

Edward B Goodwin to Joseph Joy

To all People to whom these presents shall come. GREETING.

Know Ye, That I Edward B Goodwin of Simsbury in the County of Hartford & State of Connecticut.

for the consideration of Seven hundred Dollars

Received to my full satisfaction of Joseph Joy of Simsbury aforesaid,

Do give, grant, bargain, sell and confirm unto the said Joseph Joy his heirs & assigns the following described piece or parcel of Land situated in Simsbury and bounded and described as follows - To wit Bounded North on Lands of Henry C Wiley, and the heirs of Rev Allen McLean Sec<sup>d</sup>. East end comes to a point at the highway; Southwily by highway, and Westwily by Lands this day deeded to Joseph Joy, by the grantor, & contains about six acres more or less, with the house Barn and other buildings standing thereon, Reserving to myself the use & improvement of the premises until the first day of April next,

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Joseph Joy his heirs and assigns, forever, to his and their own proper use and behoof. And also, I the said Edward B Goodwin do for my self & heirs, executors and administrators, covenant with the said Joseph Joy and his heirs and assigns; that at and until the ensembling of these presents I am 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 is free from all incumbrances whatsoever. except as above written

And furthermore, I the said Edward B Goodwin do, by these presents, bind my self and my heirs forever to WARRANT and DEFEND the above granted and bargained premises to him the said Joseph Joy & to his heirs and assigns against all claims and demands whatsoever. except the above Reservation,

In witness whereof, I have hereunto set my hand and seal this 9<sup>th</sup> day of February In the year of our Lord, one thousand eight hundred and Sixty four

Signed, sealed and delivered, in presence of W. C. Goodwin Moses Ensign

Edward B Goodwin

State of Connecticut, County of Hartford, ss. Simsbury, February 9<sup>th</sup> A. D., 1864 PERSONALLY APPEARED Edward B Goodwin

signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

Moses Ensign Justice of the Peace.

Received February 8<sup>th</sup> 1864 and Recorded by Dudley B McLean Register. one \$1.00 Stamp