

The said party of the first part **Covenant**s with the said party of the ^{third} part **That** he has the right to convey the said lands to the said party of the ^{third} part notwithstanding any act of the said party of the first part

And that the said party of the ^{third} part shall have quiet possession of the said lands free from all encumbrances

And the said party of the first part **Covenant** with the said party of the ^{third} part **That** he will execute such further assurances of the said lands as may be requisite

And the said party of the first part **Covenant**s with the said party of the ^{third} part **That** he has done no act to encumber the said lands.

And the said party of the first part **Release**s to the said party of the ^{third} part **all** his claims upon the said lands

AND the said party of the second part, the wife of the said party of the first part hereby bars her dower in the said lands.

SUBJECT to a Mortgage for the sum of Four Thousand Dollars, together with interest thereon from the date thereof made by the said party of the first part in favor of one David Fonger, which the said party of the second part hereby, as part of the consideration, assumes and agrees to pay and indemnify the said party of the first part therefrom.

In Witness whereof the said parties hereto have hereunto set their hands and seals.

Signed Sealed and Delivered
In the Presence of

Wm. J. May

W. A. Emery

Elizabeth Emery