Acknowledge Execute and suffered all and every such further and other reasonable and lawfull Act and Acts thing and things device and devise Conveyances and Assurances in the law whatsoever for the further and better Assurance sure and confirmeing the aforesaid forty Acres of land more or less called Eagles nest and all and singular other the before granted premises and every part and parcell thereof with the appurtenances unto the said Morgan Jones his heirs and Assignes for ever Be they by fine ffoffment recovery Deed enrolled Inrollment of these presents or by any of the said ways or meanes or by any other ways or means whatsoever as by the said Morgan Jones his heirs or Assigns or his or their Counsell Learned in the Law shall hereunto advised devised or required to that end and every such further and other Conveyances and Assurances which shall hereafter be made shall shall and ought and shall be judged deemed and taken to be and ought to be the only proper and lawfull act and deed of him the said Morgan Jones his heirs and Assignes for ever and to no other end intent or purpose whatsoever In Witness whereof the said Mathias Hughes to this present Indenture hath set his hand and seale the day and Year first above written

Mathias MH Hughes (Seale)

Sealed and Delivered in the presence of
Edmond Lane
Jno Thompson

On the back of the foregoing Deed were the following Endorsements Viz

Memorand. That the within written Indenture with the land and premises therein mentioned was before me the . . day of Anno Dni Eighteen hundred by the within named Mathias Hughes to be the right of the within named Morgan Jones his heirs and Assignes for ever And at the same day & time came Sarah Wife of the said Mathias Hughes who being secretly examined out of the hearing of her said husband did freely and voluntarily confess that she did give up all and singular her right title dowry claime and demand whatsoever of in the within mentioned lands and premises without any fear threats or disquiet of her said husband In testimony whereof We have hereunto subscribed our names the day and Year above Written

Christ Vernon

June 11th 1695 Recd in open Court according to forme delt

Christ Vernon Clk

June 13th 1695 This Conveyance and Corrects Recorded in Libro B fol: 291 Pme Chr Vernon Clk

Recd March 15th 1696 of Morgan Jones One Shilling Sterling for Alienation of the within land and paid for the Ld Proprietary Charles Lord Baltimore p Hell: Hanslap Collect:

Set the Upper all Instance and request of Mr Morgan Jones claimer of the Reversion the foregoing Deed mentioned and on perusal of the Court here this 13th day of March 1696 the same is adjudged and decreed to be recorded Witness

This Indenture made the Eighth day of January in the Eighth Year of the Reigne of our Soveraigne Lord William the third by the Grace of God of England Scotland France and Ireland Queen defender of the faith &c Anno Dni One thousand Six hundred Ninety and Six Between Richard Wells of Anne Arundell County and Province of Maryland Farmer and Mary his wife Daughter and heirs Apparent of Thomas Martin late of the said County deceased of the one part and Morgan Jones of the parts and County aforesaid Carpenter of the other part Witnesseth that John Cole late of the parts and County aforesaid by his Deed of Bargaine and sale

bearing date the twentieth day of November Anno Dni One thousand Six hundred Sixty and two for the consideration therein expressed doth unto the Aforesaid Thomas Martin father of the said Mary wife of the said Richard Wells fifty Acres of land to sevrance the use and behoofe of the said Thomas Martin his heirs and Assignes for ever being part of two hundred Acres of land which he the said John Cole bargained with Francis Gill Yeoman Richard and Henry Perry bought of William Stint which said two hundred Acres of land was part of a Tract or parcell of land containing Six hundred and forty Acres scituate lying and being in the said Anne Arundell County and called or known by the name of Cortes Demarett situate which said Deed bearing date therewith fully and at large appeared Now this Indenture further witnesseth that the said Richard Wells & Mary his wife for and in consideration of the sum of Ten thousand pounds of tobacco unto them in hand already paid before the ensealing & delivery of these presents by the said Morgan Jones the receipt whereof they do hereby acknowledge and every part and parcell thereof do fully and absolutely acquitt Release and discharge him the said Morgan Jones his heirs Executors Admrs & Assignes for ever by these presents Have Granted bargained and sold Aliened enfeoffed grant bargaine sell Alienate enfeoffe and confirme unto the said Morgan Jones his heirs and Assignes for ever All that Mannor or tenement with fifty and twenty Acres of land thereto belonging be the same more or less being part of the Aforesaid fifty Acres of land and is divided from the residue of the said fifty Acres of land by a line drawn South from a bounded White Oake standing at the upper side of a branch called White Oake branch unto the line of the land late Francis Gill and then with the said Gill's line East to the side of Chesapeake bay and with the said bay North to the land of Daniell Sutton and now in the possession of Mr Jno Sellers and with the line of the said land West to the first bounded White Oake which said fifty Acres of land is now in the mere occupation of the said Morgan Jones together with all houses Outhouses Edifices buildings Orchards Gardens Woods timber & timbertrees Woods Underwoods Commons profitts Commodities Emoluments & hereditaments And all other rights Members and appurtenances unto the said fifty and twenty Acres of land or any part or parcell thereof belonging or any wise appertaining And all the estate right title use interest possession property claime and demand whatsoever of him the said Richard Wells & Mary his wife their heirs Executors Administrators or any other person or persons whatsoever claiming by from or under him them or any of them And also all deeds Evidences Manuscripts & Writings & Memorials touching or concerning only the premises except one fifteen foot house standing by the bayside which is hereby reserved out of this present demise and the said three rupon the Marsh side commonly called or known by the name of the Cole house & also a Grave yard of fifteen foot square being formerly the burying place of Thomas Martin father of the said Mary which shall remaine to the proper use and behoofe of the said Richard Wells and Mary his wife their heirs and Assignes for ever Any thing therein contained to the contrary notwithstanding To have and to hold the aforesaid Mannor or tenement with the fifty and twenty Acres of land thereto belonging with all other the before granted premises with their and every of their Appurtenances except before excepted unto the said Morgan Jones his heirs & Assignes to the only proper use and behoofe of the said Morgan Jones his heirs and Assignes for ever And the said Richard Wells and Mary his wife do hereby for themselves their heirs Executors & Admrs Covenant promise and grant to and with the said Morgan Jones his heirs and Assignes that they the said Richard Wells and Mary his wife Notwithstanding Any thing by them done to the contrary at the time of the ensealing and delivery of these presents is and shall be lawfully seized in their Demesne

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