Champayne his heirs Executors administrators and assigns all and singular the stock of all kinds Implements of husbandry, Grain in the Ground and all the increase and produce of the above mentioned plantation Tract and parts of Tracts of Land herein bargained and sold or mentioned so to lie Together with a parcel of furniture now on the premises all which are particularly mentioned and specified in a schedule thereof hereunto annexed and all his the said Francis Duchemins Estate Right and Interest in and to the same To have and To hold all and singular the Lands and premises above mentioned and hereby bargained and sold or mentioned or intended so to lie with their and every of their appurtenances unto the said Royer Champayne his heirs and assigns forever to the only proper use and behoof of him the said John Royer Champayne and his heirs and assigns forever, and to for for no other use intent or purpose whatsoever And the said Francis Duchemin for himself his heirs executors administrators and assigns and every of them doth Covenant grant and agree to and with the said John Royer Champayne his heirs executors administrators and assigns and to and with every of them by these presents in manner and form following that is to say that he the said Francis Duchemin his heirs all and singular the premises hereby granted bargained and sold with the appurtenances against him the said Francis Duchemin and his heirs and against all and every other person or persons whatsoever lawfully claiming or to claim by from or under him them or any of them unto the said John Royer Champayne his heirs and assigns shall and will warrant and for ever defend by these presents and that it shall and may be lawful to and for the said John Royer Champayne his heirs and assigns from henceforth peaceably quietly to enter into have hold occupy possess and enjoy all and singular the Lands and premises above mentioned without any manner of let suit Trouble Eviction disturbance or denial whatsoever of from or by the said Francis Duchemin his heirs or assigns or any other person or persons lawfully claiming or to claim by from

or under him his heirs or assigns. And that he the said Francis Duchemin his heirs assigns and all and other person or persons whatsoever Claiming by from or under him his heirs or assigns any Estate Right Title or Interest in the premises hereby granted or to any part or parcel thereof shall and will from time to time and at all times hereafter at and upon the reasonable request and at the Costs and Charges in the Law of the said John Royer Champayne his heirs or assigns make and execute in due form of Law such further deed or Instrument of writing for the better more perfect Conveyance of the premises hereby granted or Intended to granted unto the said John Royer Champayne his heirs or assigns or any of them shall be reasonably devised or advised and required. In Witness whereof the said Francis Duchemin hath hereunto set his hand and affixed his seal the day and year first above written.

Signed Sealed and Delivered in the presence of } Francis Duchemin (Seal)
Tho.s Elliot. Ja.s Calhoun

} received the day and year first above written of and from the within named John Royer Champayne the sum of Twenty five hundred pounds Current money of Maryland being in full of the Consideration money within mentioned

Tho.s Elliot } Francis Duchemin (Seal)

Baltimore County to wit On the third day of December seventeen hundred and ninety six before us the Subscribers two of the Justices of the peace in and for the County aforesaid Came the within named Francis Duchemin and acknowledged the within Indenture or Instrument of writing to be his act and deed according to the true Intent and meaning thereof and at the same time Came Marguerita Wife of the said Francis Duchemin who being by us privately examined apart from and out of the hearing of her said husband did relinquish and release all her Right and title of Dower in and to the Land and premises within mentioned unto the said John Royer Champayne his heirs and assigns forever and acknowledged that she did the same freely and Voluntarily without being Induced thereto by fear or threats of or ill usage from her said husband or through fear of his Displeasure acknowledged before and Certified by Tho.s Elliot Ja.s Calhoun

Received to be Recorded the 3.d day of December 1796 same day recorded and Examined } Wm Gibson Clk