And also all the Estate Right title and demand Whatsoever of him the Said Christopher
Gardiner of in and to the Same and of in and to every part and parcell thereof and also all
Woods under woods trees now Growing or Standing or being upon the Same premisses or any
part or parcell thereof To have and to hold the said forty acres of Sand and all and Singular
the premisses before by these presents menconed or intended to be granted with all and Singu
the Appertenances to the Said Robert Lockwood his heires and Assignes forever to the
onley use and behoofe of him the Said Robert Lockwood his heires and Assignes forever
And the said Christopher Gardiner doth for himselfe his heires Executors And Administra
Covenant & grant to and with ye Said Robert Lockwood his heires and Assignes
And every of them by these presents in manner & forme following that is to Say that he
the Said Christopher Gardiner for & not with Standing any act or thing by him or his
Means Consent privity or procurement had made Committed or done or wittingly or
Willingly Suffered to the Contrary Now and att the time of the Ensealing & Delivery
hereof Standeth Solely and is rightfully Seized and untill the Estate hereby to be Granted
Shall be Sufficiently passed vested and Settled in and upon the Said Robert Lockwood his heires &
Assignes and Shall So remaine Seized of all the premisses of a good Absolute and perfect estate
in fee Simple to him and his heires forever in his own right and to his owne use without
any of Condicon or provisoe right title or Limitacon of use which may hereafter Destroy
or Impeach the Same Other then Such Condicons or provisoe Menconed in the Said recited
Deed of Grant and that the Said Christopher Gardiner not with Standing 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 premisses and every part and parcell
thereof unto the Said Robert Lockwood his heires and Assignes in manner and forme aforesd
According to the true intent and meaning hereof and also that the Said Robert
Lockwood his heires and assignes and every of them Shall and may from time to
time and at all times During the Estate hereby made and Granted peaceably
have hold occupie and enjoy all and Singular the Said granted premisses with
the Appurtenances according to the true intent and meaning hereof without
any lett Suite trouble or Charge whatsoever of or by the Said Christopher
Gardiner his heires and assignes or any of them or any Other person or persons
whatsoever Lawfully haveing or Claiming to have any Estate Interest or thing
of into or out of the Said granted premisses or any part thereof by from or under
the Said Christopher Gardiner or by his means privity Consent or procurement
And that the Said granted premisses now are and be and So During the Estate
hereby made and Expressed Shall & may according to the true Intent and meaning
hereof remaine Continue and be to the Said Robert Lockwood his heires And Assignes

fully freely and clearely acquitted freed and Discharged or upon reasonable request made
to the Said Christopher gardiner his heires and Assignes in that behalfe well and Sufficiently
And at his and theire owne cost and charges in the law Shall be Saved and kept harmless by
Him the Said Christopher gardiner his heires and assignes of and from all former & Other
bargains & Sales Leases gifts Grants estates and rents and of and from all Joyntures
dowers Statutes recognizances Judgments Executions issues and Extents and all Other
Charges troubles incumbrances and Demands Whatsoever had made committed Acknowledged
or done by the Said Christopher gardiner his heires or assignes or any Other person or persons
Lawfully claimeing from by or under him them or any of them or by his or theire or any of
theire Means or procurement the rent and Services from hence fore to grow due & payable to
the chiefe Lord or Lords of the fee or fees onely Excepted and forepriced And the Said
Christopher Gardiner doth further Covenant and grant for himselfe his heires Executors Ad-
ministrators and assignes to and with the Said Robert Lockwood his heires and Assignes
and every of them by these presents that the Said Christopher Gardiner and his heires and
all and every Other person or persons any Estate right title and Demand haveing or
Lawfully claimeing to have or which anything Shall have or Lawfully may Claime
into or out of the Said premisses before mencioned to be granted or any part
or parcell thereof by from or under the Said Christopher Gardiner Shall & will from
time to time and at all times hereafter During the Space of Seaven Yeares Noone next
Following after the date hereof at the Reasonable request cost & Charges in the Law of ye
Said Robert Lockwood his heires & assignes doe make Acknowledge Execute And
Suffer and cause and procure to be made acknowledged executed and Suffered all
and every Such further and Other reasonable act and acts Assurance and Assure-
ances in the Law whatsoever for the further and better Assurance Surety sure
Making and Conveying of all and Singular the Said granted premisses with the
Appertenances or any part or parcell thereof unto him the Said Robert Lock-
wood his heires and Assignes According to the true intent and meaning
hereof be it by fine feoffment recovery or Otherwise as by the Said Robert Lockwood his
Heires or assignes or his or theire Councell Learned in the Law in that behalfe
Shall be reasonable advised devised or required all which further Assurance to be made
as aforesaid of the Said granted premisses or any part or parcell thereof is ment and
Intended to be and Shall be to the onley use and behoofe of him the Said Robert