

shall towards the west and the River towards the south and east. Also the other parcell of six acres of marsh & one acre of upland, being upon the same Island and bounded from an oake tree North ward and to the river and then againe south west to a stake and from that stake norwest to ye River. To Hold, &c.

July 13, 1876. John Andrews, Sen'r of Ipswich bought of Nathaniel Emerson of Ipswich, "A 3 acre lott, the grantor's father, Thomas Emerson's Division of Plum Island, Castle Neck & Hogg Island & fall out to be on Hogg Island."

29<sup>mo</sup>. 1876. John Andrews, Sen'r of Ipswich, had made over to him by Robert Cross, Jr. of Ipswich, "A parcell of marsh which I had of my father, Robert Cross, Sen'r, containeing ten acres, more or less, lying in Cheboco River, bounded as follows: from a stake towards Hogg Island River, North west and from that stake to another against the middle of Dillo Est. and from that stake bounded with the thatch and from that stake Northeast to a stake at the River,"

June 30, 1877. Be it knowne unto all men by these presents:

That I, John Andrews, Sen'r of Ipswich in the county of Essex, for and in consideration of that natural affection I doe bear to James Giddings and Elizabeth, his wife, my daughter, Have \* \* \* and do \* \* \* confirme vnto the sd James Giddings, my soune in law and Elizabeth, his wife, my sayd daughter and to the children of her, my daughter and their heirs forever, one moyaty and halfe part of that land at Averill's Hill, the upland as it is already parted where the said James and my son, John Andrews, now dwell and also halfe the meadow belonging thereunto, viz: James Giddings and John Andrews to make devisison of the meadow between themselves, with all and singuler the appurtanances and priviledges belonging thereunto.

The town of Ipswich allotted to each freeman fifty acres of land for a farm and a house or home lot. We have mentioned that the town granted eight acres of land to John Andrews for military services. The Averill's Hill place may have been his farm allotment.

The town of Ipswich on Jan. 11, 1651 gave to the Grammar School all the "Neck beyond Chebacco River and up to the Gloucester line." The trustees of the school soon leased this land to John Cogswell, Jr. for 1000 years. Part of this land was sub-leased or sold to Lieut. John Andrews in 1678, as appears by the following conveyance:

June 16, 1678. John Andrews, Sen'r of Ipswich, carpenter, bought of John Cogswell of Ipswich in America in the shire of Essex, Gent. and Margaret, his wife, a parcell of upland and marsh, about 40 acres, it being part of the land the grantor's father John Cogswell bighred (hired) of the town of Ipswich; also, an Island of marsh & thach of about 2 acres, which lyeth by Goodman's old saw mill, bounded by stakes & trees, &c., by land of Goodman Coleman's fence, by Clark's Brook, by Glosster line & by Chebacco River, &c. Andrews to pay yearly to Cogswell 20 in pork during the term of the said lease.

The Andrews forty acres last described adjoined the land of Dea. John Burnham on the south. The line between their lands was settled by a committee of the town in 1694, as appears from the following report:

We the Committee Impowed to look after Incroachments and to settle the bounds where they prove not settled, being informed that Deacon John Burnham, Sen'r had Incroached on the Town's Common Land, on the Southwest thereof, between his Land and the New Pasture Land, so called. We having been upon the place formerly and examined the matter and finding the bounds uncertainly settled, Discoursed with the said Deacon Burnham, he having committed all into the hands of his son, John Burnham, Consenting to what agreement should be made between him and us; he the said John Burnham paying the charge of the Committee.

We have thus settled his bounds: beginning at the head of the Creek, called Clark's Creek, near Joseph Andrews, his house and run by the Instrument on the course of 58 degrees Eastwardly from the south, by the Circumperentor without variation and marked by a white oke tree within the fence near the said Creek, and so on that Course, Cross the field to a small pine tree on the brow of a hill within the Inclosed Land; then further to a white oke tree on the hill without the fence, then