This Indenture Made the twenty third Day of Aprill in the Year of our Lord Seventeen hundred and Fourty five Between Ephraim Vernon of Richmond County in the Colony of Virginia Son and heire of Christopher Vernon Late of Ann Arundell County in Maryland Planter deceased, and Anne his wife of the One part and George Martain of Ann Arundell County Marriner witnesseth that the Said Ephraim Vernon and Anne his wife for and Consideration of the Summe of Five Pounds Sterling to him the said Ephraim in hand paid the receipt whereof he doth hereby Acknowledge and him the Said George Martin Therefrom and of every part and parcell thereof doth Exonerate Discharge HAVE Bargained Sold and Confirmed And by these presents doth Bargain Sell and Confirm unto the Said George Martin all those two plantations tracts or parcells of Land Lying in Ann Arundell County the One Called Marshes Seal Containing by Estimation One hundred and fifty Acres the Other Called Sutton or Barnetts Plantation Containing by Estimation One hundred Acres which two parcells of Land the Said Christopher Vernon Died Seised together with all Buildings Improvements Profitts Comodities Advantages and Appurtenances thereunto or unto either of the Said two tracts of Land belonging or Deemed Accepted or Reputed as part Parcell or Member thereof TO HAVE AND TO HOLD to him the Said George Martin his heirs and Assigns for Ever And the Said Ephraim Vernon for himselfe and his heirs Covenant Promise Grant and Agree to and with the Said George Martin his heirs and Assigns that he the Said Ephraim at the time of the Ensealing and Delivery of these presents is Rightfully and Lawfully Seised in his Demesne as of Fee of and in the Said two tracts or Parcells of Land with the Appurtenances and every Part and Parcell thereof (Except the Dower of Ann Vernon widow and Relict of the Said Christopher Vernon) and hath Good right and Absolute and Lawfull Authority to Sell and Convey the Said two tracts of Land with the Appurtenances (Except as before Excepted) And the Said Ephraim Vernon And Anne his wife for themselves and their heirs Covenant and Agree to and with the Said George Martin his heirs and Assigns that he And they Shall and may from time to time and all times hereafter have hold and peaceably possess and Enjoy the Said two tracts or Parcells of Land with their Appurtenances well and Sufficiently warranted and Defended Against all personall Estates Charges and Incumbrances whatsoever Except as before Excepted and Also the Rents and Services hereafter to Grow due and payable to the Right Honble the Lord Propry upon this trust and Confidence Nevertheless that the Said George Shall with all possible Speed Expose to Sale the two tracts of Land with the Appurtenances to the highest bidder and for the best price that can Really and bona fide be had and Shall and truely pay unto the Said Ephraim the Money that Shall Arise by Such Sale deducting therout the reasonable Costs and Charges the Said George Martin Shall bear and Also deducting therout Five pounds out of every hundred pounds that Shall Arise by the Sale of the Said Land and so in proportion for a lesser Sum And the Said

(Ephraim)

Ephraim Vernon And Anne his wife have Ordained Constituted and Appointed and by these presents Do Ordain Constitute and in their places Jointly and Severally put and Appoint Any Attorney practicing in Any of the Courts of Law in Maryland with full and Ample power and Authority to Appear before Any Court of Judicature Judges or Justices within the Same Province and there presents to Acknowledge together with the Land and premisses therein mentioned and thereby Intended to be bargained to the Said George Martain and his heirs and Assigns for Ever According to the directions of the Act of Assembly or Other Laws or Usages of the Said Province and the Said Ephraim and Anne his wife Covenant and Agree to and with the Said George Martin that they the Said Ephraim and Anne Shall and will at any time within the Space of Seven years from the Date hereof do perform and Execute and further or Other Necessary Act or Acts Conveyance or Conveyances for the better and more Firm Assurance of the premisses and every or Any part thereof that Shall be Devised Advised or Required by the Said George Martin his heirs or Assigns (at his and their proper Cost and Charge) or his or their Counsell Learned in the Law In Witness whereof the Said Ephraim Vernon and Anne his wife have hereunto put their hands and Seals the Day and Year first Above Written

Eph^m Vernon (Seale)

Anne Vernon (Seale)

On the back of the foregoing Deed is thus indorsed Viz^t

Sealed and Delivered
In the presence of us
Richard Howard
James Suggitt
Jane (her mark) Graves

Virginia

Richm: County S^s.

This Day Mr Ephraim Vernon and Anne his wife Came before me Charles Barber One of his Maj^ts Justices for the Said County and Acknowledged the within Deed to George Martin Given under my hand this 23^d of Aprill 1725

Ch^s Barber

Maryland S^s

Aprill the 26th 1725

Then Came before me the Subscriber One of his Lordships Justices of the Gen^ll Court of Province aff^d Richard Howard One of the Subscribing Witnesses to the within Instrument and Made Oath that he Saw the within mentioned Ephraim Vernon and Anne his wife Sign Seal Publish and Deliver the within Instrument of writing as their Act and Deed for the Uses therein mentioned and at the Same time he Saw Jam^s Suggitt and Jane Graves Sign as Witnesses thereto

Sworn to before me the Day and Year Aboveseid

James Stoddert

Recorded May the 10th 1725