10) and Claret lying & being in the Fork of Patuxent of Patuxent River thence Runnin
North Sixty Five Degrees West Eighty two perches thence North fifty nine Degrees
West Fifty three perches thence North fifty Seven Degrees West thirty perches
thence North fifty two perches thence North fifty Six Degrees West one hundred
& Ninety three perches thence South thirty two Degrees West one hundred and
Eighty Seven perches thence South fifty Nine Degrees East one hundred & Eighty
Eight perches thence with a Straight line to the beginning Tree containing
three hundred Acres of Land as by the said deed of Bargain & Sale duly Acknow
=ledged & Recorded among the Land Records of Ann Arundel County in the said Provinc
relation being thereto had may more fully & at large Appear & whereas the
said Margaret Higginson is upon the demise of the aforesaid John Taillor as Heir at
Law to him or otherwise become Seized of & in an Estate of Inheritance in Fee
Simple in the aforecited deed of Bargain & Sale & the aforecited premises
thereby bargained and Sold or mentioned or intended so to be or to some part
with the Appurtenances Now this Indenture Witnesseth that the said
Margaret Higginson for and in consideration of the Sum of thirty Nine Pounds Nineteen
Shillings Sterling money of Great Brittain aforesaid to her the said Margaret Higginson
by the said Henry Ridgley in hand paid at or before the Ensealing & delivery of these
presents the receipt whereof She doth hereby Acknowledge & therefrom & of &
from every part & Parcell thereof doth hereby release acquit & discharge the aforesaid
Henry Ridgley his Heirs Executors & Admrs Hath Granted Bargained Sold Assigned
Transferred & Set over & by these presents Doth Grant Bargain Sell Assign Transfer
& Set over unto him the said Henry Ridgley his Heirs & Assigns all that the afores
Tract or Parcel of Land called part of Hickory Ridge by the Meets & bounds or Courses &
distances aforesaid & all & every the Timber and Timber Trees & wood growing thereon and
all Ways waters Water Courses Easements profits commodities Rights Priviledges hereditame
& all other the advantages Improvements and Appurtenances Whatsoever to the said pria
or Parcel of Ground & Premises hereby bargained and Sold or meant mentioned or intended
so to be belonging or in any wise Appertaining and the Reversion & Reversions remainde
& remainders Rents Issues & Profits thereof & of every part & Parcell thereof and all the
Estate Right title Interest use trust property Claim & demand whatsoever of her the said
Margaret Higginson of in to & out of the aforesaid Tract or Parcell of Land hereby bargain
and Sold or mentioned or intended so to be or any part thereof & also the aforesaid
deed or Instrument of Bargain & Sale & every Clause Covenant contract Warranty & Agreement
therein contained and all Benefit & advantage thereof & of every part and Parcell
thereof To have and to hold the aforesaid Tract or parcell of Land deed and
Premises with the Appurtenances hereby bargained and Sold or mentioned or intended
so to be unto the said Henry Ridgley his Heirs and Assigns to & for the only proper
use & behoof of him the said Henry Ridgley his Heirs and Assigns for ever & to &
for no other use Intent & Purpose whatsoever and the said Margaret Higginson
for herself her Heirs the said hereby bargained Premises with their Appurtenances
(unto)

unto the said Henry Ridgley & his Heirs and Assigns against her the said Margaret
Higginson & her Heirs and against all persons whatsoever Shall & will Warrant and
for ever defend by these presents except such part or parts of the aforesaid Tract or
Parcel of Land hereby bargained & Sold or mentioned or intended so to be as Shall
be found to be contained or included in the two Elder Surveys of a Tract of Land called
White Wine & Claret and of another Tract of Land called Partnership or of either of
them and the said Margaret Higginson doth hereby for herself her Heirs Executors
& administrators Covenant Promise grant & Agree to & with the said Henry Ridgley
his Heirs and Assigns in manner following (that is to Say) that She the said Margaret
Higginson her Heirs Executors and Administrators & all others Lawfully Claiming
or to Claim by from or under her them or any of them Shall & Will at all times
hereafter at the request Costs & Charges of him the said Henry Ridgley his Heirs
and Assigns make do & execute or cause or procure to be made done and
executed all & every such further and other Lawful and reasonable Act & acts thing
and things conveyances and Assurances in the Law whatsoever for the further and
better Conveying assuring and sure making the aforesaid Tract or Parcel of Land and other
the premises hereby bargained & Sold or mentioned or intended so to be with their
& every of their Appurtenances unto the said Henry Ridgley his Heirs and Assigns
as by the said Henry Ridgley his Heirs and Assigns or his or their Council Learned in
the Law Shall be reasonably devised or advised and required In Witness whereof
the said Parties to these Presents have hereunto Interchangeably Set their Hands
& Seals the day & Year first above Written

Margt Higginson (Seal)

On the back of the aforegoing deed was thus Indorsed Viz.

Sealed & Delivered in the presence of } Edward Wills
James Esten

I the within named Margaret Higginson do hereby Authorise and Impower John
Galloway Samuel Galloway & Stephen Bordley of Ann Arundel County in the Province
of Maryland Gentlemen or either of them for me & in my Name to Appear before any
Majestrate or Magistrates of the said Province & there to Acknowledge the Within
Indenture as my Act & deed to and for the uses within mentioned and that the
within bargained and Sold premises are the right property & Estate of the Within
named Henry Ridgley his Heirs and Assigns for ever according to the purport
& true meaning of the said Indenture or to Acknowledge the said Indenture in
Such other form as may be agreeable to the Laws & Practice of the said Province
in as full & ample manner as I might or could do if personally present In
Witness whereof I have hereunto Set my hand & Seal the Eighteenth day of
May Seventeen hundred & forty four

Margt Higginson (Seal)

Sealed & Delivered in presence of } Edward Wills
James Esten