Charles Nicholett Ullar to John James Conveyance —

To all Christian People to whom these presents shall come greeting in our Lord God Everlasting Know ye that I Charles Nicholett Minister of Gods Word in the County of Baltimore within Province of Maryland Justice my wife for a Valuable Consideration by me received before the Ensealing & Delivery of these presents of & from John James of the County and Province aforesaid whereby we do acknowledge ourselves fully Satisfied contented & paid thereof & of every part & parcel thereof do clearly acquit exonerate & discharge the said John James his heirs Exrs & Admrs by these presents Have given granted bargained & sold and by these presents do from us our heirs Exrs Admrs clearly & absolutely give grant bargain sell enfeoff & deliver unto the said John James his heirs Exrs Admrs & Assigns all that parcel of Land called Lynn lying & being in Chesapeake Bay on the Eastern side of the said City & a Creek called Steel Stone Creek on the North side of the said Creek Beginning at a marked oak being the bounded Tree of a parcel of Land formerly taken up by George Goldsmith & running up the Creek East by South three hundred & twenty perches unto a marked white oak standing on a Point at the Mouth of a Creek called Jacobus Creek by a Line drawn from the said white oak & running North North East one hundred and fifty perches until it intersect the Long Line of the said Goldsmith by a Line drawn from the End of the North North East Line & running West South West unto the first marked oak containing & now laid out for one hundred & fifty Acres more or less To have and to hold the said one hundred & fifty Acres of Land with all & singular the houses & Buildings thereupon built Together with all Woods Underwoods & Trees now growing

(standing)

standing & being upon the said Parcel of Land & all & singular other the Appurtenances unto the same belonging or in any wise appertaining unto him the said John James his heirs & Assigns for ever against me the said Charles Nicholett & Justice my wife our heirs Exrs Admrs to the only use & behoof of him the said John James his heirs Exrs Admrs & Assigns for ever free & clear from all former Bargains Sales Leases Mortgages Jointures Rents Judgments Extentions Forfeitures Fines Issues Amercements & from all & singular other Troubles Demands & Incumbrances whatsoever had made committed or done by me the said Charles Nicholett & Justice my wife our heirs Exrs Admrs & Assigns or by any other person or persons whatsoever lawfully claiming or to claim from or under us our heirs & Assigns the Rents & Services from henceforth to grow & payable to the Chief Lord or Lords the Fees thereof only excepted And that the said John James his heirs & Assigns shall & may from time to time & at all times hereafter peaceably hold & enjoy all & singular the said bargained Premises & every part thereof without the Let Molestation or Hindrance of me the said Charles Nicholett Justice my wife or any other person or persons whatsoever lawfully claiming any Right Title or Interest unto the said Bargained Premises or any part thereof by from or under us our heirs Exrs Admrs & Assigns In Witness whereof I the said Charles Nicholett & Justice my wife have hereunto set our hands & Seals the fifth day of March in the fortieth Year of the Dominion of the Right Honble Cecilius over the Province of Maryland & in the Year of our Lord God one thousand seven hundred & seventy one

Signed Sealed & Delivered in the Presence of us

Richd Ball
John Vanbeck

Charles Nicholett
Justice Nicholett

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