(12)

This Indenture made the first Day of August in the year of our Lord one Thousand seven hundred and Sixty three Between Elizabeth Smith John Watkins Son of John and John Watkins Son of Gassaway of Ann Arundel County in the province of Maryland of the one part and Nicholas Watkins of the same County and Province aforesaid of the other part Witnesseth that the said Elizabeth Smith John Watkins Son of John and John Watkins Son of Gassaway for and in Consideration of Five shillings Current Money to them in hand paid the receipt whereof is hereby acknowledged Hath given granted bargained Sold Aliened Remised Released Confessed and confirmed and by these presents Doth freely clearly and absolutely give grant bargain sell Alien remise release Confess and Confirm unto him the said Nicholas Watkins his Heirs and Assigns All that piece parcel or Lott of Land being part of a Lott now in Possession of Mr William Chapman in London Town lying in Ann Arundel County together with all and singular the Houses Edifices Buildings improvements and Advantages to the Land and Premisses hereby given and conveyed belonging or in any wise Appertaining and all the Estate Right Title and Interest of them the said Elizabeth Smith John Watkins Son of John and John Watkins Son of Gassaway of into or out of the same and the Reversion and Reversions Remainder and Remainders Rents Issues and profits thereof and of every part and parcel thereof To have and to hold the aforesaid piece parcel or Lott of Land and premisses with the appurtenances unto him the said Nicholas Watkins his Heirs and Assigns forever to his and their only proper use and behoof and to or for no other use intent or purpose Whatsoever In Witness whereof the parties to these presents have hereunto interchangeably sett their Hands and Seals the Day and year first above Written —

Eliz.a Smith (Seal)
John Watkins Junr. (Seal)
Watkins Son of Gass. (Seal)

Signed Sealed and Delivered in the Presence of us —
Jno. Jams
Thos. Watkins

On the back of the aforegoing Deed was thus Endorsed Viz.t

Ann Arundel County ss. August the 1.st 1763 Then recd. of Mr Nicholas Watkins the sum of five shillings Current Money being the Consideration for the within Land and Premisses recd. by us — — — Watkins Son of Gass
John Watkins Junr.
Eliz.a Smith —

Test. Jno. Jams
Thos. Watkins

Be it remembered the 1.st the first Day of August 1763 came before us the Subscribers two of his Lordships Justices for Ann Arundel County Mrs Elizabeth Smith John Watkins Son of John and John Watkins Son of Gassaway and Acknowledged the Land and Premisses of the within Deed to be the Right Estate and inheritance of Mr Nicholas Watkins his Heirs and Assigns forever and at the same time came Hester Watkins the Wife of John Watkins Son John and Mary Watkins the Wife of John Watkins Son of Gassaway and being privately Examined out of the hearing of their said Husbands declared that they freely and clearly without being compelled or afraid of gaining the displeasure of their said Husbands give up their right of Dower or any Claim that they might have to the within mentioned Land and Premisses to Mr Nicholas Watkins his Heirs and Assigns forever According to the true intent and meaning thereof and According to the Act of Assembly in that Case made and provided taken and Acknowledged the Day and year above written before us — Jno. Jams
Thos. Watkins —

August 10.th 1763. Received of Mr Nicholas Watkins one penny Sterling for the use

(13)

Use of the Lord Baltimore being the Alienation Fine on the within Land by virtue of a Commission from the Honble Edward Lloyd Esqr. his said Lordships Agent and receiver general —

Benj.a Beall

L W
6.15

Recorded 10.th August 1763 —

This Indenture made this first day of August in the Year of our Lord one Thousand seven hundred and Sixty three Between Samuel Smith of Ann Arundel County in the province of Maryland of the one part and John Watkins Junr. of the County and province aforesaid of the other part Witnesseth that the said Samuel Smith for and Consideration of the Sum of sixteen pounds ten shillings Sterling and fourteen pounds four shillings and ten pence Current money to him in hand paid by the said John Watkins Junr. the receipt hereof is hereby acknowledged hath bargaine and sold and by these presents doth bargain and Sell to the said John Watkins his heirs and Assigns All that Tract or parcel of Land called Search lying and being in the County aforesaid Beginning at the South Eastermost Corner of Tailors hole and running thence with Ann Arundel Manner line East one hundred and Seventy five perches then West and by North with Miles to Tailors Hole and from thence with a Sheight Line to the first Beginning Containing Eighteen Acres and a half more or less together with all Improvements Profits Advantages Ways Waters and Appurtenances to the aforesaid bargained premisses and every part thereof in any wise belonging or Appertaining To have and to hold all and singular the hereby bargained premisses and every part thereof to the said John Watkins Junr. his Heirs and Assigns forever to his and their own and proper use Also a Sorrel Colt called Bretain To have and to hold the aforesaid Land and premisses with the aforesaid Horse to the said John Watkins Junr. his heirs and Assigns forever and the said Samuel Smith do for himself his heirs Executors or Assigns doth covenant and agree to and with said John Watkins his heirs and Assigns that the said Samuel Smith his heirs and Assigns shall and will forever Warrant and defend the aforesaid Bargained Land and premisses with the aforesaid Horse from and against all manner of Persons whatsoever claiming by from or under them or any of them Provided always that if the said Samuel Smith shall pay or cause to be paid unto the said John Watkins Junr. his Heirs Exr.s Adm.rs or Assigns the Sum of Sixteen Pounds ten shillings Sterling and the Sum of fourteen pounds four shillings and ten pence Current Money at or upon the first day of November next ensuing the date hereof with legal Interest for the same then the above instrument to be void otherways to remain in full force and virtue in Law In Witness whereof the parties have hereunto interchangeably set their hands and Seals the Day and year above written — Sam.l Smith (Seal)
John Watkins Junr. (Seal)

Signed Sealed and Delivered in presence of us —
Jno. Jams
Thos. Watkins

On the back of the foregoing was thus Endorsed Viz.t

Recd. of John Watkins Junr. the Sum of Sixteen pounds ten shillings Sterling and fourteen pounds four shillings and ten pence Currency being the Consideration Money within mentioned Recd this first day of August 1763 — Sam.l Smith

Test. Jno. Jams
Thos. Watkins

Be it remembered that the within named Samuel Smith came before us two of his Lordships Majistrates for Ann Arundel County and Acknowledged the within Instrument of Writing to be his Act and the Land and premisses Goods and Chattels therein mentioned to be the right and Inheritance of the within named John Watkins his Heirs and Assigns for ever according to the true intent and meaning thereof and according to the Act of Assembly in that Case made and provided taken and acknowledged the Day and Year (within)