and Katherine his wife, and the said Katherine being
secretly examined according to Law they did acknowledge
the land and premisses wth within mentioned to the wth within
named Ju^r Gadsby to be his right as of their
guift according to act of Assembly in that case made
and provided —

Taken and acknowledged p^r Wm Taylard Cl^k
Court:

This Indenture made the Twelfth day of November
in the yeare of our Lord God one thousand seven hundred and
in the twelfth yeare of the Reigne of our Soveraigne Lord
King William of England Scotland France and Ireland
Defend^r of the Faith &c Between Benjamin Burgis —
of the County of Annarundell in the province of Mary land
Gent: of the one parte and Charles Chaney of the said County
and province planter of the other parte witnesseth that
the said Benjamin Burgis for and in Consideration of the sume of
Sixty pounds of good and Lawfull money of England to him in-
hand already paid or secured to be paid by the said Charles Chaney
at and before the ensealing and delivery of these presents the
receipt whereof the said Benjamin Burgis doth hereby acknowledge
and therewith to be fully satisfyed contented and paid and therof
and of every part and parcell thereof he the said Benjamin Burgis
his heirs Ex^rs and Adm^rs the said Charles Chaney his heirs
Ex^rs and Adm^rs doth hereby acquitt exonerate and for ever discharge
by these presents Hath given granted aliened bargained sold —
ratified and confirmed And by these presents doth for him
=selfe and his heirs fully clearly and absolutely give grant alien
bargaine sell ratifye and confirme unto the said Charles Chaney
his heirs and assigns for ever All that peice parcell or Tract of
Land called Charles Ffollick Situate lying and being in
Annarundell County Begining at a bounded Hickory Stakeing in
the line of the said Burgis his land called Burgis Choice on ye further
side of the Round Bay Cill being part of the said Tract called Burgis
choice thence Running west one hundred ninty four perches to a
bounded Oake of the said Burgis's choice thence north forty four perches
to a bounded Spanish Oake by the Branch thence east and by north
twenty perches to a bounded white Oake then north north east four
perches to another bounded white Oake then east north east thirty
four perches to a bounded Spanish Oake thence east ninty perches
to a bounded Persimmon tree and from thence to the first
bounded tree containing and laid out fifty seven

acres be the same more or less together with all trees woods —
and underwoods timber trees and timber trees fruit trees Dwelling
houses out houses Tobacco houses Barnes stables Ediffices buildings —
orchards gardens water and water courses ways passages lights —
easements profitts commoditts and advantages rights —
Comodities and appurtenances whatsoever thereunto belonging or in
any wise appertaining Royall Mynes only reserved To —
Have and to Hold the said peice parcell or Tract of —
Land called Charles Ffollick as aforesaid and all and
singular other the premisses and every parte and parcell
thereof with the appurtenances (Royall Mynes (as aforesaid)
only reserved) unto the said Charles Chaney his heirs and
assigns for ever And he the said Benjamin Burgis for himselfe
his heirs Ex^rs and Adm^rs and every of them Doth Covenant —
promise and grant to and with the said Charles Chaney his
heirs Ex^rs Adm^rs and assigns and every of them by these presents
that he the said Benjamin Burgis his heirs Ex^rs and Adm^rs
all the said peice parcell or Tract of land (before mentioned
or hereby intended to be bargained and sold) and every —
part and parcell thereof together with all and singular the
premisses with the appurtenances thereunto belonging or in —
any wise appertaining unto him the said Charles Chaney
his heirs and assigns for ever and to his and their own proper —
use and behoofe from and against him the said Benjamin Burgis
his heirs Ex^rs Adm^rs and assigns and from and against all and
every other persone persons whatsoever lawfully claiming or
wth may claime or rightfully pretending to have any estate
right title or interest of in or to the same or any part or —
parcell thereof shall and will for ever warrant and defend
by these presents And the said Benjamin Burgis for himselfe
his heirs Ex^rs and Adm^rs doth also Covenant promise and grant to
and wth the said Charles Chaney his heirs and assigns by these —
presents that he the said Benjamin Burgis now at the time of —
ensealing and delivery hereof of and in the said peice parcell
or tract of land (before mentioned) and every parte and parcell
thereof together with all and singular the premisses wth the —
appurtenances stand seized of a good sure firm and under
=feasable estate of Inheritance of free simple free and
clear of all Incumbrances whatsoever the Rents and Services —
for the same wch from hence forth shall become due and paya
=ble to the Chiefe Lordes Lords of the fee or fees of the said —
premisses (only reserved and excepted) And that he the said
Benjamin Burgis now hath in himselfe good Right full —
power and Lawfull authority to give grant alien bargaine
sell convey and assure all the before mentioned peice or parcell
of land and premisses and every part and parcell thereof —
with the appurtenances unto him the said Charles Chaney