Lott of Land leased by me of the late Thomas Brown, deceased, for the term of Twenty Five years.

To Have and to Hold to him the said Stephen H. Rathbone, his executors & administrators forever.

In Testimony whereof I have hereunto put my hand, through my Attorney & Agent, Alexander Walford, for

that purpose authorized by me as will appear from my letter of authority hereunto annexed, this Ninth day of November A.D. 1853.

In presence of
Benj F. Thurston

Emmons Partridge.
By Alexander Walford.

Providence Sept 29. 1853.

Know all Men by this Witnesses, That I, Emmons Partridge of Natick, State Massachusetts, do appoint Alexander Walford of Providence, State of R. I. as my Attorney, with power to sell my house, situated on the Southerly side of Pine Street in the City of Providence, or to let the same & receive the pay, any transaction or trade performed by the said Alexander Walford shall be true & valid as if were done by me. And that I have also put into his hands the Policy of assurance to take charge of the same, & that said assurance is holden to Mr Stephen Rathbun as security for Rent on said Lot of Land on which the house stands.

Witness
Asa L Beckwith

Emmons Partridge. (L.S.)

Recorded Nov 15. 1853, at 1.20 o'clk P.M.

Witness (word "hereby" erased) Albert Pabodie City Clerk

I Benjamin Dyer and Thomas J. Stead of Providence, hereby Lease & Grant unto Isaac Hartshorn, Nathaniel Haymand & Daniel Haymand, Manufacturers, doing Business under the Name of Hartshorn & Company, their heirs, administrators or assigns, for three terms of Seven years each, being twenty one years in all, the entire & undisturbed improvement & occupancy of a certain Lott of Land situate in the Fifth Ward of the City of Providence, on the South side of Clifford Street, & to the Westward of & adjoining Lands of said Hartshorn &c. said Lot being Forty feet on Clifford Street & holding the same width to the rear, & is about Ninety five feet deep, the rear line being at Right Angles with said Hartshorn &c's Western line.

In consideration of the sum of One hundred & twenty Dollars per annum for the first Seven years, payable quarterly on the first days of July, October, January & April, the Rent to commence on the first day of April 1853, & the first term to terminate on the Thirty first of March A.D. One thousand eight hundred & sixty. And at the expiration of each of the above terms of Seven years, should the parties not agree as to the amounts of Rent to be paid, it shall be submitted to three disinterested persons, one to be chosen by each party & the other by the parties so chosen, who shall determine the amount of Rent for the ensuing Seven years (which Rent however shall never be less than One hundred & twenty Dollars per annum) which Award being endorsed on this Lease shall be the Rent for the next Seven years, which shall be paid at the same times & in same manner as above recited.

It is agreed that Interest shall be charged on Rent in arrear, & in case of default in payment of Rent for the term of thirty days after the same shall have become due & payable, & not paid, the Lessors may enter upon the property and cancel this Lease, without impairing the Rights they have acquired by & under this Lease.

And the said Isaac Hartshorn & the said Nathaniel Haymand & Daniel Haymand, hereby

hire the Lot as above and herein described, on the terms & conditions hereinbefore stated, & agree to pay the Rent as hereinbefore named. & hereby pledge any & all Buildings & Improvements they may put upon said premises. for the payment of the Rent, & the fulfilling of the conditions of this Lease, & that at the end of the said term of twenty one years, that they will peaceably surrender possession thereof in as good order & condition as they found the same.

For the faithful performance of the conditions of this Lease. We hereby bind ourselves our heirs, administrators & assigns.

Sealed with our seals, and executed at Providence, this Eighteenth day of July A.D. 1853.

Executed in presence of
Benjamin A. Franklin
John B. Street.

Benjamin Dyer. (L.S.)
Jonas J. Stead. (L.S.)
Isaac Hartshorn. (L.S.)
Daniel Haymard. (L.S.)
Nathaniel Haymard. (L.S.)

Recorded Nov 17. 1853. at 8.25 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture.

Made the Fifteenth day of September. in the year of our Lord. One thousand eight hundred & fifty three.

Witnesseth. That Alexander Duncan. of the City of Providence, in the State of Rhode Island. doth hereby lease. demise & let unto Nathan Inman. Inman & Tyler. & Wm Dawson & Co. & Wm E. Jaber & Co. of the City of Providence. the three story building in front & the rear two story building in rear of same with structures between the two, situate on Westminster Street on the Lot known as the Burrill Estate, opposite the Arcade in said City. The two one story buildings in the rear occupied by Wm Dawson & Co. are not included in this Lease. The said Lessees are not to use the said premises for any purposes more hazardous than those for which they are at present occupied.

To Hold for the term of Five years from the fifteenth day of September A.D. 1853. fully to be complete & ended, yielding & paying therefor the yearly Rent of Four Thousand Dollars.

And the said Lessees do promise to pay the said Rent in quarter yearly payments of One Thousand Dollars each. the first of which shall become due & payable in the fifteenth day of December next, & the like sum quarterly thereafter; the said Lessees to keep said premises in good repair during the continuance of this Lease. But if the same be injured by fire so as to render it untenantable. the said Lessor is forthwith to cause the same to be repaired at his expence. the Rent to cease whilst the same cannot be occupied, unless the injury by said fire be so great. that for any reason the said Lessor shall not think it for his interest to repair the same. then the said Lessees to have the privilege of giving up & cancelling this Lease. on payment of Rent as aforesaid. to the time of the date of said fire.. Said Lessees not to use, or allow to be used on said premises

for the purpose of lighting the same. anything but oil, or the gas manufactured by the Providence City Gas Company. without the consent of said Lessor in writing first obtained, & to quit & deliver up the premises to the Lessor or his Attorney. peaceably & quietly. at the end of the term, in as good order & condition. reasonable use & wearing thereof. fire & other unavoidable casualties excepted, as the same now are or may be put into. & to pay the Rent as above stated & Water tax if Water is used during the term, & also the Rent & Water tax as above stated, for such further time as the Lessees may hold the same. & 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. without the approbation of the Lessor thereto in writing having been first obtained; & that the Lessor may enter to view and make improvements. & to expel the Lessees. if they shall fail to pay the Rent & Water tax as aforesaid, or make or suffer any strip or waste thereof, or otherwise violate the conditions of this Lease.

Alex Duncan. (L.S.)

Signed, sealed and delivered in presence of
Wm G. Warden.

By his Attey C. H. Dabney.

Inman & Tyler. (L.S.)
N. Inman. (L.S.)
Wm E. Jaber & Co. (L.S.)
William Dawson & Co. (L.S.)

Recorded Nov 17. 1853 at 9.55 o'clk A.M.

Witness Albert Pabodie City Clk

This Indenture

Made and executed on the twenty first day of April A.D. 1845. by and between Charles Potter of the City & County of Providence. State of Rhode Island. of the one part. & Anthony B. Budlong. of said City. County & State. of the other part.

Witnesseth. That for & in consideration of the Rents & Covenants herein contained, & to be paid & performed by the said Budlong. the said Potter, his executors, administrators & assigns. doth hereby demise & to farm let. to the said Budlong.

A certain Lot or parcel of Land, situate, lying & being in the South Easterly part of said City of Providence. on what is called the Ropewalk Lot. being the Southerly part of Lot Number sixteen in a Plat of said Ropewalk Lot. made by Benoni Leachwood June 7. 1830. & recorded in the City Clerks Office in said Providence, in Book No 60. between pages 132 & 133. bounded & described as follows.

Southerly on John Street. on which it measures Forty five feet. holding that width throughout; Easterly by Lot Number seventeen. on which it measures Fifty five feet. & Westerly by Lot Number fifteen. on which it measures Sixty feet. together with all the appurtenances thereof.

To Have & to Hold said premises, with their appurtenances unto the

Said Budlong, his executors, administrators & assigns, from the twenty first day of April A.D. 1845 to the twenty first day of November 1853, yielding & paying therefor yearly & every year during said term, unto Charles Potter, his heirs & assigns, the yearly Rent of Fifteen Dollars, the first payment whereof to be made on the twenty first day of November A.D. 1845, and if said Rent is not paid when due, interest is to be allowed till paid, & if the Rent should remain unpaid for three Months after it is due, said Potter shall have the right to re-enter & take possession of said premises.

And the said Budlong for himself & his heirs, executors and administrators, doth covenant & agree, to & with the said Charles Potter, his heirs, executors, administrators & assigns, that he the said Budlong, his executors, administrators & assigns shall yearly & every year during said term pay unto said Charles Potter, the yearly rent aforesaid at the times & in the manner hereinbefore appointed for the payment thereof.

And the parties aforesaid, for themselves respectively & for their respective heirs, executors & administrators, each with the other, & their respective heirs, executors, administrators & assigns do further covenant & agree as follows.

That the said Budlong, his heirs, executors, administrators & assigns shall within eight years erect & complete a Dwelling House or other valuable Building upon said premises, & in case said Budlong, his heirs, executors, administrators or assigns shall not erect & complete such Dwelling House or other valuable Building, within the time above specified for the same to be done, that then the said Potter, his heirs, executors, administrators & assigns shall have the right at once, to enter again into the possession of all said premises, & the same have, hold & enjoy, as of their former estate.

And the said Budlong further covenants & agrees to & with the said Potter, that at the expiration of this Lease, he the said Budlong, his heirs, executors & assigns will renew this Lease for the same premises, for ten years next succeeding the termination of this lease, with the said Potter, his heirs, executors, administrators & assigns, in case he or they elect to renew it to & for themselves; if not, then to renew it to & with Williams Thayer of Woodstock in the State of Connecticut, Trustee to Harriet Brown, or to his successors in said trust, or to whoever may be the Legal owner of the reversion in said estate, according to the terms & true intent & meaning of a certain Instrument of Lease, made & executed by and between the said Williams Thayer, Trustee & the said Charles Potter, bearing date the twenty first day of November 1843, & recorded in the City Clerks office, in said City of Providence in Book of Records No 88 page 145, reference thereto being had for the particulars, & the whole thereof.

It is agreed & understood that all buildings or other Improvements that may be put on said premises during the continuance of this Lease, shall be, & hereby are pledged for the payment of said Rent, & all taxes that may be assessed thereon during that time.

It is also agreed and understood that said Budlong, his heirs, executors or administrators shall pay all taxes that may be assessed on said premises during the continuance of this Lease.

It is also agreed and understood that if the parties then in interest cannot agree on the Rent for the second term of ten years, it shall be fixed by three disinterested Men, one to be chosen by each of the parties, & the third by the two thus chosen.

In Testimony whereof We have hereunto set our hands and seals, the day and year above written.

Signed, sealed and delivered
in presence of
Edward A Tabodie

Anthony J Budlong. (L.S.)
Charles Potter. (L.S.)

Providence ss. In this City of Providence this twenty sixth day of May A.D. 1845.
Personally appeared the within named Charles Potter & acknowledged the within Instrument by him signed to be his free Act & Deed.

Before me Charles Hart
Justice of the Peace.

Recorded Nov 18. 1853 at 9. 40 o'clk A.M.

Witness) Albert Pabodie
City Clk

Know all men by these Presents,

That I Augustus M. Wheeler, of the City and County of Providence, in the State of Rhode Island & Providence Plantations, for & in consideration of the sum of One Dollar to me paid by Wingate Hayes of said City, County & State, & of the uses, purposes and trusts hereinafter mentioned & created, do hereby give, grant, bargain, sell & convey & assign unto the said Hayes, his heirs, executors, administrators and assigns, the following described property, namely;

All my right, title and interest in and to a certain Lot of Land with the Dwelling House & other Buildings thereon standing & all the Improvements thereto belonging, situate on the Southerly side of Wilson Street, in said City & is bounded & described as follows, Northerly on Wilson Street on which it measures Forty feet; Easterly on Land now or formerly belonging to Henry Gardiner on which it measures Ninety five feet, Southerly on Land now or formerly belonging to Daniel Field, on which it measures Forty Feet and Westerly on Land now or formerly belonging to Daniel Field.

Also all and singular my other Estate, Real, personal and mixed, in possession or action, reversion or remainder, of every kind & description whatsoever, wheresoever & however situated, except such as is exempt from attachment by law.

To Have and to Hold the same to him the said Hayes, his heirs, executors, administrators & assigns forever, upon the special Trust Nevertheless for the following purposes & uses namely.

That the said Hayes shall forthwith take possession & seizen of all said property hereby assigned, & in his discretion insure the same or otherwise manage the same so as to make the same most productive to my Creditors, & at such convenient time or times as to him shall seem proper to sell & dispose of all said Estate & property hereby assigned either at public or private sale in his discretion for the best advantage of all concerned & shall collect all and singular the sums of Money due & owing to me and shall apply & appropriate the net proceeds of such sales & collections in manner following, that is to say.

First. The said Hayes shall first apply & appropriate said net proceeds to the payment of all necessary expenses of making & executing this Deed of Assignment & of executing the trusts herein contained & hereby created, & shall retain out of said proceeds a reasonable compensation to himself for executing said trusts.

Second. The said Hayes shall next pay and satisfy out of the surplus of said proceeds, if full, if the said proceeds shall be sufficient, if not then rateably & proportionally, a certain promissory Note, for the sum of One thousand Dollars with interest that may be due thereon.

made and signed by me & owned by Edward H. Harris of Barrington, Also a certain other promissory Note for the sum of One Thousand Dollars made & signed by me, with interest thereon, & is owned by Mary D. Mason of Pawtucket, Massachusetts. Also the sum of Two hundred & fifty Dollars which I owe said Mason for Money loaned to me & all my other indebtedness to said Mason.

Third. The said Hayes shall next pay & satisfy out of said proceeds if any should remain after the payment in full of the debts last before mentioned, in full if the said proceeds shall be sufficient, if not then rateably & proportionally, all debts due & owing from me to the following named persons. Perkins & Lincoln. Mrs Dwelley on High Street. Snow & Mason. Merrill Wheeler, Silas Field, Butts, of Boston, Charles W. Atwood. Elisha A. Dwyer. Bennett & Baker. Charles Dunham. Silas Bailey. Henry & Norris. High Street Furnace Company, Abraham Lucas. Mr Sprague & Mr Reynolds (the two last laborers for me) & William Levy.

Fourth. After paying & performing as hereinbefore required, then the said Hayes shall next pay & satisfy out of said proceeds if any should remain, in full if the said proceeds shall be sufficient, if not then rateably & proportionally to their respective demands, all persons, firms & corporations to whom I am indebted in any way or manner: provided however that such of the Creditors embraced in this fourth clause as shall not within four Months next after the date of this Deed of Assignment, make, execute & deliver to me a release under seal of all their claims upon me, shall not be entitled to receive any dividend or benefit under this Deed of Assignment, but the dividends on the claims & demands of such Creditors comprised in this fourth class as aforesaid, shall be paid over to me the Assignor or to such person or persons as I shall appoint to receive the same.

And I do hereby constitute & appoint the said Hayes my Attorney, with full & authority for me & in my Name or in his Name to make, execute & deliver to any purchaser or purchasers of the Estate & property hereby assigned and conveyed, a good & sufficient Deed or Deeds or other Conveyances of the same, with full power to submit any question arising in the execution of this Trust to arbitration or otherwise in his discretion to compromise the same, & to do & perform all other Acts proper & necessary to be done & performed in the execution of the trusts hereby created.

In Witness whereof, I have hereunto set my hand and seal, this Nineteenth day of November A.D. Eighteen hundred & fifty three.

Signed, sealed & delivered in presence of the words "in full" in third page being interlined before signing
Henry Howard.

Augustus M. Wheeler. (L.S.)

And I, Wingate Hayes do hereby accept of the foregoing Deed and the trusts therein created, & do covenant to & with the said Augustus M. Wheeler that I will faithfully execute the same.

In Witness whereof, I have hereunto set my hand & seal, this Nineteenth day of November A.D. Eighteen hundred & fifty three.

Signed and executed in presence of
Henry Howard

Wingate Hayes. (L.S.)

State of Rhode Island & Providence Plantations. Providence Sc. In the City of Providence this 19th day of November A.D. 1853, personally came Augustus M. Wheeler, who acknowledged the foregoing Instrument by him signed, to be his free Act and Deed.

Before me Henry Howard
Justice of the Peace

Recorded Nov 19. 1853 at 8 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That I, Charles W. Hadley, of Providence, in the County of Providence and State of Rhode Island, and Providence Plantations, in consideration of One Dollar received to my full satisfaction of Thomas S. Anthony of said Providence, & of the uses, purposes & trusts hereinafter mentioned & created, do hereby assign & convey unto the said Thomas S. Anthony, his heirs and assigns.

All my estate both real and personal in possession or action, reversion or remainder wheresoever & howsoever the same may be situated, except such as is exempt from attachment by Law.

To Have and to Hold the same to him, the said Thomas S. Anthony, his heirs, executors, administrators and assigns forever, upon the special trusts nevertheless, that the said Thomas S. Anthony shall forthwith take possession and seizen of the premises and within such convenient time as to him shall seem meet, at public or private sale, for the best price that can be procured, shall convert all and singular hereby conveyed, into Money, & shall collect all & singular the debts due me, & shall apply & appropriate the nett proceeds of such sales and collections in manner following, to wit.

The said Thomas S. Anthony shall first pay all necessary expenses of making and executing this Deed of Assignment and of executing the trusts by this Deed created, & shall retain to himself a reasonable compensation for executing said trusts.

Second. The said Thomas S. Anthony shall next pay out of the surplus, if any there may be, all the debts which I the said Charles W. Hadley am now owing, in full if said surplus be sufficient, & if not sufficient, then rateably in proportion to the several amounts of said debts.

And for the better execution of these Presents, and of the several trusts hereby created, I do hereby constitute and appoint the said Thomas S. Anthony, my true and lawful Attorney, irrevocable, with full power of substitution and revocation, to claim, demand, sue for and recover any and all of the demands due me, and to compromise any of the same in his discretion; to appoint one or more Attorneys or Agents under him, and the same to remove at pleasure, and generally to do and cause to be done any & all Acts whatever which may be necessary to carry this Deed into effect and to execute the Trusts herein created.

And I, the said Thomas S. Anthony, in consideration of the premises, do hereby accept of this Deed & of the trusts herein created & do hereby covenant with the said Charles W. Hadley, that I will faithfully execute the same, according to my best skill and knowledge. In Testimony

whereof. We have hereunto set our hands and seals. this Twenty second day of November A.D. 1853.

Executed in presence of
Smith H. Purdy

Charles H. Hadley. (L.S.)

Thomas S. Anthony. (L.S.)

Recorded Nov 22. 1853 at 2.23 o'clk P.M.

Witnes. Albert Pabodie City Clerk

The State of Rhode Islande and Providence Plantations.
Providence Sc.

(L.S.) At the Supreme Court of said State begun & holden at Providence within & for the County of Providence on the Fourth Monday of September, in the year of our Lord. One Thousand Eight hundred and fifty three

Be it Remembered. That at the present term of this Court Iolenda L. Matteson of said Providence, has preferred her petition representing that she was married to Henry A Matteson on the Eighteenth day of August 1836. & has ever performed all her duties toward him. but that her said husband has been guilty of extreme cruelty to her & of the Crime of Adultery. & praying for a divorce & for Alimony.

Upon the hearing of said petition, it is hereby ordered, adjudged & decreed that the bond of matrimony subsisting between said Iolenda & Henry A. be and the same is forever dissolved & annulled. & it is further ordered, adjudged & decreed that the said Iolenda shall have as Alimony the furniture heretofore in use by her & the said Henry A. as & called the Parlor furniture. & hold the same as her own & that the said Henry A Matteson shall pay to her the said Iolenda Matteson the sums of Money from time to time & at the times & in the manner following. that is to say. the sum of Seventy five dollars on the first day of October Ao 1853. & the sum of Seventy five Dollars on the first day of January, April, July & October in each & every year thereafter during the term of her natural life. said sums of money shall be paid into the office of the Clerk of this Court for the use of the said Iolenda Matteson.

And in case default shall be made in the payment of any of said sums of money and said default shall continue for the space of ten days. the said Clerk shall issue execution against the said Henry A Matteson in favor of said Iolenda for the sums decreed & then due & payable, with costs.

And it is further ordered, adjudged and decreed that the sums of money aforesaid shall be and is hereby made a lien and charge upon all the Real Estate of the said Henry A Matteson, situated & lying in this State.

A true Copy
Attest Edwin Metcalf. Clerk

Recorded Nov 25. 1853 at 4.45 o'clk P.M.

Witnes Albert Pabodie
City Clk

Know all men by these Presents.

That I Perley and Royal A. Nye. of the City & County of Providence. State of Rhode Island. doing business under the firm & name of Perley & Nye, of the first part. for & in consideration of the sum of One hundred & fifty Dollars Lawful Money of the United States to me in hand paid at or before the delivery & ensealing of these Presents by Samuel D. Berry & Charles H. Northup. doing business under the name & firm of Berry and Northup of the same place. of the second part. the receipt whereof is hereby acknowledged. have bargained & sold. & by these Presents do grant & convey unto the said parties of the second part. their executors. administrators & assigns Viz:

All the fixtures & furniture in Store No 201 High St in this City. consisting of Counters. Bar. Stove & pipe. Gas fixtures. chairs. tables. carpet. together with casks. demijohns. liquors. tumblers. pitchers. drainers. together with all goods & merchandize whatsoever in this Store or what may hereafter be therein.

To Have & to Hold unto the said Berry & Northup. their executors. administrators & assigns forever. And We do for ourselves our heirs. executors. administrators. covenant & agree to & with the aforesaid Berry & Northup of the second part to warrant and defend the sale of said goods herein named. they being clear from all incumbrances or claim at the ensealing of these Presents & do hereby sell unto the said Berry & Northup, their assigns. executors & administrators against all & every person or persons whatsoever.

In Witness whereof. We have hereunto set our hand & seal. this Twenty eight day of November One Thousand eight hundred and fifty three

Signed. sealed and delivered
in presence of
H. A. Remington.

Elmore Perley. (L.S.)

Royal A. Nye. (L.S.)

Recorded Nov 28. 1853 at 1.50 o'clk P.M.

Witnes Albert Pabodie City Clk

Know all men by these Presents,

That I, Daniel Field of Providence, in the State of Rhode Island & ye. Gentleman. for and in consideration of the sum of Eight Dollars to me in hand before the ensealing hereof. well & truely paid by William Rea of said Providence, the receipt whereof I hereby acknowledge. have given. granted. bargained. sold. conveyed & confirmed to him the said William Rea of said Providence. his heirs and assigns.

One Lot of Land Twenty five feet on one line. three feet on a ten feet gangway. thirty nine feet on one other line & thirty four on the other. is a heater Lot. Be a piece of Land laid out by me the Grantor for a Burying Ground on the West side of the River. joining the Burying Ground of the Benevolent Congregational Society. being No 22 as fully described in a Plat of said Lands on Record in the Town Clerks Office in said Providence. reference thereto being had.

To Have and to Hold the premises above described, with all the privileges thereto belonging, to him, the said William Rea, his heirs & assigns, to his & their only proper use, benefit & behoof, for the sole use of a Burying Ground forever.

And I, the said Daniel Field for myself, executors, administrators, do promise and engage to & with the said William Rea, his heirs & assigns the above granted premises against the lawful claims of any person or persons whatever, forever to warrant, secure & defend by these Presents.

Witness my hand & seal, the Nineteenth day of May, One Thousand Eight hundred and nineteen.

Signed, sealed & delivered in presence of
William Field, Amstis Horsmile

Daniel Field. (L.S.)

Providence Sc. In Providence May 19th 1819.
Personally appeared Daniel Field and acknowledged the within Deed to be his voluntary act and Deed. Before me. Stephen Branch
Jus Peace

Recorded Dec 1. 1853 at 10.38 o'clk A.M.
Witness Albert Pabodie
City Clk

This Indenture of Lease

Made and entered into this first day of October A.D. 1852. by and between Mehetable Potter, Widow of the City of Providence, State of Rhode Island & Phineas Potter of Meriden, State of Connecticut, of the one part, and Elisha Smith and Francis Baker of said Providence, Copartners in trade under the name of Smith & Baker of the other part.

Witnesseth, That the said Mehetable & Phineas, for the consideration hereinafter mentioned, have demised, leased & to farm let, and by these Presents do demise, lease and to farm let unto the said Smith & Baker and the Survivor of them, their & his executors, administrators & assigns,

A certain Lot of Land situate in said Providence, on the corner of Pine and Potter Streets, bounded as follows. Beginning at the corner of Pine & Potter Streets, it is bounded Westerly on Potter Street, extending thence Southerly feet to Land of Bradford Allen, thence bounding Southerly on said Allens Land, it extends Easterly at a Right Angle with Potter Street, Fifty nine feet to Land formerly belonging to the heirs of William Potter, thence bounding Easterly on said & Heirs Land, it extends Northerly feet, to Pine Street, and from thence running Westerly bounding on said Pine Street, it extends Fifty three feet to the place of beginning, being the two certain Lots, of which one was until recently leased & occupied by George Brierly, & the other recently occupied by Nathan Mason.

To Have and to Hold the same to them, the said Smith & Baker and the survivor of them, their his executors, administrators & assigns, for & during the full term of Five years from the said first day of October, to wit, until the thirtieth day of September A.D. Eighteen Hundred & fifty seven.

And the said Smith & Baker, for themselves, jointly and severally, & the survivor of them, their his executors and

administrators, do hereby covenant and agree, that they will pay or cause to be paid to the said Mehetable Potter, or her assigns, during said term, if she shall so long live, the sum of Two Hundred & forty Dollars as the annual Rent of said Land, in quarterly instalments, payable on the 1st days of January, April, July & October of each year, the first thereof on the 1st of January 1853. but in case of the decease of the said Mehetable before the expiration of said term, the said Phineas surviving her, then to pay or cause to be paid to the said Phineas his heirs or assigns, the said Rent as aforesaid, as the same shall thereafter become due;

Also, that all Buildings & Improvements that may be placed upon said Lot during said term, shall be considered as pledged for the payment of said Rent.

That the said premises shall not be underlet, nor this Lease thereof be assigned and transferred, without the written assent of the said Mehetable or her assigns, or the said Phineas or his heirs or assigns. That if any instalment of Rent as aforesaid, shall become due and be unpaid for the space of thirty days after demand therefor, of them or either of them, their or his executors, administrators or assigns, the said Lessors shall have the right to declare this Lease at an end & terminated & thereupon to enter & take immediate possession of the premises without prejudice to their right to demand & recover such arrears of Rent, with lawful Interest thereon. And that at the expiration of this Lease by effluxe of time or otherwise, they will quietly & peaceably surrender the said premises to the lawful claimant, in as good order as the same now are, common & ordinary wear & inevitable casualties excepted.

And the said Mehetable & Phineas for themselves respectively and their respective heirs, executors, administrators & assigns do hereby covenant & agree that upon the terms & conditions aforesaid, the said Smith & Baker may use possess & enjoy the premises aforesaid, for the full term aforesaid; subject always however, to this stipulation, understanding & agreement, to wit, that in event of the decease of the said Phineas ~~has~~, leaving no ~~issue~~ lawful issue, in the life time of said Mehetable, & the subsequent decease of said Mehetable prior to the expiration of said term of Five Years, this covenant shall cease to be of any force or effect, and this Lease will cease to be of force & effect, as against the then owners of said Lease.

In Witness whereof, the said Parties interchangeably, set their hands & seals, the day & year aforesaid. "leaving no lawful issue" first interlined.

Executed in presence of
Henry Martin. Witness to the signature of Mehetable Potter.
W. H. Smith. Witness to signature of Phineas Potter.
W. H. Smith. Witness to Elisha Smith & Francis Baker

Mehetable Potter. (L.S.)
Phineas Potter. (L.S.)
Elisha Smith. (L.S.)
Francis Baker. (L.S.)

Providence County Ss. In Providence this Sixth day of October A.D. 1852.
Then Mehetable Potter personally appeared before me & acknowledged the preceding Instrument by her signed, to be her free Act and Deed
Henry Martin
Justice of the Peace

Recorded Dec 5. 1853 at 1.35 o'clk P.M.
Letter "s" & word "issue" erased
Witness Albert Pabodie
City Clk

Know all men by these Presents,

That I. Edward Wilcox, of the City of Boston, in the County of Suffolk in the State of Massachusetts. Son & Heir at Law of Isaac Wilcox, late of the City of Providence, County of Providence, State of Rhode Island, have constituted & appointed, & by these Presents, do hereby constitute & appoint my Mother, Clarissa R. Wilcox, of the aforenamed City of Providence, my true & lawful Attorney, irrevocable, for me & in my Name to sell, grant & convey absolutely & in fee simple, all my right, title, interest, property, claim & demand which I have in & to the Real Estate which my said Father the said Isaac Wilcox, died, seized and possessed of, situated in said City of Providence & in the Town of Smithfield, in said State of Rhode Island, for such price or consideration & to such person or persons as she shall think fit.

And also for me & in my Name, to seal, execute, acknowledge & deliver such deed, deeds or other conveyances whatsoever, for the sale & disposal of said premises, or any part thereof as my said Attorney shall think fit and expedient, hereby ratifying, confirming and allowing all such Deed or Deeds or other Conveyances which shall be hereafter at any time sealed, executed, acknowledged & delivered by my said Attorney touching or concerning the premises.

In Witness whereof, I the said Edward Wilcox have hereunto set my hand and seal, in this Fifteenth day of May, A.D. One Thousand Eight hundred and fifty two (1852)

Signed, sealed and delivered in presence of
A. C. Bramhall

Edward Wilcox. (L.S.)

Suffolk ss. May 15. 1852. Then personally appeared the above named Edward Wilcox & acknowledged the above to be his free Act and Deed.

Before me. Edw Munroe
Justice of the Peace

Recorded Dec 8, 1853 at 5 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That We. David Wheeler of Providence in the State of Rhode Island &c. and Susan Wheeler, his Wife, in consideration of Five Hundred Dollars to us paid by Benjamin G. Pabodie of said Providence, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, transfer & set over unto the said Benjamin G Pabodie, his heirs, executors, administrators & assigns forever.

A Dwelling House of Wood, about twenty four feet square & one story & a half high with an addition in the rear, twelve feet square & two stories high, and all the appurtenances thereto belonging, situate on the Southerly side of Broad Street in the City of Providence, upon a Lot of Land belonging to said Pabodie, being Lot Number Eighty, on the Plat of Land formerly belonging to the heirs of the late Gov James Fenner, which said Plat is recorded in the City Clerks Office in said Providence, in Book of Plats Number 1. page 104.

To Have and to Hold the same, with all the privileges and appurtenances thereof, to him the said Benjamin G. Pabodie, his heirs, executors, administrators & assigns forever.

In Testimony whereof, We have hereto set our hands and seals, this Thirteenth day of December A.D. 1853.

David Wheeler. (L.S.)

In presence of
Albert Pabodie

Susan Wheeler. (L.S.)

Providence ss. In the City of Providence this thirteenth day of December A.D. 1853.

David Wheeler personally appeared before me and acknowledged the foregoing Instrument to be his free Act and Deed.

And then and there also appeared personally appeared before me & being by me examined privily & apart from her said Husband, she, the said Susan Wheeler, Wife of said David ~~Wheeler~~ also acknowledged the same Instrument shown & explained to her by me, to be her free & voluntary Act & Deed, & at the same time declared to me, that she did not wish to retract the same.

Albert Pabodie, City Clk

Recorded Dec 13. 1853 at 3.30 o'clk P.M.

words "appeared" & "Wheeler" erased

Witness Albert Pabodie City Clk

We. Benjamin G Pabodie and David Wheeler and Susan Wheeler his Wife hereby cancel the foregoing Lease. And We. the said David & Susan Wheeler do hereby grant and reconvey & release to the said Pabodie, his heirs & assigns, all the interest of us & each of us in & to the premises & estate described in said Lease.

Witness our hands & seals this thirteenth day of December A.D. 1853.

In presence of
Albert Pabodie

B. G. Pabodie. (L.S.)
David Wheeler. (L.S.)
Susan Wheeler. (L.S.)

Providence Sc. In the City of Providence this thirteenth day of December A.D. 1853.

David Wheeler & Benjamin G Pabodie each personally appeared before me & severally acknowledged the foregoing Instrument, cancelling the annexed Lease to be their free act & Deed.

And then & there also personally appeared before me Susan Wheeler, Wife of said David & being by me examined privily and apart from her said husband, she acknowledged the same Instrument of cancellation shown & explained to her by me to be her free & voluntary Act & Deed, & declared to me that she did not wish to retract the same.

Albert Pabodie, City Clk

N.B. The Lease ~~referred to~~ above is recorded on page 222 of this Book

Recorded Dec 13. 1853 at 3.30 o'clk P.M.

Witness Albert Pabodie
City Clk

Know all men

That I. Preserved W. Arnold of Smithfield, in the State of Rhode Island, for and in consideration of One Dollar received of Alfred Fisher of Providence, in the State aforesaid, & in consideration of the Trusts and Covenants hereinafter named to be executed and performed by the said Fisher, do by these Presents sell, assign, transfer & convey unto the said Alfred Fisher.

All my Stock in trade, goods, wares & merchandize, shop furniture & fixtures contained in or appertaining to the Store heretofore occupied by me & situate in said Providence, on the corner of Washington Row & Exchange Place, or wheresoever the same may be found. Also all debts, dues & demands due & owing originally to Sheldon & Arnold or Albert J. Sheldon, & by them assigned to me, whether by Book, Note or otherwise. (also all debts & demands due or owing to me) Also, all my right, title, interest, claim or demand to two certain Lots of Land, together with all the Improvements & appurtenances thereof, situate in said Providence, on Clive & Worcester Streets, together with all & singular the other rights & privileges appertaining thereto, by virtue of a certain Indenture of Lease, entered into between Susan Chace & Albert J. Sheldon & Preserved W. Arnold, then in Company as Sheldon & Arnold, & of an assignment by said Sheldon of all his right, title & interest in & to the premises to me, together with all & singular the other rights & privileges granted by said Indenture as aforesaid; for a particular description & specification whereof, reference is made to said Indenture recorded in Book No 128, pages 1. & 247. of the Records of deeds of said Providence, he the said Fisher, his executors, administrators or assigns paying & performing all the Rents & Covenants in said Indenture required of me, & also paying all the Rent now due from me for said Premises. Together with all other my Property & Estate, whether Real or Personal, except what is exempt from attachment by Law. (not including ten Hogsheads of Molasses now in said Store, one belonging to David Andrews, the other to L. Havens & Co.)

To Have and to Hold the same, with all the appurtenances thereof, to the said Alfred Fisher, his heirs, executors, administrators & assigns, in trust.

That said Fisher shall receive said property and estate into his possession, sell and dispose of the same to the best advantage, at public or private sale or sales, collect said debts & demands, & out of said collections & net proceeds of said sale or sales.

First. pay the expenses of making this assignment, and of executing the Covenants and Trusts contained herein.

Second, pay the following debts and demands viz. My Note, dated September 5th 1853, to J. W. Butts, by him endorsed for my accommodation, & payable at the Lime Rock Bank for five hundred Dollars $500. My Note dated October 24th 1853, to Nancy D. Whipple for Six hundred Dollars, by her endorsed for my accommodation & payable at the Lime Rock Bank. The Balance due upon my Note dated June 7, 1850, to Louisa Whipple & said Nancy D Whipple, for Twelve hundred Dollars, My Note to Louisa Whipple dated November 25. 1853. for Six hundred Dollars, by her endorsed for my accommodation & payable at said Bank. To Lewis S. Chace the balance I owe him for his services. To David Andrews One hundred & seventy three Dollars ($173) for money which he loaned me. To Mrs Eliza Whipple the amount due her for my Board.

Third. Out of the residue of the proceeds of said sales and collections pay the following demands, in full if sufficient, if not, in rateable proportion, Viz. My Note to C. M. Potter for One hundred Dollars. To Mrs Betsey B. Arnold, the amount due to her for Board of myself & family. My Note to the Administrators of Jeremiah

Whipple for Three thousand three hundred and eighty four Dollars, thirty five cents & interest.

Fourth. Out of the residue of the proceeds of said sales & collections pay all my liabilities to said Lime Rock Bank, not hereinbefore provided for.

Fifth. If anything remains out of the proceeds of said sales and collections, after payment in full of all the demands hereinbefore mentioned, pay to all my Creditors not hereinbefore named, the amount of their demands against me, in full, if sufficient, & if not in rateable proportion, who shall present & prove their claims to my said Assignee within Six Months from the date hereof, & give a discharge in full of their respective claims, under seal.

And lastly, if any of the proceeds of said sales and collections, after all the payments aforesaid, shall remain, pay to each of my Creditors who shall decline to give a discharge in full of their respective claims as aforesaid, the amount of their demands proved as aforesaid in full if sufficient, & if not, in rateable proportion.

And furthermore I, the said Preserved W Arnold, for myself, my heirs, executors, administrators & assigns, do hereby constitute & appoint said Alfred Fisher, his executors, administrators & assigns, my Attorney or Attorneys, irrevocable, with power of substitution and revocation, to collect all the debts & demands due & owing to me as aforesaid, to institute suits therefor, in my Name, or the name of said Firm or said Sheldon, when necessary, & the same to prosecute to final judgment & execution & to do & execute all things in the premises, which he or they may think necessary & beneficial to the Trust aforesaid, hereby ratifying & confirming all that my said Attorney or Attorneys shall lawfully do therein.

In Witness whereof, I have hereunto set my hand and seal, this thirteenth (13) day of December, in the year A.D. Eighteen hundred and fifty three (1853)

Signed, sealed & delivered in presence of
Lucius C. Ashley — Preserved W. Arnold. (L.S.)

And I, said Alfred Fisher, in witness of my acceptance of the Trusts aforesaid, & of my undertaking to execute & perform the same, agreeably to the terms & provisions aforesaid, have hereunto set my hand & seal, the day & year aforesaid.

Signed in presence of
Lucius C Ashley — Alfred Fisher. (L.S.)

Providence ss. In the City of Providence the 13th day of December A.D. 1853.
Then personally appeared the above named Preserved W. Arnold & acknowledged the within and aforegoing Instrument by him subscribed to be his free Act and Deed.
Before me, Samuel Ashley
Justice of the Peace

Recorded Dec 13. 1853 at 4.35 o'clk P.M.

Witness words "Also all debts & demands due or owing to me" interlined. word "named" made

Albert Pabodie
City Clk

To all whom it may concern.

Whereas the South Wall of the Brick Building erected on the South corner of Exchange and Steel & South Main Streets, in the City of Providence, & extending back from Main Street Westerly about Thirty six feet, was built one half part of its width on the South or adjoining Lot, then belonging to Eliza Ward & to Henry A Rogers as Trustee of Eliza B Rogers, & in the year 1842 a contract was signed by George B. Slater & Horatio N. Slater, surviving Executors of the Estate of Samuel Slater, deceased, on the one part, & Eliza Ward & Henry A Rogers Trustee on the other part, respecting the payment by the party of the second part for one half part of the Wall, when it should be improved by the party of the second part, their heirs & assigns, by a permanent building;

And Whereas a free stone & brick building was erected during the year 1852 on said Lot of the party of the second part.

Now Therefore, I, Horatio N. Slater, as sole surviving Executor of the Estate of Samuel Slater, deceased, do hereby acknowledge the receipt from Henry A Rogers, Trustee of Eliza B Rogers, of the sum of Two hundred & fifteen 42/100 Dollars ($215.42) & twelve Dollars for interest thereon from January 1.st 1853, & in consideration thereof, I do hereby assign, & transfer & quitclaim to the said Henry A Rogers, Trustee of Eliza B Rogers, all right, title & interest in & to one half part of said dividing Wall, the interest of said Eliza Ward being now vested in Henry A Rogers, Trustee.

In Testimony whereof, I do hereunto set my hand & seal, this Sixth day of December, in the year of our Lord, One Thousand Eight hundred & fifty three.

Executed in presence of
W. W. Fletcher

Horatio N. Slater.
Surviving Executor of late Saml Slater, dec'd

Recorded Dec 14. 1853 at 4.35 o'clk P.M.

Witnes Albert Pabodie City Clk

Know all men by these Presents,

That I, Joseph R. Fuller of Canton, in the County of Norfolk & Commonwealth of Massachusetts, Machinist, have constituted, ordained & made & in my stead & place put, & by these Presents do constitute, ordain & make & in my stead & place put Daniel Tisdale of said Canton, to be my true, sufficient & lawful Attorney for me & in my Name & stead to release, remise, sell & convey, A certain tract or parcel of Land belonging to me the said Joseph R Fuller, situated in the North part of the City of Providence, in the County of Providence & State of Rhode Island, containing by estimation three thousand two hundred square feet, bounding Westerly on Polk Street, being a Lot of Land which I, the said Joseph R Fuller bought at Auction of Edmund A Nichols giving & hereby granting unto him said Attorney full power & authority in & about the premises; & to use all due means, course & process in law, for the full, effectual & complete execution of the business aforementioned; & in my Name to make & execute due acquittance & discharges & for the premises to appear, & the person of me the constituent to represent before any governor, judges, justices, officers & ministers of the law whatsoever, in any court or courts of judicature, & there on my behalf to answer, defend & reply unto all actions, causes, matters & things whatsoever, relating to the premises, also, to submit any matter in dispute respecting the premises, to arbitration or otherwise; with full power to make & substitute, for the purposes aforesaid, one or more Attornies, under him said Attorney, & the same again at pleasure to revoke, and generally to say, do, act, transact, determine, accomplish & finish all matters & things whatsoever, relating to the premises, as fully, amply & effectually, to all intents & purposes, as 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 & holding firm & valid all & whatsoever he the 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 & seal, this Eleventh day of April, in the year of our Lord, One Thousand Eight hundred & fifty three.

Signed, sealed & delivered in presence of us
Samuel B Noyes
F. W. Deane

Joseph R. Fuller. (L.S.)

Commonwealth of Massachusetts. Norfolk Ss. Canton April 11. 1853.

Then personally appeared the above named Joseph R. Fuller & acknowledged the foregoing Instrument by him subscribed & executed, to be his free act and Deed.

Before me, F. W. Deane. Notary Public

Witness my hand and Notarial Seal this Eleventh day of April A.D. 1853.

F. W. Deane.
Notary Public

(L.S.)

Recorded Dec 16. 1853 at 3.35 o'clk P.M.

Witnes Albert Pabodie City Clk

This Indenture of Lease,

Made and entered into this Ninth day of November, in the Year of our Lord, One Thousand eight hundred & fifty three, by & between Hannah Turner, of the City & County of Providence in the State of Rhode Islands, of the one part, & Erastus Edwards & Ephraim Richmond, both also of said Providence, of the other part, Witnesseth.

That the said Hannah Turner for & in consideration of the Rents, Covenants & Agreements hereinafter named & contained, on the part of the said Erastus Edwards & Ephraim Richmond, their executors, administrators or assigns, to be paid, kept & performed, hath demised, leased & farm let, & by these Presents doth demise, lease & farm let unto them the said Erastus Edwards & Ephraim Richmond, their executors, administrators & assigns for the term of Five Years from the date hereof, to wit; until the Ninth day of November in the year One Thousand eight hundred & fifty eight, (1858,)

One Lot of Land situated on the corner of South Street & Parsonage Street, in the Westerly part of said City of Providence, & measuring on South Street Twenty feet & on Parsonage Street, Fifty feet.

To Have & to Hold the same, with all the rights & privileges thereof or thereunto appertaining to them, the said Erastus Edwards & Ephraim Richmond, their executors,

Administrators & assigns. For & during the term aforesaid, they yielding & paying as an annual Rent. the sum of Sixty Dollars, & which said Rent shall be paid quarter yearly, except the Rent for the first quarter, which Rent shall be paid on the delivery of this Lease.

And it is agreed by & between the Parties hereto in manner following to wit. That on the expiration of the aforenamed term of Five years, this Lease shall be renewed for a further term of five years, at such an annual Rent as shall be agreed upon by the parties hereto. but in case the said parties cannot agree, then at such an annual Rent as shall be fixed & determined by three judicious & disinterested Men. One to be chosen by each Party & the third by the two so chosen. & their decision, or the decision of either two of them agreeing shall be binding and conclusive upon the Parties hereto.

That all the Buildings & Improvements that may at any time during the continuance of this Lease be or are erected or placed upon said demised Lot shall be pledged for the payment of all Rents accruing under this Lease, & said Buildings shall not be used for any purpose that may be deemed hazardous.

That in case default shall be made in the payment of any Rent accruing under this Lease & such default shall continue for the term of thirty days. the said Hannah Turner may at her pleasure enter upon said demised premises & terminate this Lease.

That as said demised Premises are held by the said Hannah Turner by a Lease made & executed by Patience Battey as a life Estate, in case of the decease of the said Patience Battey (now Patience David. Wife of John David of Providence) or the decease of Hannah Turner, during said term of Five years or of the further term of the renewal thereof, then this Lease shall thereupon terminate.

And the said Erastus Edwards & Ephraim Richmond on their part for themselves & their executors, administrators & assigns, promise, covenant & agree to & with the said Hannah Turner, that they will pay or cause to be paid in manner as aforesaid, promptly, the Rents accruing under this Lease & on the termination thereof, will surrender & yield up the full & quiet Possession of said demised Premises.

In Testimony whereof. the said parties have hereunto set their hands & seals. the day & year first aforewritten.

Signed, sealed & delivered in presence of the word "two" inserted before signing Benjamin A. Rose.

Hannah Turner. (L.S.)

Erastus Edwards. (L.S.)

Ephraim Richmond. (L.S.)

Providence County ss. In Providence this Tenth day of December A.D. 1833. Then Hannah Turner. Erastus Edwards, Ephraim Richmond personally appeared & severally acknowledged the preceding Lease by them signed. to be their free and voluntary Act & Deed.

Before me Benj A. Rose. Justice of the Peace

Recorded Dec 20. 1833, at 10 o'clk A.M.

Witness Albert Pabodie City Clk

Know all men by these Presents,

That We, Josiah Simmons & Henry M. Simmons of the City & County of Providence, in the State of Rhode Island, for & in consideration of the sum of Two hundred & twelve Dollars to us paid by Patrick Sexton of the City & County of Providence, Yeoman, the receipt of which said sum is hereby acknowledged, have granted, bargained, sold, assigned, transferred & set over & do by these Presents grant, bargain, sell, assign, transfer & set over to him the said Patrick Sexton, his executors, administrators & assigns forever.

All the Buildings & Improvements standing upon the Lot of Land situated in the Southeasterly part of said City of Providence, which Lot is bounded Easterly on Land of the City of Providence, (called Wickenden Lane) on which it measures Twenty feet, Northerly on Land of Brown & Ives & Southerly & Westerly on Land now or formerly owned or held by William R. Walton, & extending from front to rear, Thirty five feet, & is the same Lot held by Jeremiah Dunevan under Lease from William R Walton, being dated August thirteenth A.D. 1846, & transferred by said Dunevan to Josiah & Henry M. Simmons February the twenty eighth 1853. Together with said Lease & all our right, title & interest in & to the Lot of Land demised & described in said Lease under & by virtue of said Lease.

To Have & to Hold the same, with all the rights & privileges thereof, to him the said Patrick Sexton, his executors, administrators & assigns forever.

And We, the aforesaid Josiah & Henry M. Simmons for ourselves & for our heirs, executors & administrators do covenant with the said Patrick Sexton, his executors, administrators & assigns, that said premises are free from all incumbrances & that We will warrant and defend the same to the said Patrick Sexton, his executors, administrators & assigns forever against the lawful claims & demands of all persons.

In testimony whereof. We have hereunto set our hands & seals. this Twentieth day of December in the year of our Lord Eighteen hundred & fifty three. (1853)

Signed, sealed and delivered in presence of Lewis Bosworth

Josiah Simmons. (L.S.)

Henry M. Simmons. (L.S.)

Providence ss. Dec 20. 1833. Then personally appeared Josiah Simmons & Henry M. Simmons, signers to the within Instrument, & acknowledged the same to be their free voluntary Act & Deed. Sand & seal.

Before me. Wm C. Baker. Public Notary.

Recorded Dec 20. 1833, at 1.55. o'clk P.M.

Witness Albert Pabodie City Clerk

Know all men by these Presents,

That We John B. Ulmar & John Henry Gould, both of the City and County of Providence & State of Rhode Island, Copartners in business under the name & style of Ulmar & Gould, in consideration of the sum of One Dollar to us paid by John H. Gould of said City, County & State, & of the uses, purposes & trusts hereinafter mentioned & created, do hereby give, grant, bargain, sell, assign, transfer & convey unto the said John H. Gould, his heirs, executors, administrators & assigns,

All & singular our Copartnership estate & property, of every nature and description whatsoever, wherever & however situated, except such as is exempt from attachment by law.

To Have & To Hold the same to him the said John H. Gould, his heirs, executors, administrators & assigns forever, upon the special Trust nevertheless & for the following uses & purposes namely,

That the said John H. Gould shall forthwith take possession & seizen of all said property hereby assigned & in his discretion insure the same, & shall in his discretion be authorized to complete the manufacture of any articles of Jewelry now in the process of manufacture & may go on with our present & business of manufacturing jewelry for such reasonable length of time as he may deem proper & advantageous for the interests of our Creditors & as soon as practicable bring the same to a close, & shall otherwise in his discretion manage said estate & property so as to make the same most productive to our Creditors; & at such convenient time or times as to him shall seem proper shall sell & dispose of all said Estate & property hereby assigned either at public or private sale & shall collect all & singular the sums due & owing to us & shall apply & appropriate the net proceeds of all such sales & collections in manner following, that is to say.

First, the said John H. Gould shall first apply & appropriate the said Net proceeds to the payment of all necessary expense of making & executing this Deed of Assignment & of executing the trusts herein contained & shall retain a reasonable compensation to himself for executing said trusts, & also to the payment of our indebtedness to Wingate Hayes for professional services.

Second. The said John H. Gould shall next apply & appropriate the residue & remainder of said Net proceeds to the payment in full of two promissory Notes made and signed by us, each of said Notes being for One hundred forty one Dollars & sixty seven cents, which said Notes are described or referred to in a certain Mortgage Bill of Sale given by us to William D. Pierce, & also to the payment in full of a certain promissory Note made & signed by us & payable to John H. Gould or order for Eight hundred Dollars with interest, & also to the payment in full of all Notes due or owing from or by us, which the said John H. Gould has indorsed or guaranteed for us, meaning hereby to include all Notes endorsed or guaranteed by said John H. Gould for us, whether said Notes were made & signed by us, or made & signed by others & endorsed by us & endorsed or guaranteed by said John H. Gould for our accommodation.

Third, the said John H. Gould shall next pay & satisfy out of the surplus of said proceeds, if any shall remain after the payment in full of the debts last before mentioned, in full if said proceeds shall be sufficient, if not, then ratably & proportionally all sums of Money due or owing from us to Hiram H. Chace, Harris Briggs, James Bailey for Labor.

Fourth. After paying and performing as hereinbefore required in manner as aforesaid, then the said John H. Gould shall next pay & satisfy out of the surplus proceeds if any should remain, in full if the said proceed shall be sufficient, if not, then ratably & proportionally to their respective demands, all persons, firms & corporations

to whom We are indebted in any way or manner, Provided however that such of the Creditors mentioned & embraced in this fourth class as shall not within four Months from & after the date of this Assignment, make, execute & deliver to us a Release under seal of all their claims upon us, shall not be entitled to receive any dividend or benefit under this Deed of Assignment, but the dividends on the claims & demands of such Creditors comprised in the fourth class as aforesaid, shall be paid over to us, the Assignors, or to such person or persons as We shall appoint to receive the same.

And We do hereby constitute & appoint the said John H. Gould our Attorney, with full power & authority for us & in our Names or in his Name to make, execute, seal & deliver to any purchaser or purchasers of the estate & property hereinbefore assigned, transferred & conveyed, a good & sufficient Deed or Deeds or other Conveyances of the same, with full power also to submit any question arising in the execution of this trust, to arbitration, or otherwise in his discretion to compromise the same, & to do & perform all other acts proper & necessary to be done & performed in the execution of these Trusts hereby created.

In Witness whereof, We have hereunto set our hands and seals, this Twenty first day of December A.D. Eighteen hundred fifty three.

Signed, sealed and delivered
in presence of
the words "to us" being interlined
before signing
Johnson & Gardner

John B. Ulmar. (L.S.)

John Henry Gould. (L.S.)

And I, the said John H. Gould, do hereby accept of the aforegoing Deed & the trusts therein created & do covenant to & with the said Ulmar & Gould that I will faithfully execute.

In Witness whereof, I have hereunto set my hand & seal, this Twenty first day of December A.D. Eighteen hundred & fifty three

Signed, sealed and executed
in presence of

John H. Gould. (L.S.)

State of Rhode Island &c. Providence S.S. In the City of Providence this 21st day of Dec 1853. Came John Henry Gould & John B. Ulmar & acknowledged the foregoing Instrument by them severally signed, to be their free Act & Deed

Before me. Wingate Hayes
Justice of Peace

Recorded Dec 21, 1853, at 11.55 o'clock A.M.

Witness

Albert Pabodie
City Clerk

Know all men by these Presents.

That I. Edwin S. Thurber. of Providence, in the County of Providence and State of Rhode Island, Merchant. in consideration of the sum of One Dollar paid me by Thomas C Greene of Providence in said County. Attorney at Law. the receipt whereof I hereby acknowledge & of the uses, purposes & trusts hereinafter mentioned, do grant. bargain, sell, assign and convey unto the said Greene. his heirs & assigns.

All my right. title & interest in & to a certain Policy of Insurance upon a certain Stock of drugs. medicines & fancy goods. shop fixtures and furniture. which policy issued from the Cartucket Mutual Fire Insurance Company of North Providence in said County of Providence. and also every & all sums of Money due & owing or belonging to me from the said Insurance Company. from or on account of said policy or otherwise. Also all of said stock of drugs. medicines & fancy goods. shop fixtures & furniture not destroyed by fire. Also all my other Lands. tenements & hereditaments, goods and chattels, merchandize. debts & every & all sums of Money due. owing or belonging unto me the said Thurber & securities taken for the same. Saving & excepting such property as is exempt from attachment. by Law.

To Have and to Hold the same. with the appurtenances, to the said Thomas C. Greene. his heirs, executors. administrators & assigns. upon the special trusts nevertheless. that the said Greene shall take possession & seizen of the premises, & within such convenient time as to him shall seem meet, by public or private sale for the best price that can be procured. shall convert all & singular the premises into Money. & as soon as possible collect all & singular the debts & sum & sums aforesaid and after deducting the costs & charges of the trusts before mentioned. shall pay & apply the Moneys arising therefrom. in manner following, that is to say:

First. After paying the costs and charges of the trust as aforesaid. including the expenses of this Deed. the said Greene shall pay & discharge in full the respective debts due J Balch & Son. & Earl P. Mason. & Company. for goods sold me & for promissory Notes. (the said J Balch & Son & the said Earl P Mason having commenced actions at Law against me the said Thurber for the collection of said debts.)

Second. the said Greene out of the residue shall pay and discharge in full the debt due to Stanton Thurber for borrowed Money & promissory Notes or otherwise.

Third. After the full satisfaction & discharge of the debts last above mentioned, out of the residue. if any. the said Greene shall pay all my the said Thurber's other Creditors, in proportion to their respective demands.

And I. the said Edwin S. Thurber, in furtherance of the premises, do hereby make. constitute and appoint the said Thomas C. Greene. my true & lawful Attorney. irrevocable. in his Name or otherwise. & upon & for the trusts aforesaid, to ask. demand, recover and receive of & from all & every person & persons. all & singular. goods & chattels. mares & merchandize. sum & sums of Money & demands due, owing or belonging unto me. & upon all receipts & deliveries in the premises. due acquittances & discharges in his name or otherwise to make. execute & acknowledge. & in default of delivery or payment in the premises. to sue. prosecute & implead for the same. & to compound & agree for all or any part thereof. as he may seem meet. and upon such composition or other agreement to make due acquittance & releases. & also for all or any of the purposes aforesaid. to constitute one or more Attorney or Attorneys under him

the said Greene. hereby giving & granting unto my said Attorney his Substitutes full power and authority in the premises to do all things necessary & proper for the full & complete execution of the trusts aforesaid.

In Testimony whereof, I have hereunto set my hand & seal. this Seventeenth day of December A. D. Eighteen hundred & fifty three.

Signed, sealed and delivered in presence of
the word "goods" on 12 line from top of 1st page 1st erased.
Franklin J. Dickman

Edwin S. Thurber. (L.S.)

Providence ss. In the City of Providence on this Seventeenth day of December A.D. Eighteen hundred & fifty three. personally appeared the above named Edwin S Thurber and acknowledged the aforegoing Instrument by him signed, to be his free & voluntary Act and Deed
Before me. Franklin J. Dickman.
Justice of the Peace.

Recorded Dec 22. 1853 at 2.40 o'clk P. M.
words "& demands" interlined
Witness Albert Pabodie City Clk

Know all men by these Presents.

That We. John P. Mumford & George A Mumford. both of the City & County of Providence. for & in consideration of the sum of Three hundred twenty five dollars to us paid by Horace Barber. of the said City & County of Providence. the receipt of which We do hereby acknowledge. have remised, released & forever quitclaimed & by these Presents do Remise, Release & forever Quitclaim unto him the said Horace Barber. his heirs & assigns forever. All the right. title. interest. property. claim & demand which We now have or of right ought to have or claim in & to a certain Building situated on a Lot now owned by John P Mumford at the corner of High & Harrison Streets in the said City of Providence

To Have & to Hold the same. with all the rights. privileges &c. thereunto appertaining. to him the said Horace Barber. his heirs & assigns forever.

And We. the aforenamed John P Mumford. & George A Mumford. for ourselves, our heirs, executors & administrators do covenant with the said Horace Barber. his heirs & assigns. that We will warrant & defend the aforedescribed premises to him the said Horace Barber. & to his heirs and assigns forever. against the lawful claims & demands of all persons claiming. by. through or under us.

In testimony whereof. We have hereunto set our hands & seals. this Eleventh (11) day of June. in the year of our Lord. One thousand Eight hundred & fifty three. (1853)

Signed, sealed and delivered
in presence of
Elisha Tripp

John P. Mumford & (L.S.)
George A. Mumford & (L.S.)

Recorded Dec 24. 1853. at 12.45 o'clk P. M.
Witness Albert Pabodie
City Clk

This Indenture

Made and executed on this Fifteenth day of June. in the year of our Lord. One thousand eight hundred & fifty three. Between John P. Mumford of the Ceity of Providence. R. I. on the one part & Horace Barber. of the said Ceity of Providence on the other part.

Witnesseth. That the said John P. for & in consideration of the Rents & Covenants herein contained to be paid & performed by the said party of the other part doth hereby demise & farm let unto the said party of the other part. Lessee. his Lott of Land situated at the corner of High & Harrison Streets, in the Ceity of Providence, Together with the use of Twenty eight Cords of Stone, and one Cistern & Copper Pump, with twenty six feet of Lead pipe, unto the said party of the other part. (Lessee) his executors, administrators & assigns. for & during the term of five years from the fifteenth day of June, in the year of our Lord, One thousand eight hundred & fifty three. he. the Lessee yielding & paying therefor the sum of Forty Dollars per year in quarterly payments, that is to say, the sum of ten dollars on the fifteenth day of September, December. March & June of each year during the term. And the said Horace Barber (Lessee) for himself, his heirs, executors, administrators & assigns. do hereby covenant & agree to & with the said John P Mumford; his heirs & assigns. that he. the said Lessee, his heirs, executors, administrators & assigns. shall pay to the said John P Mumford, said quarterly Rents as aforesaid, at the times & in the manner hereinbefore mentioned, that he will not remove nor allow any other person to remove any Loam or gravel from said Lott & that should he remove the building now on said Lott to any other part of said Lot. that he will put up or cause to be put up. the fence that will be necessary to close the gap made by the removal of such buildings on the line between the said Lott & a Lot now owned by Thr Burgess. the style & quality of the fence to compare with that which now stands there, & shall at the end of said term which will be on the fifteenth day of June One thousand eight hundred & fifty eight or other sooner determination of this Lease, surrender & yield up the said premises with their appurtenances, including Stone. Cistern. Pump and Pipe, in as good order & condition as the same now are, (common wear excepted)

And the said Horace (the Lessee) doth hereby covenant & agree with the said John P. his heirs & assigns, that he owns & possesses the Building now erected on said Lot. & pledge & bind the said building & all hereafter erected on said premises for the payments of the Rents aforesaid, in the manner aforesaid. And it is mutually agreed & understood by & between the parties to this Lease. that if any quarterly payment shall remain unpaid for the term of fifteen days after the same shall become due & payable, it shall be lawful for the said John P. his heirs and assigns to put an end to this Lease & re-enter on & take possession of the & said leased premises at his option, without in any way impairing the rights acquired under this Lease.

In Witness whereof. the parties aforesaid have hereunto set their hands & seals. at Providence. in the day & year first above written.

Signed, sealed and delivered in presence of

John P. Mumford. (L.S.)

Horace T Barber. (L.S.)

Providence County ss. In Providence this twenty fourth day of December A.D. 1853.

Then John P. Mumford & Horace Barber personally appeared before me & severally acknowledged the foregoing Instrument by them signed, to be their free Act and Deed.

Henry Martin

Justice of the Peace

Recorded Dec 24. 1853 at 12.50 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men

That I. Leyman Hawes. of the Ceity & County of Providence. & State of Rhode Island. for & in consideration of Sixty seven Dollars to me paid by Joseph H. Cole. of Cranston in said County and State. the receipt whereof. I do hereby acknowledge do hereby bargain, sell, set over & deliver unto said Joseph H. Cole. a Carpenters Shop fifteen feet by twenty eight feet square. standing on Land belonging to the heirs of the late Dr Stephen Randal. situate in the Southerly side of a Street leading from Randall Street Westerly to the Blackstone Canal. in said Ceity.

To Have and to Hold the same. to him said Joseph H. Cole. his executors, administrators & assigns to his & their use forever. And I. said Leyman Hawes for myself. my heirs, executors & administrators, against all persons lawfully claiming the same. will warrant and defend said Joseph H. Cole. his heirs & assigns forever.

In Witness whereof. I have hereunto set my hand and seal. this Tenth day of December A.D. eighteen hundred and fifty three (1853)

Signed, sealed and delivered in presence of Stephen Martin

Leyman Hawes. (L.S.)

Providence ss. In the Ceity of Providence December 10th A.D. 1853. personally appeared before me. Leyman Hawes. subscriber to the above Instrument & acknowledged the same to be his free Act and Deed.

Stephen Martin

Justice of the Peace.

Recorded Dec 27. 1853 at 3.30 o'clk P.M.

Witness Albert Pabodie City Clk

Know all men

That I. Joseph H. Cole. of the Ceity & County of Providence and State of Rhode Islands. for and in consideration of Seventy Dollars to me paid by Harvey T Payton of the said Ceity & State. the receipt whereof I do hereby acknowledge. do hereby bargain. sell. set over & deliver unto said Harvey T Payton. A Carpenters Shop. Fifteen feet by Twenty eight feet square. standing on Land belonging to the Heirs of the late Dr Stephen Randall. situate on the Southerly side of a Street leading from Randall Street Westerly to the Blackstone Canal in said Ceity of Providence. It being the same Building I purchased of Leyman Hawes by Bill of Sale. dated Tenth day of December A.D. 1853.

To Have and to Hold the same to him. the said Harvey T Payton. his heirs, executors, administrators & assigns. to his & their use forever.

And I. the said Joseph H. Cole. for myself. my heirs, executors. administrators and assigns will warrant & defend the said Harvey T Payton. his heirs & assigns forever. against all persons lawfully claiming the same.

In Witness whereof. I have hereunto set my hand and seal. this twenty seventh day of December A.D. Eighteen hundred & fifty three. (1853)

Signed, sealed and delivered in presence of Stephen Martin

Joseph H. Cole. (L.S.)

Providence Ss. In the City of Providence December 27. A.D. 1853.

Personally appeared before me Joseph H. Cole, subscriber to the above Instrument, & acknowledged the same to be his free Act and Deed.

Stephen Martin. Justice of the Peace

Recorded Dec 27. 1853. at 3.35 o'clk P.M.

Witness. Albert Pabodie City Clk

To all whom it may concern.

Whereas Adela L. Greene, of Danville, Pittsylvania County & Commonwealth of Virginia, the Wife of William S. Greene, and Abijah W. Corey & Mary Ann Corey of Monticello, in the County of Madison & State of Illinois, are the owners in fee of a Lot of Land with a Dwelling House and other Buildings & Improvements thereon, situate on the Northerly side of High Street, in the Westerly part of the City of Providence, in the County of Providence, in the State of Rhode Island, & bounded Southerly on said High Street, Westerly on Land formerly owned by the late William Field, deceased, Northerly on Land of George W. Hallett & Easterly on Land belonging to the Wife & Children of Stephen Brown. It being an Estate formerly owned by the late Oliver Carpenter, deceased.

And are also the owners in fee of one other Lot of Land, situate on the Easterly side of Clemence Street in the Westerly part of said City of Providence & is bounded Westerly on said Clemence Street, Northerly on a Lane or Gangway, Easterly on Land formerly owned by the late James Rhodes, deceased, & Southerly partly on Land formerly owned by the late Samuel Young, deceased, & partly on Land formerly owned by the late Gustavus Taylor, deceased. It being a Lot heretofore leased to Joseph Martin and now held by him under Lease, the Buildings & Improvements thereon, being the property of the Lessee.

Now Therefore, Know Ye, That We, the aforenamed William S. Greene, Adela L. Greene, Wife of the said William S. Green, Abijah W. Corey & Mary Ann Corey have made, constituted & appointed, & do by these Presents make, constitute & appoint George L. Arnold of said City of Providence, our true and lawful Attorney for us & in our Name, to take charge of said first named Estate, to sell both of said Estates, either at public or private Sale, for Cash, or in part on a Credit with satisfactory Security, on sale thereof for us & in our Names as our said Attorney, to sign, seal and as & for our Act and Deed to acknowledge & deliver to the purchaser or purchasers thereof, a good & sufficient Deed of said Premises, so as to vest in the purchaser or purchasers of the first named Estate a full and perfect title thereto, and in the purchaser or purchasers of the second named Estate a full & perfect title thereto, subject only to the terms & conditions as named & contained in the present Lease thereof, to receive of & from the purchaser or purchasers thereof, the proceeds of such sale or sales, & hold the net amount thereof (in the same proportions as said Estates are now held by us) subject to our order, & for our use, & generally to do & perform any & all Acts, Matters and Things relative to the sale & conveyance ~~thereof~~ of said Estates, as fully, to all intents and purposes, as We might or could do if personally present, with full power of substitution & of revocation, We hereby ratifying & confirming such sale & sales & all such Acts, Matters & Things as our said Attorney or his Substitute shall lawfully do or cause to be done by virtue thereof.

In Testimony whereof, We have hereunto set our hands and seals, this

Twenty fourth day of November, in the year of our Lord One Thousand Eight hundred & fifty three. (1853)

Signed, sealed and delivered in presence of
R. Hopkins N.P. as to Wm S. Green & Adela L. G. Greene
Lucius Gary as to Abijah W. Corey.
Timothy Turner as to Mary Ann Corey

Wm S. Green. (L.S.)
Adela L. L. Green. (L.S.)
Abijah W. Corey. (L.S.)
Mary Ann Corey. (L.S.)

Commonwealth of Virginia, Pittsylvania County. In Pittsylvania County this twenty fourth day of November A.D. 1853. Then William S. Green personally appeared before me & acknowledged this foregoing Letter of Attorney by him signed to be his free Act & Deed, for the uses & purposes therein expressed. And at the same time & place Adela L. L. Green, Wife of the aforenamed William S. Green also appeared before me, & being by me examined privily & apart from her said Husband & having the foregoing Letter of Attorney shown & explained to her by me, she acknowledged the same to be her free Act & Deed for the uses & purposes therein expressed & at the same time declared to me that she did not wish to retract the same. Given under my hand as Notary Public of the County aforesaid, the day and date above

R. Hopkins. N.P.

State of Illinois. Knox County. I, Lucius Gary, a Notary Public, in & for said County and State, do certify that on this day personally appeared before me Abijah W. Corey, who is personally known to me to be the ~~individual~~ identical person whose name appears signed to the foregoing Instrument, & who acknowledged that he had executed it, the said Instrument for the uses & purposes therein expressed. Given under my hand & seal of Notary, this Eighth day of December A.D. 1853.

L S

Lucius Gary. Notary Public.

State of Illinois, Madison County. I, Timothy Turner, a Justice of the Peace, in & for said County, do certify that on this day personally appeared before me Mary Ann Corey, who is personally known to me to be the identical person whose name appears signed to the foregoing Instrument, and who acknowledged that she had executed it, the said Instrument for the uses and purposes therein expressed.

Given under my hand and seal, this thirteenth day of December 1853.

Timothy Turner. J.P. (Seal)

Recorded Dec 28. 1853. at 1.20 o'clk P.M.

The words "thereof" and "individual" erased and the word "named" interlined

Witness Albert Pabodie

City Clerk

Know all men by these Presents.

That I. James Hazard of the City & County of Providence. State of Rhode Island &c. in consideration of the sum of Two Dollars & other good & valuable considerations received to my full satisfaction of Henry Howard of the City & County aforesaid & of the uses, purposes & trusts hereinafter mentioned & created. do hereby bargain, sell & convey unto him the said Henry Howard. his heirs and assigns.

All the estate Real & Personal belonging to me or to which I am entitled. in possession or action, reversion or remainder & wheresoever & however situated, excepting such as is exempt from attachment by Law.

To Have and to Hold the same with all the rights, privileges & appurtenances thereto belonging, to him, the said Henry Howard. his heirs, executors, administrators & assigns forever upon the special trusts nevertheless. That the said Henry Howard shall forthwith take possession & seizen of all said Estate & shall hold, manage & improve the same in such manner as he may think best, & shall collect & receive the Rents & Income thereof. & after paying out of the same the amounts for taxes, insurance & repairs thereon, shall apply the residue to the payment of such debts as I justly owe & to the support of my Wife & Children. (such sums as may be applied for this purpose being payable to my Wife) & And the said Trustee shall also have power & he is hereby authorized to raise Money out of said Estate, for the purpose of paying my debts, by Mortgage of said Estate or such portion thereof as shall be necessary. & upon such terms & conditions & with such powers to the Mortgagee as may be necessary for the purpose of effecting any such loan; & the said Trustee shall also have a lien on all said Estate for all sums advanced by him for the payment of debts due from me. or for the support of my family, at any time during the continuance of this Trust. And if at any time it shall become doubtful whether said Estate or such portion thereof as may be remaining unincumbered, in the hands of my said Trustee, shall be sufficient for the payments of my debts & the incumbrances on said Estate, then my said Trustee shall have power in his discretion to make sale of said Estate, either at public or private sale, for the best price that can be procured, & after the payment of all the incumbrances on said Estate & of all my just debts, then he shall pay over the surplus, deducting a reasonable compensation for his services, to my Wife, Frances E. Hazard. Her receipt therefor shall be in full discharge of my said Trustee in the premises: And the said Trustee is hereby authorized & empowered to make sale of any of the personal property hereby conveyed, at any time in his discretion, & to apply the proceeds thereof to the above named purposes, using his discretion both as to the amount sold & the mode of application of the proceeds, & the receipt of my said Wife for such portions of said proceeds as shall be paid to her, shall be a full discharge to my said Trustee therefor; And in the payments of my just debts out of the income & proceeds of said Estate. I hereby direct my said Trustee to pay & satisfy said debts in the following order. First, he shall pay & satisfy all liens & incumbrances on said Estate: Second. The debts due to my several Counsel, T. A. Jencks. Joseph M. Blake. George Reives & Henry Howard Esqrs. together with the expenses of executing this Trust. & such debts as I owe for articles received by me or my family. & Third, all other debts which I justly owe, and the residue shall be paid over to my Wife upon her receipt, which shall be a valid discharge therefor. And I hereby constitute and appoint the said Henry Howard, my true & lawful Attorney, to do all acts proper and necessary, to carry out & execute the purposes of this trust.

And it is hereby provided & agreed, that the said property shall be reconveyed to me, upon my paying & satisfying all claims & liens upon said Estate, and paying the debts which I now owe, & indemnifying my said Trustee to his satisfaction against all liabilities arising from his accepting & executing this trust, unless the same shall have been sold as aforesaid. And I. the said Henry Howard do hereby accept said trust & covenant with the said James Hazard, that I will faithfully execute the same.

In Testimony whereof, the parties hereto, have respectively set their hands & seals, this twenty sixth day of December A.D. 1853.

Signed, sealed & delivered in presence of the words "unless the same shall have been sold as aforesaid" inserted above before execution.

Roger H. Potter

James Hazard. (L.S.)

Henry Howard. (L.S.)

Providence Sc. In the City of Providence this 26th day of December A.D. 1853.

Then personally appeared James Hazard & acknowledged the foregoing Instrument by him signed, to be his free Act and Deed

Before me, Roger H. Potter

Justice of the Peace

Recorded Dec 28. 1853 at 1.25 o'clk P.M.

Witness Albert Pabodie City Clk

Whereas Charles Potter, of Providence on the 17th day of April 1848. executed a certain Indenture of Lease with Samuel A Gerald of said Providence, which is on Record in the City Records Office in said Providence, and since the date thereof said Gerald has assigned his interest in the same to Joseph Burrows & Caleb G Burrows. partners as Joseph Burrows & Son. And Harriet Brown of Providence has been substituted in the place of said Charles Potter, as Lessor. which Lease expired on this 21st day of November 1853.

Now therefore it is agreed by & between said Joseph Burrows & Caleb G Burrows of one part & said Harriet Brown of the other part. That said Lease shall be from henceforth cancelled & the parties thereto mutually released from their covenants in said Lease contained.

In Witness whereof, the parties hereto have hereunto set their hands & seals, this 21st day of November 1853.

Joseph Burrows. (L.S.)

William W. Arnold.

Caleb G. Burrows. (L.S.)

Providence Ss. In the City of Providence this 28th day of December A.D. 1853.

Then the aforenamed Joseph Burrows & Caleb G. Burrows personally appeared and severally acknowledged the above written Instrument by them subscribed to be their free Act and Deed. Before me Robert Knight. Justice of the Peace

Recorded Dec 31. 1853 at 10.40. o'clk A.M.

Witness Albert Pabodie

City Clk

Know all men by these Presents,

That I Asa C. Brownell of Providence, in the State of Rhode Island, Trader & Manufacturer. in consideration of the sum of One Dollar paid me by Vincent Carr. of Westerly in said State. the receipt whereof I hereby acknowledge, & of the uses, purposes & trusts hereinafter mentioned, do grant, bargain, sell & convey unto the said Vincent Carr. his heirs & assigns.

All my lands, tenements & hereditaments, goods & chattels, merchandize, debts & every & all sums of Money due, owing or belonging unto me the said Asa C. Brownell, & securities taken & obtained for the same, excepting only such of my property as is exempt from attachment by law.

To Have and to Hold the same with the appurtenances, whether the same be situate in this or any other State, and wheresoever my said debts may be to me owing, to the said Vincent Carr. his heirs, executors. administrators & assigns, upon the special trusts nevertheless,

That the said Vincent Carr shall forthwith take possession & seizen of the premises, & within such convenient time as to him shall seem meet, by public or private sale, for the best price that can be procured, shall convert all & singular the premises into Money & as soon as possible collect all and singular the debts & sums aforesaid: Provided that the said Vincent Carr, if the same can be done to advantage & for the benefit of my Creditors, shall finish & complete, or cause to be finished & worked up the unfinished work & materials now in process of work & on hand in my Iron Foundry or Stove Manufactory in Providence, the same to be done with as little delay as may be; and after deducting the costs & charges of the trusts before mentioned shall pay & apply the Money arising therefrom in manner following, that is to say.

First, My said Assignee after paying the costs & charges of the trusts aforesaid, & the expences of this deed & of all legal advice relative thereto & the said trusts, shall pay all persons to whom I am indebted for work & labor at my said Iron Foundry or Stove Manufactory, in full, if there be sufficient assets, if not, rateably,

Second the said Vincent Carr shall next in order, out of the residue pay & discharge two certain Notes by me made, endorsed by Daniel Martin, each for Fifteen hundred Dollars, & all other Notes by me made or endorsed & now outstanding, endorsed by the said Martin for my accommodation, in full if there be assets sufficient.

Thirdly, out of the residue the said Vincent Carr shall next in order pay & discharge my certain Note dated the first day of February A.D. 1853. held by J. P. Stillman & Co. for borrowed Money. for the sum of Fifteen hundred & two Dollars forty seven cents, also my certain Note dated the eleventh day of May 1853. held by Amos Stillman. for borrowed Money. for the sum of Twenty eight hundred sixty five Dollars fifty one cents. Also my two Drafts on J. P. Stillman & Co. for One Thousand Dollars each, one dated the fifteenth day of September at Two Months. the other the third of October at Six Months, both in 1853. by said Stillman & Co accepted for my accommodation, both of said Notes & Drafts being secured endorsed or guaranteed by said Vincent Carr. And also in the same order pay and discharge all other Notes, Drafts or other my obligations on which or for the payment of which my said Vincent Carr is liable, either as endorser. surety or guarantor. in full if there be assets if sufficient, if not rateably.

Fourth, Out of the residue, the said

Vincent Carr shall next in order, pay & discharge one certain Note by me heretofore made and endorsed by William J. Croft, being for One Thousand Dollars. in full if there be sufficient assets, if not as far as they will suffice.

Fifthly, After the full satisfaction & discharge of the debts & liabilities before mentioned, the said Vincent Carr shall pay & rateably distribute the residue, if any. amongst & to all such of my other Creditors who shall within four Months from the date hereof. accept their proportional part thereof in full settlement of their full demands against me said Brownell & execute a due release accordingly & the surplus if any pay over to me. my executors. administrators & assigns.

And I the said Asa C. Brownell in furtherance of the premises do hereby appoint the said Vincent Carr. my true & lawful Attorney irrevocable, in his Name or otherwise & upon & for the trusts aforesaid, to ask, demand, recover & receive of & from all & every person & persons. all & singular, the goods & chattels, wares & merchandize, sum & sums of Money & demands due, owing or belonging to me, & upon all receipts & deliveries in the premises. due acquittances & discharges in his name or otherwise to make, execute & acknowledge & in default of delivery or payment in the premises, to sue. prosecute & implead for the same. & to compound & agree for all or any part thereof as he may seem meet. & upon such composition or other agreement to make due acquittance & releases & also for all or any of the purposes aforesaid to constitute one or more Attorney or Attorneys under him said Vincent Carr. hereby giving & granting unto my said Attorney & substitutes full power authority in the premises to do all things necessary & proper for the full & complete execution of the trusts aforesaid.

In Witness whereof. I have hereunto set my hand & seal. this Twelfth day of November, in the year Eighteen hundred & fifty three.

Signed, sealed and delivered
& the words "or endorsed" in presence of
Henry Martin

Asa C. Brownell. (L.S.)

Providence County ss. In Providence this Twelfth day of November A.D. 1853.
Then Asa C. Brownell personally appeared before me & acknowledged the foregoing Instrument to be his free Act & Deed.

Henry Martin. Justice of the Peace

And I, the said Vincent Carr for myself my heirs, executors & administrators do hereby covenant to and with the said Asa C. Brownell his heirs, executors & administrators & to & with each & every Creditor who is or shall be a party hereto & with his heirs, executors. administrators & assigns. that I, the said Vincent Carr do hereby accept the trust reposed in me & will honestly & faithfully & without delay execute the same according to my best skill & knowledge & will account to each & every Creditor his heirs, executors administrators & assigns, according to the true intent & meaning hereof.

In Witness whereof, I have hereto set my hand & seal the day & year above written.

In presence of
Henry Martin 3

Vincent Carr. (L.S.)

Providence County ss. In Providence this Twelfth day of November A.D. 1853.
Then Vincent Carr personally appeared before me & acknowledged the within Instrument by him signed, to be his free Act & Deed.

Henry Martin. Justice of the Peace

Recorded January 2. 1854 at 3 o'clk P.M.

Witness Albert Pabodie City Clk

This Indenture of Lease.

Made & executed on this fifth day of December A.D. 1853. by and between the Whatcheer Corporation, a corporation legally established by the General Assembly of the State of Rhode Island, of the first part, and the Master, Wardens & Brethren of St Johns Lodge No 1, in the Town of Providence, a Corporation created by the General Assembly of the State of Rhode Island &c & located at said Providence, of the second part. Witnesseth;

That the said Corporation, for and in consideration of the rents & covenants hereinafter contained on the part of said Master, Wardens & Brethren of St Johns Lodge No 1, to be paid & performed, doth hereby demise, leave & to farm let, the following described premises; to wit: All the Rooms in the fourth story of the front Building of the What Cheer Corporation on Market Square in said Providence & a small Room above said story, with the right to use the Halls, Entries & Stair cases of said Building at all times, together with all the appurtenances thereof;

To Have & to Hold the said premises with their appurtenances unto the said Master Wardens & Brethren of St Johns Lodge No 1, their Successors & assigns, from the date hereof, for the term of ten years from the first day of January 1854. Said Master Wardens & Brethren of St Johns Lodge No 1, yielding & paying therefor during said term unto the said Corporation, their successors & assigns the yearly rent of Four hundred Dollars per annum, payable semi annually by even equal portions, on the first days of January & July during said term. And the said Master Wardens & Brethren of St Johns Lodge No 1 do covenant & agree to & with the said Corporation, their successors & assigns that they will during said term, pay unto the said Corporation the yearly rent as aforesaid, at the times & in the manner hereinbefore mentioned for the payment thereof. And the parties aforesaid to wit: the said Corporation for themselves, their successors & assigns & the said Master Wardens & Brethren do further covenant & agree as follows: That the said Master Wardens & Brethren of St Johns Lodge No 1, shall during said term conform to & obey all such rules & regulations as the said corporation, their successors & assigns may from time to time make & establish for the management & control of the Building of which the said demised premises form part & shall (if requested) permit the said Corporation their successors & assigns, by their officers or agents, once in every year, at some convenient time in the day time to enter upon & view the condition of said premises, & at the end of said term or other sooner determination of this Lease, surrender & yield up the same to the said Corporation, their successors & assigns in the same good order & condition as the same now are, ordinary wear & tear & unavoidable casualties excepted, together with the peaceable & quiet enjoyment thereof. That if said yearly rent or any part thereof shall be behind & unpaid for the space of twenty days after either of said days whereon the same is appointed to be paid as aforesaid, or if the said Master Wardens & Brethren of St Johns Lodge No 1, shall do or suffer to be done any wilful or voluntary waste in & upon said premises or any part thereof, at the option of said Whatcheer Corporation, their successors or assigns, this Lease shall be determined, forfeited & void, & the said Master Wardens & Brethren of St Johns Lodge No 1, shall be deemed & taken to be holding over their term, & the said Corporation, their successors & assigns shall be entitled to reenter & possess said premises as of their former Estate. That the said Master Wardens & Brethren of St Johns Lodge No 1 shall during said term, or until the forfeiture & determination of this Lease according to the provisions thereof, quietly hold & enjoy the said premises with the appurtenances thereof, without lawful let or hindrance from any person or persons whatever.

In Testimony whereof, We have hereunto set our hands & seals, the day & year aforewritten.

What Cheer Corporation, by W. P. Bullock, Prest. (L.S.)

Master Wardens & Brethren of St Johns Lodge No 1. (L.S.)
By N. C. Hames, Treasurer.

Signed, sealed & delivered in presence of
D. Andrews.

Recorded Janry 6. 1854. at 11 o'clk A.M.
Albert Pabodie City Clk

of St Johns Lodge No 1 interlined
Witness

Know all men by these Presents.

That I, Franklin Chase, of the City & County of Providence, State of Rhode Island &c, in consideration of the sum of Ten Dollars received to my full satisfaction of George W. Butts, of said Providence, & of the uses, purposes and trusts hereinafter created, do hereby bargain, sell, transfer, assign & convey to him the said George W. Butts, his heirs & assigns,

All the Real Estate belonging to me in the Town of Barrington & County of Bristol in said State, & also in the Town of Scituate in said County of Providence, & also all my interest in the following named Vessels, viz; in the Schooner Sea Witch of said Providence, being ten sixteenth parts thereof, in the Sloop Blackstone of said Providence being seven sixteenth parts thereof, in the Schooner Chase of said Providence being one eighth part thereof & in the Steamboat Cannonchet, being sixteen shares thereof; & also all my Stock in trade, goods, wares and merchandize, goods & property in the hands of Consignees, Factors and Agents, & all sums and balances due or which may become due to me from them; also all debts due me and all my other Estate both real and personal, in possession or action, reversion or remainder, and wherever and however situated, except such as is exempt from attachment by law.

To Have and to Hold the same, with all the rights, privileges and appurtenances thereto belonging, to him the said George W. Butts, his heirs, executors, administrators and assigns, upon the especial trusts nevertheless: That he the said George W. Butts shall forthwith take possession and seizen of all said property and estate, and within such convenient time as to him shall seem meet, either at public or private sale, for the best price that can be procured, shall convert all & singular the premises into Money, and shall collect all sums of Money due me, & shall apply the nett proceeds of such sales and collections in manner following; to wit:

The said George W. Butts shall first pay all necessary expenses of making and executing this Deed of Assignment & of executing the trusts by this Deed created, & shall retain to himself a reasonable compensation for executing said trusts.

Second:

The said George W. Butts shall next pay and satisfy out of said proceeds, the following described debts due & owing by me to the several persons, & upon the Notes, Drafts and other liabilities herein described, to wit: All Notes & Drafts endorsed, guaranteed, drawn or accepted by Benjamin B. Adams of said Providence, at my request & for my accommodation, and all sums which I am owing to said Adams, amounting in the whole to about Nine Thousand Dollars; Also all Notes and Drafts endorsed, guaranteed, drawn or accepted by John A. Taft of said Providence, at my request & for my accommodation, & all sums which I am owing to said Taft, amounting in the whole to about Nineteen Thousand Dollars, also a Note signed by me payable to Eddy & Elliott for the sum of $2.245. 17; Also a Note signed by me & payable to Freeze & Dorr of the Silver Spring Bleachery for $406.80; Also a Note signed by me & payable to George G. Wilbur, for the sum of $50. Also a Note signed by me & payable to Elizabeth P. Chace, for $344.88. Also all Drafts drawn by William H. Chandler of Mobile & accepted by me, & all sums due & owing from me to said Chandler, in full if said proceeds shall be sufficient, & if not sufficient then rateably & in proportion to the respective demands.

Third

After having done and performed the several things hereinbefore required, the said George W. Butts shall next pay and satisfy the debts due to those of my remaining Creditors, who shall within Six Months from the date hereof, execute & deliver to the

said Butts a full release and discharge of all their claims & demands against me, in full, if the surplus remaining in his hands be sufficient & if not sufficient, then rateably and in proportion to the respective demands of such releasing Creditors.

Fourth. After the payment of all my just debts & the expenses of executing this Trust, the said George W Butts shall pay over the surplus if any, to me or to such person as I may appoint.

And for the better execution of these trusts, I do hereby constitute and appoint the said George W Butts my true & lawful Attorney, irrevocable, with full power & authority to do & perform all acts, matters & things necessary to the full execution of these Presents; to claim, demand, sue for & recover any & all of the debts and demands due me hereby assigned, & the same to compromise in his discretion; to demand, recover & receive any & all of the above assigned property, & to make & execute such conveyances of the same as may be necessary; to constitute one or more Attorneys or Agents under him & the same to remove at pleasure, hereby ratifying & confirming all that my said Attorney shall lawfully do in the premises.

And I, George W. Butts do hereby accept of this Deed & Trust ~~& Trust~~ and of the trusts herein created & do covenant with the said Franklin Chase, that I will faithfully execute the same.

In Testimony whereof, We have hereunto set our hands and seals, this Sixth day of January A.D. 1854.

Executed and delivered in presence of
J. A. Sanchez.

Franklin Chase. (L.S.)

George W. Butts. (L.S.)

Providence Sc. In the City of Providence this Sixth day of January A.D. 1854.
Personally appeared the within named Franklin Chase & acknowledged the within Instrument by him signed, to be his free & voluntary Act & Deed.

Before me. Henry Howard.
Justice of the Peace.

Recorded Jany 7. 1854. at 3 o'clk P. M.
words "of Assignment" erased

Witness Albert Pabodie City Clk

In consideration of One Dollar to me paid by Simmons Cole of said Providence, I do hereby sell, assign, transfer & convey unto said Simmons Cole, the within written Lease with the premises therein leased. To Have & to Hold the same to him the said Simmons Cole, his executors, administrators & assigns for & during the remainder of the term of years therein mentioned, subject nevertheless to the rents, covenants, conditions & provisions therein mentioned.

In Witness whereof I have hereunto set my hand & seal this Seventh day of January A.D. 1854.

In presence of G. A. Williamson. 3.

Hannah W. Cole. (L.S.)

Providence Sc. In Providence January 7. 1854 Then Hannah W. Cole appeared & acknowledged the preceding Transfer to be her free Act & Deed. Albert Pabodie. City Clk

N.B. The Lease transferred above is recorded on page 219. of this Book

Recorded Jany 7. 1854. at 5 o'clk P. M.

Witness Albert Pabodie City Clk

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Allen Nathaniel S	Bill Sale	"	Oliver Lewis & Co	298
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CITY OF
PROVIDENCE, R. I.
RECORD OF DEEDS

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