This Indenture made this third day of Aprill and in the first yeare of the Dominion of the Right Honble Charles absolute Lord & proprietary of the province of Maryland Lord Baron of Baltimore &c and in the yeare of our Lord God One Thousand Six hundred Seventy & Six Between William Ebden & Jane his wife of yt coty of Baltimore in the province of Maryland of the one part and Jonas Boyne of the same County & province planter on the other part Witnesseth That whereas the Right Honble Caecilius Lord Baltimore by his Deed of Graunt under the Great Seale used in the said Province of Maryland for Grauting of Land there bearing date at St Maries the first day of August in the Two & fortieth Year of his Lordshipps Dominion over the said province of Maryland Annog Domini One Thousand Six hundred Seventy & three for the Consideration therein mentioned Graunt unto William Ebden all that
Side: parcell of Land Called Gooseberry Neck lying in Chesepeake Bay & on the westerne the said Bay in the County of Baltimore & in a River in the said Bay Called the Back River & in a Creek in ye. sd River Called the Deep Creek, beginning at a marked Red Oake standing in a Neck between Two branches & Running Cross the Point for breadth South East & by East Thirty perches unto a Marked Red Oake standing by the side of the Easterne branch bounding on the said Creek by a Lyne drawn north East & by north for Length five hundred Thirty five Perches & one third part of a pearch bounding on the North East & by North by a Lyne drawn north west & by west Thirty perches bounding on the north West & by west by a Lyne drawn South west & by South & unto the first bounded Tree containing and now laid out for One hundred acres more or Less together wth all rights proffits & benefitts thereunto belonging (Royal mines Excepted) To have and To hold the same unto him the said William Ebden his heirs & afsgns for ever under such Rents Covenants Conditions Lymitacons & Exceptions as in & by ye said Deed of Graunt Relation being thereunto had
May doth more at Large it doth & may appear NOW this Indenture witnesseth that the said William Ebden & Jane his wife for the Sum of One Thousand five hundred pounds of good sound & merchble Tobacco & Caske to them in hand by
Sealing: the said Jonas Boyne before the Enseating & Delivery hereof well & truely content-
-thereof: ed & paid the receipt whereof they the said William & Jane doe hereby acknowledge & themselves therewth fully satisfied contented & paid & thereof & every part & parcell thereof doth clearly accquit Exonerate & discharge the said Jonas Boyne his hrs Exrs & admrs Graunt bargain alienate & sell & Confirme unto ye said Jonas Boyne all yt parcell of Land before menconed goeing by the name of Gooseberry Neck Conteyning One hundred acres more or Less together wth all rights benefitts priveledges & conditions or comodities thereunto belonging or any wayes appertaining & the Revercon & Revercons Remainder & remainders of all the before hereby granted or intended to bee granted prmises as allso all the Estate right Title Interest claim & Demand wtsoever of him the said William Ebden & Jane his wife of in & to the same & of in & to Every part & parcell thereof and allso all the woods underwoods & trees now growing & standing or being upon the same prmises or any part or parcell thereof together wth the before menconed Deed of Grant To have and To hold the said One hundred acres of Land & all & singular the premises by these prsents mentioned or intended to bee granted wth all & singular the appurtenances to the said Jonas Boyne his hrs & afsgns for Ever & the said
William: James Ebden & Jane his wife doth for themselves their hrs Exrs & admrs here-
-by Covenant & grant to & wth the said Jonas Boyne his hrs & afsgns & every of
-Stay: them in manner & form following that is to say that hee thee the said William Ebden & Jane his wife for & notwthstanding any act or thing by them or by

their meanes consent privity or procurement had made Committed or done or wittingly or willfully suffered to the contrary now & at the time of the Ensealing & Delivery hereof standeth & is solely & only & rightfully Seized & untill the Estate hereby to bee granted shall bee sufficiently past & vested & settled in the said Jonas Boyne his hrs Exrs admrs & afsgns shall soe remain seized of all ye prmisses of a good absolute & effect Estate in fee simple to him & his hrs for Ever in his own right & to his own use wthout any manner of Conditions or
-may hereafter: provisoe right Title or Lymitacon of use wch hereafter may destroy or Evict other then such condition or provisoe as is mentioned in the said Recited Deed of Grant & that the said wm &
-or: Jane Ebden notwthstanding any such act & thing as afsd hath good right full power & authority Lawfull in their own right to grant Convey & assure the said prmisses & every part & parcell thereof unto the said Jonas Boyne his hrs & afsgns in manner & forme afsd according
-hereof: to the true meaning thereof & that the said Jonas Boyne his hrs & afsgns & every of them shall
-tyme & may from tyme to tymes & at all times dureing ye Estate hereby granted & made peaceably & quietly have hold use occupy posses & enjoy all and singular the said granted prmisses with the appurtenances according to the true intent & meaning hereof without any lett suite Trouble or Charge wtsoever of or by ye said William & Jane Ebden their heirs or afsgns or any of them or any other person or persons whatsoever Lawfully claiming to have any Estate interest or thing of in or to the same or any part or parcell thereof by from or under the said William & Jane Ebden or by their meanes privately consent or procurement the said demised prmisses by the said Wm & Jane from henceforth shall bee well & sufficiently served & kept harmless & at their own Cost & Charges shall bee for his the said Jonas Boyne peaceably Enjoyment posession & Seizin thereof and to his hrs & afsgns & to their own proper use & behoofe for ever from all Incumbrances that shall or may arise from or by his or their means or procurement This Indenture further Witnesseth that the said Wm Ebden shall & will from tyme to tyme & at all times hereafter for & dureing the space of Seaven years now next following after the date hereof at the Reasonable request Cost & Charges in the law of the said Jonas Boyne his heirs & afsgns doe
-executed & suffered make acknowledge Execute & suffer & cause & procure to be made acknowledged suffered & Executed all & Every such further & other lawfull & reasonable act & acts assureance & assureances in the law wtsoever for the further & better assureance surety & sure making & Conveying of all the said granted prmisses wth the appurtenances or any pt thereof unto the said Jonas Boyne his hrs & afsgnes according to the true intent & meaning hereof be it by ffine ffeofment Recovery or otherwise as by ye said Jonas Boyne his hrs or afsgns or his or their Councill learned in the law in yt behalfe shall bee reasonably devised advised or required and it is mutually agreed & Concluded by & between the said parties to these prsents that all such further assureance to bee made as afsd of the said Granted prmisses or any part thereof is meant & intended to bee & shall bee to the only use & behoofe of the said Jonas Boyne his hrs & afsgns for ever & to noe other intent or purpose wtsoever In Witness whereof the said Wm Ebden & Jane his Wife have hereunto sett their hands & seales the day & yeare first above written

William Ebden

Jane Ebden

Signed Sealed & Delivered
-ye within named: William Ebden
In the presence of us
John Stansby
Tho Hedge

memorandum that Jane Ebden ye wife of Wm Ebden ye wth in named was Lticularly & secretly out of the hearing of her said husband Examined & shee doth acknowledge & give upp as her right title interest Claim & Demand of ye wth in mentioned Land & premisses unto ye wth in named Jonas Boyne his hrs & afsgns for ever willingly & freely & voluntarily wthout being induced thereunto by any force or threats used by her said husband or for fear of his displeasure in testimony whereof wee
1 April: hereunto Subscribe our names this third day anog Domini one thousand Six hundred Seaventy & Seaven

John Stansby
Tho Hedge Comms } Transcribed from Lib Lx C No 1 folio 23, 24, 25, 26, 27, 28, 29 and 32