said Bay Called Potapsco River & on the East side of a Creek in the said River called Welshmans Creek & on ye East side of a Branch Called Dickensons branch beginning at a marked Oake running South East down Creek for breadth one hundred perches to a marked Oake by a Cove bounding on the south by a North East Line drawne for breadth Three hundred & Twenty perches on the East by a Line drawn North West & by West from the end of the North East Line one hundred perches for breadth untill it intercept a parallel drawn from Dickensons Branch on the North wch ye said paralell & branch on the west with the said Creek containing & now laid out for Two hundred acres more or less Together wch all Rights proffitts & benefitts hereunto belonging or in any wise appertaining wch all Deeds patents writings Evidences touching or in any wise appertaining or concerning the plmisses or any part or parcell hereof To have and To hold the said parcell or Tract of Land wch all & singular the rights members & perquisitts & appurtenances wtsoever belonging or in any wise appertaining unto him the said Thomas Durbine his hrs Exors admrs for ever and the said Walter Dickenson for himself his hrs Extrs admrs & afsgs doe hereby Covenant & grant to & wth the said Thomas Durbine his hrs Extrs admrs & afsgs yt the said Walter Dickenson his hrs Exors & admrs the said Tract of Land & all other the said bargained plmisses unto him the said Thomas Durbine his hrs Extrs or afsgs agt all manner of persons wtsoever claiming by from or under him her or any of them shall & will for ever warrant & defend by these prsents the rents & services which from time to time for & respect of the premisses wch shall grow due & payable to the chief Lord or Lords in respect of his or their Seigniority or Signiorities only excepted & foreprized & further the said Walter Dickenson his hrs Extrs & admrs shall & will from time to time & at all times hereafter dureing the space of Seaven Yeares at the request & at the proper cost & charges in the Law of him the said Thomas Durbine his hrs Extrs & admrs make doe execute & suffer or cause to bee made done executed & suffered all & every such further act or acts thing or things device or devices afsurance or afsureances wtsoever requisite in the plmisses for the better afsureing & more firm making of ye said bargained plmisses unto him the said Thomas Durbine his hrs Exors admrs & afsgs to his & their only use & behoofe for ever bee it by Envelment of these prsents fine ffeoffment or by any other such Lawfull wayes & meanes as by him ye said Thomas Durbine his hrs Extrs admrs or afsgs or his or their Councill learned in the Law shall be reasonably Devised advised or required in witness whereof ye prties to these prsents have hereunto interchangeably sett their hands & fixed their Seales the day & date above written

Walter Dickenson
Sarah Dickenson
her S D marke

Signed Sealed & Delivered in the prsence of
Michaell Effley
John Rowland

March 16th 167[illegible]

Michaell Gibson friend after my Love remembred to thee these are to desire thee to acknowledge a piece of Land in the Court wch I sold to Thomas Durbine in Octr last & this shall impower thee to bee as authentick as if I were their I my own person present also I Sarah Dickenson doe condiscend to this my husbands act & Deed soe hopeing thou wilt not fail mee rest thy Loving ffriend

Walter Dickenson
Sarah Dickenson

This Conveyance & Land herein mentioned was made over in Court by Mr Miles Gibson whoe was thereunto authorised by Walter Dickenson and Sarah his wife & acknowledged them & there to bee his act & Deed the Eighth day of Novr Anno Domini One thousand Six hundred Seaventy & Seaven

Transcribed from Lib L & C No 3 folio: 54, 55, 56, 57, 58 and 59:

This Indenture made the Seaventh day of November in the Second year of the Dominion of the Rtt Honble Charles absolute Lord & propr of the province of Maryland & Avalon Lord Baron of Baltemore &tc & in the year of our Lord God one thousand Six hundred Seaventy & Seven Between John Boreing of Baltemore County in the province of Maryland planter of the one part & William Cromwell of the said County & province on the other part Witnesseth That whereas the Rtt Honble Cecilius Lord & propry as afsd by his Deed of grant under his great seale used in this province for granting of Lands bearing date at St Maryes the Eighth day of August in ye thirty ninth yeare of his Dominion over the province of Maryland Anog Dni One Thousand Six hundred & Seventy did for the consideracons therein mencond grant unto Richard Masshall by the name of Richard Masshall planter all that Cell of Land Called Masshalls Hope Lyeing in Chesepeake Bay & on the Western Side of the said Bay in ye Coty of Baltemore & in a River on ye sd Bay Called Potapsco River & on the North side of a Creek in the sd River Called Curtis Creek beginning at ye Easternost bounds by ye sd Creek side of a Cell of Mr Henry Goodricks Called the Range & bounden on the sd Creek for length fifty perches to a bounded Red Oake then north West Three hundred & Twenty perches to a bounded white Oake & from the said Oake by a Line drawn South West & by West fifty perches then South South East to the said Goodricks Land then bounding on the said Goodricks Land to the first bounded Tree containing & by Estimacon, and containing & laid out for one hundred acres more or less together wch all rights benefitts & proffitts thereunto belonging Royal mines Excepted) To have & To hold the same unto him the said Richard Masshall his hrs & afsgs for ever under such Rents Covens Condicons Limitacons & Exceptions as in & by ye sd deed of grant relacon being thereunto had more at large appeareth all wch sd Lands are since come to ye possession of ye sd Jno Boaringe & is in the tenure & occupacon of the sd John Boareing Now This Indenture Witnesseth that the said John Boareing for a valuable consideracon to him in hand paid & well & truly contented before the Sealing & Delivery of these presents whereof & wherewth the sd William Cromwell doth acknowledge himself fully satisfied contented & paid and thereof & every part & parcell thereof doth clearly acquitt & discharge the sd John Boareinge his hrs Extrs & admrs by these presents hath granted bargained & sold & by these plents doth fully clearly & absolitely grant alien bargain & sell Enfeoffe & confirm unto the said William Cromwell his hrs Extrs & admrs all that ye sd Tract of One hundred acres of Land above mencond together wch all ye rights benefitts priveledges & appurtenances thereunto belonging wch all & singular other ye plmisses hereby granted or intended to bee granted & allso all ye Estate right Title interest Claim & Demand wtsoever of him the said Jno Boareing of in & to ye same & of in & to every pt & parcell thereof & allso all woods underwoods & trees now growing standing or being upon ye plmisses or any part or parcell thereof together wth the said recited Deed of grant To have and To hold the said One hundred acres of Land & all singular ye plmisses before by these prsents mencond or intended to bee granted wth all & singular the appurts to ye said William Cromwell his hrs & afsgs for ever and the said John Boreing doth for himself his hrs Extrs admrs Covenant & grant to & wth the said Wm Cromwell his hrs & afsgs & every of them by these prsents in manner & forme following (that is to say) yt he ye sd John Boareing for & notwth standing any act or thing by him or by his means consent privity or procurement had made comitted or done or wittingly or willfully suffered to ye contrary now & at the time of the sealing & Delivery hereof standeth & is solely & only rightfully seized & untill the Estate hereby to bee granted shall bee sufficiently past vested & settled in & upon the said William Cromwell his hrs & afsgs shall soe remain seized of all ye plmisses of a good absolute & perfect Estate of inheritance to him & his hrs for ever in his or their right or to his or their owne proper use & behoofe for ever wtout any manner of Condicon Reversion Remainder or Limitacon of any use uses estate or Estates in or to any person or persons wtsoever to alter change defeat determine or make void the same and that the said John Boareing at the time of the sealing & Delivery of these presents hath full power good right & Lawfull authority to grant bargain sell & Convey ye same wth all & singular the before hereby granted mentioned or intended to bee granted plmisses wth their & every of their appurteniances unto the said William Cromwell his hrs & afsgs for ever in manner & forme afsd And that the said William Cromwell his hrs & afsgs &