

Whereas the General Court of the Commonwealth of Massachusetts

hath appointed and authorized us the Undersigned a Committee to sell and dispose of the unappropriated Lands in the Counties of York Cumberland Lincoln Hancock and Washington being the Estate of the said Commonwealth and within the same And WHEREAS the said Commonwealth by us Samuel Phillips, Leonard Jarvis, and John Read, on the first day of July in the Year of our Lord one thousand seven hundred and ninety one by certain covenants then by us made on the part of the said Commonwealth did agree to sell and convey certain of said Lands to Henry Jackson and Royal Flint or their legal Representatives upon and for the performance of certain conditions by them on their part stipulated to be performed and the said Jackson and Flint having by their Contracts agreed that William Duer and Henry Knor and their Assigns should become the Representatives of the said Jackson and Flint in the same contracts and agreement And the said Duer and Knor having by their contracts agreed that William Bingham of the city of Philadelphia and State of Pennsylvania should become their Representative in the same purchase And the Covenants made by the said Committee on the part of the said Commonwealth and by the said Jackson and Flint on their own part being given up and cancelled And the said Bingham appearing to purchase the same land

Now know all Men by these Presents

That the said Commonwealth by Us the said SAMUEL PHILLIPS, LEONARD JARVIS and JOHN READ, the Committee of the same as aforesaid appointed and authorized thereunto as aforesaid for and in consideration of a large and valuable sum of money paid into the Treasury of the said Commonwealth by the said WILLIAM BINGHAM the receipt whereof is hereby acknowledged hath granted bargained and sold released and confirmed to the said WILLIAM BINGHAM his Heirs and Assigns forever AND BY THESE PRESENTS doth give grant bargain and sell release and confirm unto the said WILLIAM BINGHAM his Heirs and Assigns forever

Two certain Tracts or Parcels of Land in the Commonwealth of Massachusetts being part of the middle Division of Lottery Townships containing one hundred & thirty eight thousand two hundred and forty acres the first of which tracts lies in the County of Hancock and consists of the Townships number thirty eight thirty nine and forty each containing twenty three thousand and forty acres the said Tract bounding easterly on the west line of Township number forty one middle division being the dividing line of the Counties of Hancock & Washington southerly on the Townships number thirty four thirty three and thirty two middle Division westerly on a line run by John Peters in the year one thousand seven hundred and ninety one northerly on Townships number one two & three of the north division of Lottery Townships the second of the said Tracts lies in the County of Washington and consists of Townships number forty one forty two and forty three each containing twenty three thousand and forty acres the said Tract bounding westerly on the east line of Township number forty before mentioned northerly on Townships number four five and six of the north Division of Townships easterly on Township number twenty seven of the east Division and southerly on Townships number thirty seven thirty six and thirty five of the middle Division so as to comprehend within the said boundaries the quantity of one hundred & thirty eight thousand two hundred & forty acres.

The foregoing quantity with the several other tracts lying east of Penobscot river conveyed to the said Bingham by seven other deeds bearing even date herewith ^{making} in the whole ~~the~~ ^{the} whole of the land reserved for public lots and for the Proprietors in the Land Lottery one million acres.

Reserving to the Adventurers in the Land Lottery their Heirs and Assigns the Lots which they severally drew and to which they are entitled by virtue of an Act of the said Commonwealth passed on the fourteenth day of November in the year of our Lord one thousand seven hundred and eighty-six amounting in the whole to ~~one million~~ ^{two thousand} acres according to a return thereof attested by RUFUS PUTNAM and deposited in the Office of the Secretary of the said Commonwealth reserving also four Lots of three hundred and twenty acres each in every Township or Tract of six miles square for the following purposes to wit One for the first settled Minister one for the use of the Ministry one for the use of Schools and one for the future appropriation of the General Court Said lots to average in goodness and situation with the other lots of the respective Townships And also reserving to each of the settlers who settled on the premises before the first day of July one thousand seven hundred and ninety one his Heirs and Assigns forever one hundred acres of Land to be laid out in one lot so as to include such improvements of the said settlers as were made previous to the said first day of July one thousand seven hundred and ninety one and be left injurious to the adjoining Lands And each of the said settlers who settled before the first day of January one thousand seven hundred and eighty four upon paying to the said WILLIAM BINGHAM his Heirs or Assigns five Spanish milled Dollars And every other of said settlers upon paying to the said WILLIAM BINGHAM his Heirs or Assigns twenty Spanish milled Dollars shall receive from him the said WILLIAM BINGHAM his Heirs or Assigns a Deed of one hundred acres of the said Land laid out as aforesaid to hold the same in fee The said Deeds to be given in two years from the date hereof provided the settlers shall make payment as aforesaid within that period

TO HAVE AND TO HOLD the same with all and singular the privileges appurtenances and immunities thereof to him the said WILLIAM BINGHAM his Heirs and Assigns forever to his and their only use and benefit And the said Commonwealth doth hereby grant and agree to and with the said WILLIAM BINGHAM his Heirs and Assigns that the foregoing Premises are free of every Incumbrance saving always the reservations herein before expressed and that the same shall be warranted and defended by the said Commonwealth to him the said WILLIAM BINGHAM his Heirs and Assigns forever saving always the reservations aforesaid with the immunity of being free from State Taxes until the first day of July in the year of our Lord one thousand eight hundred and one conformably to a Resolution of the General Court of the said Commonwealth of the twenty-sixth day of March one thousand seven hundred and eighty-eight for that purpose made and provided

In Testimony

of all which We the said SAMUEL PHILLIPS, LEONARD JARVIS and JOHN READ the Committee aforesaid have hereunto set our Hands and Seals the ~~twenty eighth~~ ^{twenty eighth} Day of January in the Year of our Lord one thousand seven hundred and ninety three

Signed Sealed and Delivered }
in the Presence of }
James Sullivan
David Cobb

Signa Samuel Phillips Seal
Leo Jarvis Seal
John Read Seal

Boston January 28th 1793

The within Deed is delivered into the hands of Oliver Wendell Nathaniel Appleton and John Coffin Jones to be delivered ^{as an Agent} by them or any two of them or the Survivor of any two of them to William Bingham his heirs or certain Attorney upon his or their producing paid & cancelled on or before the first day of June one thousand seven hundred & ninety five to them or any two of them or to the Survivor of any two of them a Bond given by the said William Bingham to the Treasurer of the Commonwealth of Massachusetts for the payment of Twenty three thousand Dollars & also one other Bond given by the said Bingham & Thomas Russell jointly & severally to the said Treasurer conditioned for the payment of Seven thousand Dollars both bonds of even date with the enclosed Deed, & on the anticipation of the payment of either or both the said Bonds such a discount shall be made therefrom as shall leave a sum to be received by the Treasurer of the said Commonwealth which with an Interest of six per centum paid annually would have completed the payment so anticipated at the period it would have become due!

The above is a true copy of the writing on the cover of the Deed whereof the within written is a copy which writing expresses the conditions on which the said Deed is to be delivered

~~Oliver Wendell~~
~~Nath. Appleton~~
~~John Coffin Jones~~

Received in Office of
Massachusetts Bank
Dec. 6. 1807
107

We the Subscribers do hereby acknowledge that we have this Day received a Deed or Instrument of which the within is a true copy to be by us applied & delivered at the time & for the purposes mentioned & described on the Cover that encloses the same

Witness our hands at Boston the twenty eighth Day of January in the Year one thousand seven hundred & ninety three & The said Deed being acknowledged before and Certified by James Sullivan

~~Oliver Wendell~~
~~Nath. Appleton~~
~~John Coffin Jones~~

Cancelled as by our ^{quasi} original
act of this date June 3. 1807
John Read
~~Wm. Smith~~
~~Deeds~~

Copy of Deed No. 7. in Book
Bingham (Bankers Book)
Number for 1793. 1795
Number Page 214 - Vol 2