Mentioned parcell of land called Lowes work and Francis his addition by Casualty
of water died intestate and left his son first above named Tho: Francis his heir
at law which last named Thomas Francis was accordingly quietly and peacea-
bly and lawfully possessed in the before mentioned two parcels of land as also in all
rest of his said fathers hereditary Estate and the said Thomas Francis the fa-
ther and heire of the above mentioned Tho Francis did intermarry with mary the
Daughter of Coll: Hance Hancesson now Dwelling in Calvert County in the said
province of maryland and before he had any issue by his said wife departed
this life and in and by his last will and testament amongst other things therein
mentioned have given and bequeathed unto her the: the before mentioned two
parcels of land namely Lowes work and Francis his addition and also ordained
her sole Exec- of his said last will and testament as by the same relation
thereto Reference more at large and plaine it doth and may appeare and the said
testator Thomas Francis for divers good causes and promises obligations and
valuable considerations had been made in his life time between him and the
before named Thomas Sparrow did after the writing of his said testament by
his will verball conjoyne his said wife mary francis to be sole Exec-
as aforesd that if at any time she was disposed to sell the said two tracts
or parcels of land called Lowes work and Francis his addition she should
admitt or permitt Thomas Sparrow to serve it first before she should sell
to any other man or men which she hath hitherto observed now
This Indenture further Witnesseth that the above named
Mary Francis now dwelling in Calvert County in the province aforesd as well
as legatee as sole Exec- of the last will and testament of the above said
Thomas Francis as well for and in consideration of the sum of
fifty five pounds of good and lawfull Sterling money of England
her in hand already well and truely paid and Delivered or tendered to be
payd and delivered by the said Thomas Sparrow at or before the ensealing
and delivery hereof the receipt whereof she the said mary francis doth
hereby acknowledge and therewith to be fully contented satisfied and paid
and therof and therefrom and every part and parcell thereof the said
Thomas Sparrow his heirs Exec- adm- and assigns doth acquitt Exon-
and for ever Discharge by these presents as also for divers other
good causes and valuable considerations she thereunto likewise and specially
moving Have given granted bargained sold aliened enfeofed
and confirmed and by these presents Doth give grant bargaine sell
enfeoffe and confirme unto the said Thomas Sparrow his heirs and assigns
for ever a well all that parcell of Land called Lowes work lying
situate and being in Anne arundell County on the west side of road river
formerly part of the land of the Sparrow as before mentioned and
expressed Beginning at an oak: nigh Saws brook: thence running south
one hundred and thirty perches to a tree standing neare the mouth of
Dogwood Cove west through the branch to a tree fifty perches
thence west by north fifty perches to a dogwood thence north west
by west

one hundred and fifty perches to a hickory tree thence west by north half
a point northward eighty perches to another hickory tree thence north fifteen
perches to a tree standing in the line of the said land of Sparrow and Francis
thence in or within the said line East three hundred perches to the first oak:
computed by the surveyor thereof to be one hundred forty five acres of land
as by the platt thereof appeareth as also one other parcell above mentio-
ned called and known by the name of Francis his addition lying in the
said County neare a branch called nettle fields branch BEGINNING at a bounded
hickory standing by a marsh in the line of the land of John Shaw and running
south sixteen perches to the line of the land of thomas Sparrow thence west
within the line of the said Sparrows land foure hundred and twenty perches to a
bounded tree of the said Sparrows land standing in a branch called woolf pitt
trap branch then north sixteen perches to the land of the said Shaw called
Shaws folly then bounding within the line of the said land running east to
the first bounded tree containeing and then laid out forty two acres of land
more or less TOGATHER with all the rights profitts benefitts privileges
Commodities: advantages to the said two parcels of land hereby bargained
given belonging or in any way appertaineing and also all the messuages
tenements Dwelling houses out houses tobacco houses barnes stables structures
Edifices buildings ponds or pinn folds togather with all the timber and
timber trees standing growing or being in and upon the same before-
mentioned two parcells of land called Lowes work and Francis his addition
containeing one hundred eighty eight acres hereby bargained land
and premises and every part and parcell thereof with the appur- and
the other tree woods and underwoods fruite tree orchards gardens yards
Back sides lights Easements ways passages wells springs water and water
courses corne fields pastures meadows feedings fencing and fencings
whatsoever and likewise all such Estates rents right title property
Interest vse possession reversion and reversions remainder and remainders
claime and demand whatsoever of the said Mary Francis and her heirs
or any other person or persons whatsoever or whomsoever of in and to
said one hundred eighty eight acres of land and premises hereby bargained
as aforesd or of in or to any or every part or parcell thereof and also all
and singular the patents deeds dever Grants Evidences Escripts writings
and monuments which may in any wayes touch or concerne the same with all
other profitts and advantages to the before mentioned hereby bargained
two parcels of land and every part and parcele thereof to all and
singular the appurtenances thereof and to the same belonging or in
any wise appertaining (Royall mines Excepted) To have and to
hold all the said one hundred eighty eight acres of land and all
and singular the said patents deeds dever and premises with the appur-
tenances before mentioned to be given granted bargained sold aliened
enfeofed and conferred and every of them with the appur- unto the said
Thomas Sparrow his heirs Exec- adm- and assigns for ever
to