

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 Knox and their Assigns should become the Representatives of the said Jackson and Flint in the same contracts and agreement And the said Duer and Knox 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

Four certain tracts or parcels of land lying in the County of Washington & Commonwealth of Massachusetts containing One hundred & thirty thousand Six hundred and fifty five acres, the first of which tracts lies in the East Division of Lottery Townships and consists of Townships number twenty six and twenty seven each containing twenty three thousand & forty acres bounding Southerly on Township number twenty five in the East Division westerly on part of township number thirty one, on township number thirty seven and on township number Forty three the three last mentioned townships being in the Middle Division North-erly on an east & west line run by John Peters in the year One thousand Seven hundred and Ninety one and easterly on township number twenty one and part of township number twenty in the east Division — The second of said tracts consists of townships number twenty one and seventeen each containing twenty three thousand and forty acres bounding westerly on townships number twenty seven and part of township number twenty six in the east Division Southerly on townships number twenty and sixteen in the east Division easterly on township number seven in the east Division and Northerly on Schoodiac River and Lake including the Islands therein lying South of a continuation of the said east and west line run by John Peters The third of said tracts consists of township number seven containing Twenty one thousand one hundred & twenty acres bounding westerly on townships number sixteen and seventeen in the east Division Southerly on Township number six east Division Easterly & Northerly on Schoodiac River The fourth of said tracts consists of township number six surveyed by Rufus Putnam containing Seventeen thousand three hundred and seventy five acres bounding Westerly on part of Lottery townships number fifteen and sixteen in the East Division Southerly on township number three East Division Easterly on Township number five East Division and Northerly on part of Schoodiac River and part of township number seven in the East Division so as to comprehend within the said boundaries the quantity of One hundred and thirty thousand Six hundred and fifty five 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 exclusive of the lands reserved for Public Lots and for the proprietors in the Land Lottery One Million Acres

Referring 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 Ten thousand Seven hundred and twenty acres according to a return thereof attested by RUFUS PUTNAM and deposited in the Office of the Secretary of the said Commonwealth referring 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 referring 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 least 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 withall 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 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

Signed Samuel Phillips (S)

Leonard Jarvis (S)

John Read (S)

Boston January 28th 1793

"The within Deed is delivered into the hands of Oliver Wendell Nathaniel Appleton and John Coffin Jones as an Escrow to be delivered 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 a Certificate from the Treasurer of the Commonwealth that Eighty Eight settlers were placed on the two Millions of acres of land (sold by the Commonwealth to the said William Bingham) on or before July the first One thousand Seven hundred and Ninety six, two hundred settlers on or before July the first One thousand Seven hundred and Ninety seven and twenty four settlers on or before July the first One thousand Seven hundred and Ninety eight conformably to certain articles of agreement made July the first One thousand Seven hundred and Ninety one betwixt Samuel Phillips Leonard Jarvis and John Read a committee for the sale of Eastern lands of the one part and Henry Jackson and Royal Flint of the other part or that a Deposit has been made to secure such settlement in conformity to the said articles, Provided the Deed Number three delivered this day to the said Wendell Appleton & Jones shall have been previously taken up."

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~~

Copy of Deed No 4 to 16^m
Bingham (Andover Tract)

Executed Jan 28. 1793

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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 and for the purposes mentioned and 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 and Ninety three — The said Deed being acknowledged before and Certified by

James Sullivan

~~Oliver Wendell~~

~~Nath. Appleton~~

~~John Coffin Jones~~

Recorded in Records of
Massachusetts Deeds
Vol. 6. Pages 13 to 16.
1793