within the mouth of Gunpowder riuer and on the North Side
of the Said back riuer in the County of Ballemore afore Said
Begining at a marked white oke Standing on the point by
the Side of a marsh and running Up along the riuer for breadth
West and by North Sixty perches more North West and by North
Sixty perches to a Small Creeke called the middle Creeke running
over the Creeke Begining against by the riuer Side and running
Up the riuer North and by West forty five perches more
North West and by North Sixty five perches to a marked red
oke by a Small marsh from the Said red oke by a line drawne
North East and by North for Length into the woods three
hundred and twenty perches by a line drawne from the
end of the north East and by North line and running East
and by South two hundred and twenty five perches by
a line drawne from the end of the East and by South line
and running South West and by South three hundred and twenty
perches Onto the first marked white oke on a point by
the riuer Side Conteyning and layed out for Flower hundred
and fifty acres more or less To Have and to Hold the Said
Flower hundred and fifty acres of Land Onto them the Said
Joseph Sumner and Robert Garrett their heirs and
assignes for euer together with all rights profits and Commodities
Onto the Same belonging as houses and buildings thereupon
built and the reuersion and reuersions remayndes and remay

of all and Singuler the Said granted Premises mesuaged and
premisses and also all the Estate right title interest Clayme
demand whatsoeuer of him the Said Joseph Hawkins of
to the Same and of in and to every part and parcell thereof
the Said Richard Thurrell doth Couenant and grant to
the Said Joseph Sumner and Robert Gerrot their heires
assignes in manner and forme ffollowing That is to Say
he the Said Joseph Hawkins for and not withstanding a
or thing by him or by his meanes act consent priuity or pro
hath made Committed or done or Willingly or Wilfully Suffered
Contrary Now and at the tyme of the Sealing and delivery
Standeth and is Solely and only rightfully Seized and Contitled the
hereby to bee granted Shalbe Sufficiently past Vested and Sett
and Upon the Said Joseph Sumner and Robert Garret S
Remayne Seized of all the premisses of a good absolute and
Estate to him and his heires for euer And that the Said Jo
Hawkins hath full power good right and Lawfull Authority
at the Sealing and delivery hereof to grant bargain Sell
Conuey and assure the Same with all and Singuler the
appurtenances to them the Said Joseph Sumner and Ro
Gerret their heires and assignes in manner and forme afor
And that the Said Joseph Sumner and Robert Garrett the
heires Executors Administrators and assignes Shall and
by force and Vertue of these presents from tyme to ty
and at all tymes hereafter quietly and peaceably haue hold occupy