

Deeds & Graphics
for
Boundary Research Workshop

Book 89/71 - Jabez Hoyt to Benjamin Melvin (executed 10/09/1765;
recorded 10/31/1765)

Book 89/71 - enlarged excerpt of deed description

Book 138/225 - John Dearborn to Benjamin Melvin (executed 10/31/1778;
recorded 12/18 1794)

Book 195/455 - John Melvin to Amos Kent (executed 02/11/1812; recorded
02/17/1812)

Book 267/396-397 - Daniel French to Moses Robie (executed 02/18/1832;
recorded 11/20/1832)

Composite sketch of locus and westerly abutters (1" = 400')

Current depiction of locus on tax map

Stephanie Z. Voss
d/b/a Records Examination Services
3D Gagnon Hill Road, Rollinsford, NH 03869
603.300.2986 steph@actonenh.org

KNOW all Men by these Presents, That *Jabez Hoyt* of *Chester* in the *Prov. of New Hamp^{sh}* in *New England* *Joyner*.

For and in Consideration of the Sum of *Fifteen Pound Lawful Money* To me in Hand before the Delivery hereof well and truly paid by *Benjamin Melven* of *Chester* in the *Prov. afores^d* *Husbandman*.

The Receipt whereof do hereby acknowledge, have given, granted, bargained and sold, and by these Presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said *Benjamin Melven* his Heirs and Assigns forever

A Certain Parcel of Land situate in the Township of *Chester* and *Prov. afores^d* containing thirty five Acres it being part of that Additional Lot of fifty Acres that is Numbered one hundred & twenty two & laid out to *J^r Original* Right of *Reuben Sambour* lying on *J^r westerly* side of *J^r Lot* bounded as followeth first at *J^r Southeast* Corner at a stake & stones near *J^r Dug Hill* then running Northwesterly by the highway about thirty rods to *Cap^t Sam^l Robie's* Land then running Northeasterly by *J^r Robie's* Land about one hundred & ninety eight Rods to a Pair Oaks marked then running Easterly Twenty eight Rods to a stake & stones then running Southwesterly two hundred & twenty eight rods by *Theodore Shackford's* Land to a stake and stones which is *J^r first* named bound together with about two Acres more of Land belonging to *J^r same* Original lot lying on *J^r west* side of the Highway bounded at *J^r Southeast* Corner at a stake & stones standing by *J^r highway* then running westerly about 20 rods to a white ash marked with *J^r something* of *Way* then running by that high Way to the first mentioned Bound To Have and to Hold, the said granted Premises, with all the Privileges and Appurtenances to the same appertaining to Him the said *Benjamin Melven* His Heirs and Assigns to their only proper Use and Benefit forever. And *J^r the said Jabez Hoyt*

For my self my Heirs, Executors and Administrators do hereby Covenant, Grant and Agree to and with the said *Benjamin Melven* His Heirs and Assigns, that until the Delivery hereof I am the lawful Owner of the said Premises & am lawfully seized and possessed thereof in my own Right in Fee Simple, and have full Power and lawful Authority to grant and convey the same in Manner aforesaid: That the said Premises are free and clear of all and every Incumbrance whatsoever. And that I & my Heirs, Executors and Administrators shall and will Warrant the same to him the said *Benjamin Melven* His Heirs and Assigns against the lawful Claims and Demands of any Person or Persons whomsoever,

In Witness whereof I do hereunto set my hand & Seal the 9th day of Octo^r in the 4th Year of his Majesty's Reign.

Anno Domini 1765.

Signed Sealed & Deliv^d *Jabez Hoyt* (seal)

In Presence of *Prov^d of New Hamp^{sh} Chester Oct^r 25th 1765* Then the above named

Asa Patee *Jabez Hoyt* acknowledged this Instrument to be his free Act and deed

Moses Marshall Before me *Walter Robie* Jus^{ts} Peace

Received and Recorded 31st Octo^r 1765. - - - *Pierre Kid^r*

A certain Parcel of Land situate in the Township of Chester and
 Prov. afores. containing thirty five Acres it being part of that Additional
 Lot of Fifty Acres that is Number one hundred & twenty two & did out to
 y^e Original Right of Reuben Sam bourn lying on y^e westerly side of
 y^e Lot bounded as followeth first at y^e Southeast corner at a stake & stones
 near y^e Dip Hill then running Northwesterly by the highway about
 thirty rods to Cap^t. Sam^l & Nobie's Land then running Northwesterly by y^e
 Nobie's Land about one hundred & ninety eight rods to a Pair Oaks marked -
 then running Easterly & westerly eight rods to a stake & stones then running
 Southwesterly two hundred & twenty eight rods by Theodore Shackford's
 Land to a stake and stones which is y^e first named bound together with about
 two Acres more of Land belonging to y^e same Original Lot lying on y^e west side
 of the Highway bounded at y^e Southeast corner at a stake & stones standing
 by y^e Highway then running westerly about 20 rods to a white ash marked with a y^e
 corner bounding y^e Lot then running Northwesterly by Cap^t. Sam^l & Nobie's Land about 30 rods
 to the Highway then running by that Highway to the first mentioned Bound
 of Harris and the said bounded.

K N O W all men by these presents, that *John San*
Dearborn of Chester in the County of Rockingham
of State of New Hampshire Gentleman

For and in consideration of the sum of *Thirty pounds Lawful Money*
 to me in hand before the delivery hereof well and truly paid by

Benjamin Melvin of Chester in the County & State
of New Hampshire

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and
 by these presents, do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the

Said Benjamin Melvin his heirs & assigns forever
A certain parcel of Land situate & being in Chester aforesaid
containing Five Acres laying in that additional
Lot that is No. 123 laid out to the Right of Rich^d Weir
Esq^r laying on the Eastern side of the highway that
leads from Theodore Shacksfords to James Clays land
bounded as follows viz at the Southern corner a Stake
& Stones in the corner of the Gore so extending northerly -
upon each side line bounding Easterly on said Melvin
Land & westerly on the aforesaid highway so far as to com-
plete & make up said Five Acres & there it bounds &
upon my own Land

To have and to hold the said granted premises with all the privileges and appurtenances to
 the same appertaining to him the said *Benjamin Melvin his*
 heirs and assigns to *their* only proper use and benefit forever, and I the said

John San Dearborn for myself & my heirs, executors and administrators do
 hereby covenant, grant and agree to and with the said *Benjamin Melvin his*
 heirs and assigns that until the delivery hereof *I am* the lawful owner

of the said premises ~~seized and possessed thereof in my own right~~ *in*
 fee simple and have full power and lawful authority to grant and convey the same in manner
 aforesaid: That the said premises are free and clear of all and every incumbrance whatsoever:

And that *they* heirs, executors and administrators shall
 and will warrant the same to him the said *Benjamin Melvin his* heirs
 and assigns against the lawful claims and demands of any person or persons whomsoever. In

Witness whereof I have hereunto set my hand & Seal the
 31st day of October Anno Domini 1778.

Signed Sealed & delivered in presence of
of us Sam^l Towle Sam^l Emerson *John San: Dearborn*

Rockingham Co Chester 31st day of October 1778. Then
the abovesigned John San: Dearborn acknowledged this
Instrument to be his free act & Deed before

Sam^l Emerson Just Peace

Rec^d & Recorded 18th Decem^r 1774 Sam^l Brooks Rdr

225
Dearborn

to
Melvin

Melvin
to
Rent
&

Know all men by these presents, That

I John Melvin of Chester in the County of Rockingham and State of New Hampshire, Gentleman

For and in consideration of the sum of *Three Hundred Dollars* to me in hand before the delivery hereof, well and truly paid by *Amos Kent of Chester in the County of Rockingham aforesaid Esquire*

the receipt whereof *I* do hereby acknowledge, have given, granted, bargained, sold, and by these presents, do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said

Amos Kent his heirs and assigns forever, a certain parcel of land in Chester aforesaid, containing forty five acres and fifty Eight rods, It being part part of the lots No 122 & 123, that an additional lots bounded as follows, viz 1st beginning at the Southerly corner a small hemlock mark; thence Northerly by the highway Eighty three rods to a stake and stones at the end of the crops fence, thence Easterly thirty two rods to the line between the aforesaid lots a small tree marked (standing sixty rod $4\frac{2}{3}$ from the highway measure as the lots run) thence Northeasterly on the line between 3^d lots one hundred and fifty nine rods and one third to the highway to the stump of a Chesnut Oak, thence S. Ely by S. highway twenty Eight rod to a stake and stones, thence Southwesterly to the bounds first mentioned, being two hundred and sixty Eight rods.

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging to *him* the said *Amos Kent, his* heirs and assigns to *his and their* only proper use and benefit forever. And *I* the said *John Melvin for myself my* heirs, executors, and administrators, do hereby covenant, grant, and agree to and with the said *Amos Kent* his heirs, and assigns, that until the delivery hereof

I am the lawful owner of the said premises and am seized and possessed thereof in *my* own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever, and that *I the said Melvin* my heirs, executors and administrators, shall and will warrant the same to *him the said Amos Kent, his* heirs and assigns against the lawful claims and demands of any person or persons whomsoever. *In Witness*

whereof *I the said John Melvin* have hereunto set my hand and Seal this Eleventh day of February in the year of our Lord one thousand Eight hundred and twelve

Signed, Sealed, & delivered,
in presence of us
*Benjamin Melvin,
Stephen Chase,
Richard Towle*

*John Melvin (Seal)
Lukey Melvin
Mehetabel Dearborn*

JOHN MELVIN

Rockingham N.H. February 11th 1812 - Then the above named John Melvin Personally appearing acknowledged the above written Instrument by him subscribed to be his free Act and Deed - Before me

Stephen Chase Just. of Peace

Received and Recorded 17th February 1812 -

Seth Walker Rdr.

* And we Mehitable Dearborn & Lukey Melvin in consideration of the three hundred Dollars within named do hereby release each of us our right of Power in the within described premises to the said John Melvin the Wife whereby we have hereunto set our hands & seals this Eleventh day of February Anno Domini one thousand Eight hundred and twelve. This the words of the said Amos Kent were understanding before signed

French & wife
to
Robie

Know all men by these presents, that we Daniel French of Chester in the County of Rockingham & State of New Hampshire, Esquire, and Sarah W. French wife of the said Daniel, for and in consideration of twelve hundred dollars to me in hand, before the delivery hereof, paid by
Moses

Moses Robie of Raymond in said County, Blacksmith, have remised, released, and forever quitclaimed, and by these presents do remise, release, and forever quitclaim, unto the said Robie his heirs and assigns forever, all the right, title, interest, estate and demand which we have of, in and unto the several tracts of land following, that is to say, one situate in said Chester commonly called the Melvin pasture, containing forty eight acres more or less, bounded as follows, beginning at the southerly corner at a small hemlock marked, thence Northerly by the highway, about eighty three rods to a stake & stones at the end of a cross fence, thence Easterly about thirty two rods, to the line between the lots numbered 122. 123 at a small tree marked standing about sixty & two thirds rods from the highway measured as said lots run, thence Northeasterly on the line between said lots about one hundred fifty seven rods to the highway to the stump of a chestnut oak, thence Southeasterly to the highway twenty eight rods to a stake & stones, thence Southeasterly to the boundary first mentioned. one other tract situate in said Raymond, containing one half of an acre, beginning at a birch tree standing by a large

said Robie that we will warrant and defend said premises, to him the said Robie his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us. In Witness whereof, we have hereunto set our hands and seals this eighteenth day of February in the year of our Lord one thousand eight hundred and thirty two -

Signed, Sealed and delivered,

in presence of us,

David Currier Jr.

Henry F. French

Daniel French

(L. S.)

Sarah W. French

(L. S.)

State of New Hampshire, Rockingham Co. Chester Feby 18. 1832.

Personally appearing the above named Daniel French acknowledged the foregoing instrument to be his voluntary act and deed,

before me David Currier Jr. Justice of Peace.

Received & Recorded 20th November 1832. Seth Walker Adr.

Composite sketch of locus, outlined in red (1"= 400')



Current depiction of locus on tax map

