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MMN #36073

Date: Oct. 20, 1859

Description: Baldwin deed to Phebe Sanborn

(Mortgage Deed, sold by Geo. R. Davis & Brother, Portland.)

Know all Men by these Presents.

THAT I Josiah Pierce of Gorham in the County
of Cumberland & State of Maine Attorney at Law
in consideration of the sum of one thousand dollars to me
paid by Phebe E - Sanborn of Baldwin in said County
Widow

in receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the
said Phebe E - Sanborn - her -

Heirs and Assigns forever. All my Real estate in said Baldwin

with the buildings thereon - being Lot no fourteen

in the Second Range West, usually called the Potash

Lot. containing one hundred acres more or less

and about twelve acres of Lot no. thirteen in said

Second Range West usually called the Cressey

Lot.

To have and to hold the afore-granted and bargain Premises, with all the privileges and appurtenances
thereof, to the said Phebe E. Sanborn her

Heirs and Assigns, to her - their use and behoof forever. And I — do covenant with the said

her Heirs and Assigns, that I am lawfully

except a mortgage to Hannah Pierce & others

seized in fee of the Premises; that they are free of all incumbrances ^ that I — have good right to sell

and convey the same to the said Phebe E. Sanborn

to hold as aforesaid. And that I and my heirs shall & will Warrant and

Defend the same to the said Phebe E. Sanborn her — Heirs and Assigns

forever, against the lawful claims and demands of all persons.

Provided Nevertheless, That if the said Josiah Pierce his

heirs, executors, or administrators pay to the said Phebe E. Sanborn, her

heir, executors, administrators, or assigns, the sum of three promissory notes with interest

viz: one note for three hundred & twenty-five dollars - dated February

27. 1856 - one note for three hundred & twenty-five dollars - dated April 13. 1857

and one note dated July 8. 1859 - (all said notes are on demand with

interest.)

as above specified

then this Deed as also said three certain notes bearing even-date ^ with these presents, given

by the said Josiah Pierce —

to the said

Phebe E. Sanborn — to pay the sum and interest at the time aforesaid

shall both be void, otherwise shall remain in full force.

In witness whereof, I — the said Josiah Pierce

and wife of the said in testimony

of her relinquishment of her right of Dover, in the above described premises have hereunto set my

hand and seal this twentieth day of October in the year of our Lord

one thousand eight hundred and fifty nine

Signed, Sealed, and Delivered in presence of

Lewis Pierce

Josiah Pierce

Cumberland SS. October 20th 1859 Personally appeared the

above-named Josiah Pierce

and acknowledged the above instrument to be his free act and deed. Before me,

Lewis Pierce Justice of the Peace