

I know all men by these presents that  
 are the mortgage the son of James Stoy Sr  
 has this day agreed to make the following  
 division of the homestead farm and the Barton  
 farms. 1<sup>st</sup> I Chas Stoy and Richard C Stafford  
 both agree to take the Barton farm for two shares  
 and John & Eliza & James, and Aaron Stoy  
 both agree to take the Homestead farm for  
 four shares, to be divided in the following  
 manner, John Stoy agrees to take all on the  
 East side with Mill Pond and all of the buildings  
 thereon, and give James Stoy \$45,00. for his share  
 to be secured by Bond & Mortgage on same, and Aaron  
 and Eliza <sup>Stoy</sup> agree to take all on the west side of  
 the Pond and the road be<sup>th</sup> division between  
 them, each share to be valued and if any difference  
 between the shares, after valuation, either one to pay the  
 difference, and a Residue from each share to  
 the (Mother) of Fifty Dollars for annuum, to be  
 secured, by Bond & Mortgage on each, share  
 In witness whereof we have written set our  
 hands and seals this twentieth day of February  
 1861. And we bind our selves our heirs and  
 assigns jointly and severally for the fulfillment  
 of this above agreement,

Chas Stoy (S)  
 Sarah Ann Stafford (S)  
 John Stoy (S)  
 Eliza Stoy (S)  
 James Stoy (S)