February in the forty third Year of his said Lordships Dominions over the said Province Anno
Dom 1691 for the consideration therein mentioned grant unto Mr Walkins of Arundell
County his heirs and Assigns by the name of Mr Walkins all that parcell of land called
Walkins hope lying in Arundell County on the North side West River beginning at a
Marked Chestnutt on the south side of the land of Ferdinando Battee called Pot and running
for breadth from the said Chestnutt West One hundred and fifty perches to a marked Spanish
Oake bounded on the West by a line drawne south for length Sixty perches to a marked
Gum in the South side of the land of Richard Talbott and by the said line South East
Two hundred and Sixty perches to a marked Beach in a bottom on the South by a line drawne
East from the said Beach for breadth One hundred and fifty perches to a marked White
Oake on the side of a hill on the East by a line drawne North North West from y[illegible]
oake for length Two hundred and Sixty perches to a marked Oake marked with four Notches
And from the said Oake by a line drawne North sixty perches to the first mentioned Chestnut
on the North with the said Battys land containing and now laid out for Three hundred
Acres more or less together with all rights profits and Conveniences thereunto belonging: Royal
Mines Excepted To have and to hold the said unto him the said John Walkins his heirs &
Assigns for ever under such rents Covenants conditions limitations and exceptions as by
the said Deed of grant relation being thereunto had more at large doth and may appear
Now this Indenture Witnesseth that the said John Walkins for and in consideration of One
hundred and fifty pounds Sterling money of England to him in hand paid and delivered by the
said Wm Richardson before the sealing and delivery hereof and wherewith the said Mr
Walkins doth acknowledge himself to be wholly and fully satisfied and paid and doth of
and for every part and parcell thereof Acquitt Exonerate and discharge the said William
Richardson his heirs Executors Admrs and Assigns by these presents Hath granted
bargained sold aliened released and confirmed and by these presents doth grant bargain sell
alione release and confirm to the said Wm Richardson his heirs and Assigns forever
the said Three hundred Acres of land together with the edifices and buildings what
soever to the same belonging or in any wise appertaining And also all Woods underwoods
woodsedges now growing standing or being upon the said premises or any part or
parcell thereof To have and to hold the said Three hundred Acres and all and singular
the premises before by these presents mentioned or intended to be granted with all and
singular the appurtenances to the said Wm Richardson his heirs & Assigns forever
And the said Mr Walkins doth for himself his heirs Executors and Admrs hereby
Covenant and grant to and with the said Wm Richardson his heirs and Assigns and
every of them by these presents in manner & forme following that is to say that the
said John Walkins for and notwithstanding any act or thing by him or his
mans consent privity or procurement had made Committed or done or willingly or
wilfully suffered to the Contrary now and at the time of the sealing and delivery
hereof standeth and is solely wholly and rightfully seized and unlitle the estate hereby to
be granted shall be sufficiently past Vested and settled in the said Wm Richardson
his heirs & Assigns shall or remain seized of all the premises of a
good

Absolute and perfect estate in fee simple to him and his heirs forever in his own right and to his
mans and without any manner of condition or provisoe right title or claime or limitation of use
which may hereafter destroy or avoid the same other than such condition or provisoe as is mentioned
in the said recited deed of grant And that the said Mr Walkins notwithstanding any such
Act or thing as aforesaid hath good right full power and lawfull authority in his own right
to grant convey and assure the said premises and every part and parcell thereof unto the said
William Richardson his heirs & Assigns in manner and forme aforesaid according to the true
intent and meaning hereof And also that the said Wm Richardson his heirs and Assigns and
every of them shall and may from time to time and at all times hereafter during the estate
thereby made and granted peaceably and quietly have hold and occupy possess and enjoy all &
singular the said Granted premises with the appurtenances according to the true meaning
hereof without any lett molestation or charge whatsoever of or by the said Mr Walkins his
heirs or Assigns or any of them or any other person or persons whatsoever lawfully having or
claiming to have any estate interest or thing of the said granted premises or any part thereof
by from or under the said John Walkins or by his means privity consent or procurement And
that the said granted premises and every part thereof now are and be and to remain
during the estate hereby made and passed shall and may according to the true intent and
meaning hereof continue and be to the said William Richardson his heirs and Assigns
fully freely and clearly acquitted and discharged or upon reasonable request made to the said
John Walkins his heirs and Assigns in that behalf well and sufficiently at his and
their own costs and charges shall be saved and kept harmless by him the said Mr Walkins
his heirs and Assigns of and from all former and other bargains sales leases gifts grants
estates rents and of and from all statutes recognizances judgments Executions forfeitures
Dowries Dues Rents and Arrearments and all other charges troubles and incum
brances whatsoever had made committed acknowledged or done by the said Mr Walkins his
heirs or assigns or any other person or persons lawfully claiming from by or under him
them or any of them or by his their or any of their means title or procurement the Rents
& Services from henceforth to grow due or payable to the chief Lord or Lords of the fee or
fees only excepted and reserved And the said Mr Walkins for himself doth further Covenant
and grant for himself his heirs Executors and Administrators to and with the said William
Richardson his heirs and Assigns and every of them by these presents that the said John
Walkins and his heirs and all and every other person and persons any Estate right title
demand having or lawfully claiming or which any time shall have or lawfully may
claime into or out of the premises before mentioned to be granted or any part or parcell
thereof by from or under the said John Walkins shall and will from time to time and
at all times during the space of Twenty years next following the date hereof
at the reasonable request cost and charges in the law of the said Wm Richardson his
heirs and Assigns do make Acknowledge Execute and suffer and cause and procure to be
made done Acknowledged Executed and suffered all and every such act thing and other
lawfull and reasonable Act and Act Assurance and Assurances in the law
Whatsoever for the further and better Assurance Sure and sure making and conveying
of