being by estimacon two hundred & twenty five Acres of land bt more or less
Wch that is to say the North East part of ye said Dividend and is devided
from the other part by certaine bounds and Markt trees beginning at a
Hickory Standing ney North West side of the head branch of the said
Stoney Creek and Markt with two Notches and so with a line drawne
North from the said Hickory by the said Markt trees into a marked red oake
Standing ney Outside line of the said Dividend with all woods underwoods
ways passages rights benefitts profitts comodytys and appurtenances whatsoever
to the said bargained premises or any part or peccle thereof in any wise belonging
or appertaining unto the eastern end of ye half part of ye aforesd Dividend
of land to have & to hold the said bargained land & premises with all and sin
gular the rights members and appurtenances unto the said John Annis and
Francis Smith their heirs & Assigns for ever to no other use intent or purpose
whatsoever And the said Nicholas Wyatt doth for himself his heirs Executors
Adm^rs and Assigns Covenant promise grant and Agree to and with the said John
Annis & Francis Smith their heirs Executors Adm^rs & Assigns that the said land
& premises and every part and parcell thereof now are and be and shall & may
for ever hereafter stand remaine Continue and be unto the said John Annis
& Francis Smith their heirs Ex^rs Adm^rs & Assigns thereby acquitted or otherwise
well & sufficiently saved harmless of and from all former bargains sales gifts
grants Joynures dowers and other then what shall hereafter growe due to ye
Lord of the fee Judgments Executions and from all other Lies charges and mem
=brances whatsoever had or made by him the said Nicholas Wyatt his
heirs or Assigns or by any other person & persons whatsoever lawfully claiming
or claiming any part or peccle thereof by from or under him them or any of
them or by the Act or procurement of him them or any of them And the
said Nicholas Wyatt doth further for himself his heirs Executors & Adm^rs Covenant
promise grant and Agree to and with the said John Annis and Francis Smith
their heirs Executors Adm^rs & Assigns that the said John Annis & Francis Smith
their heirs Ex^rs Adm^rs & Assigns shall peacably & quietly have hold occupy
possess and enjoy the aforesaid Land & premises hereby bargained & sold
ye same from all lawfull hinderances troubles Molestations or interruptions of him the
said Nicholas Wyatt or any of his heirs or any other person or persons claim
=ing by from or under him them or any of them And the said Nicholas

Wyatt & his wife his heirs Executors & Adm^rs shall do suffer Acknowledge
& Execute or cause to be done suffered Acknowledged and Executed all such Act &
Acts thing and things as shall be reasonably devised advised or required by the
said John Annis & Francis Smith their heirs Executors & Adm^rs both by deed
or deeds inrolled or else with warranty confirmation with Warranty or by
any other way or means whatsoever that shall be by the said John Annis
& Francis Smith their heirs Execu^rs and Adm^rs for ever in Witness
whereof the party to this present Indenture have set their hands & seals
the day and year first above written — The mark of Nic N Wyatt (seal)

Sealed & delivered by the within mentioned Nicholas Wyatt in
the presence of Thomas Phillips Thomas Ralph Eastmen

At the back of the foregoing deed were these endorsements
written viz^t

This Conveyance of Land was acknowledged in Court by John
Annis and by Richard Hill Attorney of Francis Smith to John
Hamond and is entered any Court Rolls of Arundell County p^ud.

Richard Boughton Clk

KNOW all men by these presents that I John Annis
within named for a Valuable consideration to me in hand paid by
John Hammond doth Assigns set and make over unto the said John
Hamond his heirs & Assigns for ever all my right title & interest of in &
to the two hundred twenty and five Acres of land within mentioned
being part or parcell of Land called by the name of Wyatts ridge
with all & singular appurtenances thereunto belonging to have and to
hold the same to him the said John Hamond his heirs Executors
Adm^rs & Assigns to ye only use and behoof of him the said John Hamond
his heirs & Assigns for ever in Witness whereof I have hereunto set
my hand & seale the 20th day of March 1699 John Annis (seal)

Signed Sealed & Delivered in
the presence of Michael Brabon & Thomas TF his Mark