paid by the said John Cromwell Son of Joshua before the
ensealing and Delivery of these presents the receipt whereof
he the said Charles Boone doth hereby acknowledge
and himself to be fully satisfied Contented and paid
hath given granted bargained Sold aliened Infeoffed and
Confirmed and doth by these presents give grant bargain
Sell alien Infeoff and Confirm unto the said John Cromwell
Son of Joshua his Heirs and Assigns for ever all that
tract or parcel of Land called Butlers Park lying and
being in the County aforesaid in the fork of a Creek
called Rock Creek of Patapsco River Beginning at a
bounded Poplar tree standing in a Branch and running
thence North West bounding on said Branch sixty Perches
to a bounded Chesnut tree standing in the fork of said
Branch thence continuing the said Course over a small
Branch twenty Perches to a bounded Locust tree then
West one hundred and sixty Perches then South one hundred
and fifty eight Perches then East two hundred and twenty
perches then North to the first Beginning tree Containing
and laid out for two hundred Acres of Land To Have and
To Hold the aforesaid tract or parcel of Land together with
all and singular the premises and Appurtenances
thereunto belonging or in any wise Appertaining unto
him the said John Cromwell Son of Joshua his Heirs
and Assigns forever to the only proper use and behoof
of him the said John Cromwell Son of Joshua his Heirs
and Assigns and to and for no other use intent or purpose
whatsoever and the said Charles Boone doth for
himself his Heirs Executors and Administrators
Covenant and Agree to and with the said John Cromwell
Son of Joshua his Heirs and Assigns that he the said
(Charles)

Charles Boone and his Heirs the aforesaid tract or parcel
of Land with all and every of the premises and Appurtenan-
ces thereunto belonging or in any wise appertaining
unto him the said John Cromwell Son of Joshua his
Heirs and Assigns against him the said Charles
Boone and his Heirs - and from and against all and
every person or persons whatsoever claiming any Right or title
unto the above bargained Land and premises shall and
will Warrant and forever hereafter defend by these presents
and that he the said Charles Boone and his Heirs shall and
will at any time hereafter at the request of the said John
Cromwell Son of Joshua his Heirs or Assigns and at his or their
Cost and Charge make do or suffer to be done any other
reasonable Act or Acts thing or things whatsoever for the
better Security or Sure making of the said bargained Land and
Premises unto him the said John Cromwell Son of Joshua
his Heirs and Assigns forever as by him or them his or
their Counsel Learned in the Law shall be reasonably
devised Advised or required In Witness whereof the party
first above mentioned hath hereunto set his hand and
affixed his Seal the day and year first above Written

Charles Boone (Seal)

Test Philip Thomas Lee

On the back of the foregoing Deed was then indorsed Viz.

March fourth 1771 then received the sum of two hundred
Pounds Current Money of the within named John Cromwell Son
of Joshua it being the Consideration Money within be fore
I say Received

Charles Boone

Test Philip Thomas Lee

March fourth 1771 then came the within named Charles
Boone before me the Subscriber one of his Lordships Justices
of the Provincial Court and acknowledged the within
Instrument of Writing to be his Act and Deed and
the Land and premises therein mentioned to be the
(right)