Frederick Pratt his heirs and assigns for ever to his and
their only Proper use and behoof & to & for no other use intent
or purpose whatever; and the said William Augustine Washing
=ton for himself his heirs and assigns doth hereby Covenant
and agree to and with the said Frederick Pratt his heirs and
assigns that he the said William A Washington and his heirs
the said lot or Parcel of Ground & Premises hereby Bargained &
sold against him and his heirs and against all manner of
Persons whatsoever, to the said Frederick Pratt his heirs and
assigns shall & will Warrant & for ever defend by these presents
and also that he the said William A Washington & his heirs
shall & will from time to time and at all times hereafter when
thereto required by the said Frederick Pratt his heirs and assigns
make and execute or cause to be made & Executed any further
and other acts Deeds assurances and Conveyances in the
Law for the Better assuring & Conveying the said lot or parcel
of Ground & Premises hereby Bargained & sold unto the said
Frederick Pratt his heirs and assigns as by the said Pratt
his heirs and assigns or by his or their counsel learned in
the law shall be advised devised or required. In Witness
Whereof the said William A. Washington hath hereunto set
his hand and & seal the day & year first above Written

Signed sealed & Delivered } Wm Aug.t Washington (seal)
in the Presence of } Know all men by these Presents
Daniel P. Mitchell } that I the beforementioned William
Augustine Washington for divers good Causes and Considera
=tions me thereunto moving have and by these Presents do
~~nominate~~ Constitute and appoint Thomas Dixon of
Baltimore Town merchant my true and Lawful attorney
for me and in my Place and stead to go before any Judge
or associate Justice of Baltimore County Court or any two
Justices of the Peace for said County before them or any
of them to acknowledge the before Written Instrument of
writing

writing to be my act and deed ~~and~~ the lot or parcel of Ground &
Premises with the appurtenances in the same mentioned to be the right
and Estate of the said Frederick Pratt his heirs & assigns according to
the True intent and meaning thereof and the act of Assembly in such
Cases made & provided. In Witness whereof I have sealed & deliv
=ered these Presents this fifteenth day of July in the year 1797

Signed sealed & Delivered } Wm Aug.t Washington (seal)
in the Presence of } Baltimore County ss.t on this eleventh
Daniel P. Mitchell } day of November in the year seventeen
hundred & ninety seven Personally appeared before me the Subscriber
one of the Associate Justices of Baltimore County Court Daniel
P. Mitchell one of the subscribing Witnesses to the Two before written
Instruments of Writing & made Oath on the Holy Evangels of Almighty
God that he saw William Aug.t Washington subscribe seal and Deliver
the said Two before Written instruments of Writing as his Deeds & that he
this deponent Subscribed the same as the Witness thereto

Sworn before W Winchester

Baltimore County ss.t on this Eleventh day of November in the year
seventeen hundred & Ninety seven Personally Appeared before me the
Subscriber one of the Associate Justices of Baltimore County Court
Thomas Dixon mentioned in the within Letter of attorney and in pur
=suance of the same power Acknowledged the before Written Instrument
of Writing to be the act & Deed of the therein mentioned William Aug.t
Washington and the Land & premises thereby Conveyed & assured to
be the Right & Estate of Frederick Pratt therein mentioned according
to the true intent & meaning thereof and the act of Assembly in
such Cases Made & Provided, Acknowledged before W Winchester

Received to be Recorded the 21.st day of March 1798 Same day
Recorded and Examined . . . J. Mc Gibson Clk

John Parish } This Indenture made this fifteenth day of
to } February in the Year of our Lord One thousand
J. Isaac Dickson } seven hundred and Ninety Eight Between the
Parish of the } a.t City of Baltimore and State of Maryland of the one
part and Isaac Dickson of Baltimore County and State aforesaid