to a great Swamp and by the said Swamp running West and by north into the said Creek containing and layd out for two hundred Acres more or less To have and to hold the same unto him the said James Warner his heires and Assignes for ever under such rents Covenants Conditions limitacons and Reservations as in and by the said deed of grant relation being thereunto had more at large it doth and may appear All which said lands before mentioned are since come to the said Patrick as appears by an Assignement thereof paid over by the said Warner at a Court held for the County aforesaid August the fourth 1683

Now This Indenture Witnesseth that the said Patrick Dunkin for and in consideration of four thousand five hundred pounds of good merchantable tobacco to him in hand paid & delivered by the said Mary Gibbs before the ensealing and delivery hereof whereof and wherewith the said Patrick Dunkan doth acknowledge himself to be fully and wholly satisfied and paid And doth of and for every part and parcell thereof acquitt and discharge the said Mary Gibbs her heirs Executors Administrators and Assignes by these presents hath granted bargained sold aliened enfeoffed and confirmed And by these presents doth fully clearly and Absolutely grant bargain sell alienate enfeoff and confirme to the said Mary Gibbs her heirs and Assigns all the said Two hundred Acres of Land and premises above mentioned together with the Edifices and buildings Whatsoever to the same belonging or in any wise appertaining and the reversion and reversions remainder and remainders of all and singular the said before granted aliened enfeoffed and confirmed premises or hereby meant mentioned or intended to be hereby granted aliened enfeoffed and confirmed and also all the estate right title interest claime and demand whatsoever of him the said Patrick Dunkin of in and to the same and of in and to every part and parcell thereof and also all woods underwoods and trees now growing standing or being upon the same premises or any part or parcell thereof together with the said recited deed of grant To have and to hold the said Two hundred Acres of land and all and singular the premises before by these presents mentioned or intended to be granted with all and singular the appertenances to the said Mary Gibbs her heirs and Assignes for ever To the only use and behoofe of the said Mary Gibbs her heirs and Assignes for ever And the said Patrick Dunkan doth for himself his heirs Executors Administrators hereby Covenant and grant to and with the said Mary Gibbs her heirs and Assigns and every of them by these presents in Manner and forme following that is to say that the said Patrick Dunkin for and notwithstanding any act or thing by him or his means privity Consent or procurement had made committed or done or wittingly or willfully suffered to the contrary now and at the time of the time of the ensealing and delivery hereof stand and standing solely wholly and rightfully seized and entitle the estate hereby and intitle the estate hereby to be granted shall be sufficiently past vested and settled in the said Mary Gibbs her heirs and Assigns and shall so remain seized of all the premises of a good absolute and perfect estate in fee simple to him and his heirs for ever in his own right and to his own use without any manner of Condition provision right title or limitation of use which may hereafter doe or doth the same other than such condition or provision as is mentioned in the said recited deed of Grant Also that the said Patrick Dunkin 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 Mary Gibbs her heirs and Assigns in manner and form aforesaid According to the intent and true

(meaning

meaning hereof And that the said granted premises and every part thereof now are and be and remaine to the estate hereby made and passed shall and may according to the true intent and meaning hereof remaine continue and be to the said Mary Gibbs her heirs and Assigns fully peacably and Quietly acquitted freed and Discharged And upon reasonable request made to the said Patrick Dunkin his heirs and Assignes in that behalf Well and Sufficiently and at his and their owne costs and Charges shall be freed and kept harmless by him the said Patrick Dunkin his heirs and Assignes of and from all former and other bargains Sales Leases gifts grants Estates rents and of and from all Joyntures Dowers Statutes recognizances Judgments Executions forfeitures Securities Rents and all other charges titles troubles incumbrances and demands whatsoever had made committed Acknowledged or done or to be had made committed Acknowledged or done by the said Patrick Dunkan his heirs or Assignes or any other person or persons whatsoever 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 rent and Services from henceforth to grow due and payable to the Chief Lord or Lords of the fee or fees therefore duly Exacted and Performed AND the said Patrick Dunkin doth further Covenant and grant for himself his heirs Executors Adm and Assigns to and with the said Mary Gibbs and her heirs and Assigns and every of them by these presents that the said Patrick Duncan and his heirs and all and every other person or persons any or to be right title or demand having or lawfully claiming or which any thing 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 Patrick Dunkin shall and will from time to time and at all times hereafter during the space of Seaven Years now next following after the date hereof at the reasonable request Costs and charges in the law of the said Mary Gibbs her heirs & Assignes do make Acknowledge Execute and suffer and cause and procure to be made Acknowledged Executed and suffered all and every such further and other lawfull and reasonable Act and Acts Assurance and Assurances in the law whatsoever for the further and better Assurance Surety and Surmaking and Conveying of all the said granted premises with the appurtenances or any part thereof unto the said Mary Gibbs her heirs or Assigns or to their or their Counsell learned in the law in that behalf shall be reasonably devised or Advised And it is Mutually agreed and concluded by and between the parties to these presents that all and every further Assurance to be made as aforesaid of the said granted premises or any part thereof is meant and intended to be and shall be to the only use and behoofe of the said Mary Gibbs her heirs and Assignes forever And to none other use intent or purpose whatsoever In Witness whereof the parties first above mentioned to these presents Interchangably have set their hands and seals the day and year first above written

Patrick his mark Dunkin

(Seale)

On the back side the foregoing deed was endorsed as follows Viz