West eleven perches and one half of a perch; and thence North forty degrees West fourteen perches to the place of Beginning, containing four acres of land, more or less, and being the same Lot of land which is described in a Deed from Isaac Hayden and wife unto the said Daniel B. Booker, bearing date the seventeenth day of January in the year eighteen hundred and seventy four, and recorded in Liber J.W.C. No 4 folios 362 and 363, one of the Land Record Books for Queen Anne's County aforesaid,

Together *with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining.*

To Have and to Hold *the* aforesaid lot of land *and premises hereby mentioned to be granted and conveyed,* unto the said Charles Henry Ayers *with the rights and appurtenances aforesaid, unto the said* Charles Henry Ayers his *heirs and assigns, to* and for his and theirown *proper use and benefit, forever in fee.*