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Know all men by these presents that we Mary C Miffles  
 of Boston in the Commonwealth of Massachusetts, widow, Anna C  
 Morsan of said Boston, widow, Charles W. Welch of Cohasset in said  
 Commonwealth, as I am the surviving trustee under the will of  
 Edward A. Crowninshield, Benjamin W. Crowninshield of North-brook  
 in said Commonwealth in my own right and father-in-law  
 Crowninshield my wife and as I am trustee under the will of Francis B  
 Crowninshield of said Boston, and also trustee of said Boston my wife in  
 her right, Francis E. Brown and Louis C. Brown of Mattapoisett in  
 the state of Massachusetts my wife in her right, John Quincy Adams  
 and Fanny C. Adams of Quincy in said Commonwealth my wife in  
 her right, Cora C. Brown of said Boston, widow, Casper Crowninshield  
 of Dublin in the state of New Hampshire, widow, Gardiner G. Hammond  
 of said Boston, widow, Charles Miffles Hammond and Harriet  
 my wife of Upper Lake, Lake County, California, William O. Edmands  
 and my wife Susan Hammond Edmands in her right of said  
 Lake County, Edward Brooks and Mary C. Brooks of Hyde Park  
 in the Commonwealth of Massachusetts my wife in her right,  
 for and in consideration of one dollar and other  
 good and valuable consideration to us in hand  
 paid by Ebenezer H. Skinner trustee the receipt whereof is  
 hereby acknowledged, do by these grant bargain sell  
 and convey unto said Ebenezer H. Skinner trustee and  
 his heirs and assigns forever all our right title and  
 estate lying and being in the County of Santa Clara and  
 State of California aforesaid in and to Section thirty-two  
 (32) in Township Third (3) North of Range thirty (30) West and  
 containing twelve hundred and eighty four acres  
 more or less, being a portion of the premises known as  
 the Michelt track and conveyed to said Benjamin  
 W. Crowninshield, the elder by Henry Michelt and for which  
 a patent was issued to said Benjamin by the United  
 States in the year Eighteen hundred and forty four and which  
 was inherited by the children of said Benjamin upon  
 his decease February 3<sup>rd</sup> A.D. 1881

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And we the said grantors for ourselves and our respective  
 heirs do Covenant that we are entitled to and possessed  
 of all the estate of said Benjamin in the premises and  
 what we are the heirs at law, or their possessors  
 by will or by inheritance of the estate of the deceased  
 children of said Benjamin and we the said grantors  
 each for himself or herself will warrant and defend  
 the above granted premises unto the said grantee and  
 his heirs and assigns from any all claims and