Darby Lux & William Lux To James Bryan Deed

This Indenture made this 19th day of Decem.r in the year of our Lord Seventeen hundred and ninety four Between Darby Lux and William Lux of Baltimore County in the State of Maryland Gentlemen of the one part and James Brian of the same place Farmer of the other part witnesseth that the said Darby Lux and William Lux for and in Consideration of the sum of Two hundred and Sixty two thirteen Shillings and four pence Current Money of Maryland to them in hand paid by the said James Brian at and before the Ensealing and delivery of these presents the receipt whereof they the said Darby Lux and William Lux do hereby acknowledge and themselves to be therewith fully Satisfied Contented and paid have given granted bargained sold aliened Enfeoffed and Confirmed and by these presents Do give grant bargain sell alienate Enfeoff and Confirm unto the said James Brian his heirs and assigns forever all that piece a parcel of a Tract of Land called Jobs Addition which is Contained as follows viz.t Beginning at the end of one hundred and ninety perches in the South Three hundred and Twenty perch line of the whole Tract of Land called Jobs Addition thence running with and bounding on the said Line South one hundred and Twenty seven perches unto the end of the said Line still bounding on said Land South Eighty Two degrees and one half of a degree West one hundred and Twenty perches thence bounding on the given line of said whole Tract of Land called Jobs addition North one degree and one half of a degree West one hundred and Twenty seven Perches until it intersects the division line between a Certain William Buchanan and the aforesaid James Brian and thence with a straight line to the Beginning Containing Seventy five acres of Land more or Less. Together with all and singular the buildings Improvements Emoluments benefits Privileges and advantages to the same part piece or parcel of a Tract of Land belonging or in any wise appertaining. also all their the said Darby Lux and William Lux's Right Title Interest property claim and demand whatsoever of them the said Darby Lux and William Lux or either of them of in and to the same or of in and to any part a parcel thereof To have and To Hold the aforesaid part piece or parcel of Land and premises with their and every of their Rights members and appurtenances unto the said James Brian his heirs and assigns forever to the only proper Use and behoof of the said James Brian his heirs and assigns forever and to and for no other use intent or purpose whatsoever and the said Darby Lux and William Lux for themselves and their heirs do hereby Covenant promise grant and agree to and with the said James Brian and his heirs and assigns that they the said Darby Lux and William Lux and their heirs shall and will whenever thereto requested at the proper Costs and Charges of the said James Brian his heirs or assigns make do and Execute or cause to be made done and Executed all such further and other Act and Deed for the more effectual Conveying and Transferring the Land and premises aforesaid to the said James Brian his heirs and assigns forever so as to Contain no other than a special Warantee and the said Darby Lux and William Lux doth for themselves and their heirs further Covenant promise grant and agree to and with the said James Brian and his heirs that they the said Darby Lux and William Lux shall and will warrant and forever defend the aforesaid part piece or parcel of a Tract of Land and premises from and against themselves and their heirs or either of their heirs and all persons whatsoever Claiming any thing therein by from or under them or either of them In Witness whereof the said the said Darby Lux and William Lux have hereto set their hands and affixed their Seals the day and year first written.

Signed Sealed and delivered in presence of Darby Lux Junior. Geo. Gould Prebury } Darby Lux (Seal) W.m Lux (Seal)

On the day of the Date of the within deed or Instrument of Writing received of and from the within named James Brian the sum of Two hundred and Sixty Two pounds thirteen Shillings and four pence Current Money of maryland it being the full Consideration Money within mentioned

Witness Darby Lux Junior } Darby Lux W. Lux

Baltimore County to wit on the nineteenth day of December 1794 Personally appeared before us the Subscribers Two Justices of the peace in and for the County aforesaid the within named Darby Lux and William Lux and severally acknowledged the within Deed of bargain and Sale to be their acts and Deed and the part piece or parcel of a Tract of Land within mentioned to be the Right Title and Estate of the within named James Brian his heirs and assigns forever according to the true intent and meaning thereof — At the same time Came Rachel Wife of the aforesaid Darby Lux who being by us privately Examined apart from and out of the hearing of her said Husband acknowledged that she freely and Voluntarily of her own accord relinquished all her Right of Dower to the within part piece or