together with all Rights Profits & Benefits thereunto belo-
ing Royal Mines excepted. To have and to hold the sa-
into him the said Richard Collett his heirs & assigns for
ever, under such Rents Covenants Conditions Limitations
& Exceptions as in & by the said Deed of Grant Relation
being thereunto had more at large appeareth which said
Land was by the said Collett assigned over unto John Haw-
kins late of the said County of Baltimore deceased And no-
in the possession of the said Robert Hawkins Now this
Indenture Witnesseth that the said Robert Haw-
kins for a valuable Consideration to him in hand by the
said William Dunkerton & Thomas Overton well & truly
paid before the sealing & Delivery hereof whereof & wherewith
the said Robert Hawkins doth acknowledge himself the
with fully satisfied contented & paid. and thereof & of every
part & parcel thereof doth clearly acquit & discharge
the said William Dunkerton & Thomas Overton their
heirs Exors & Admrs by these presents. Hath granted
Bargained & sold And by these presents doth fully clearly
& absolutely grant alien Bargain sell enfeoff & confirm
unto the said William Dunkerton & Thomas Overton their
heirs & assigns all the said seven hundred Acres of land
above mentioned together with all houses & buildings
thereupon built the Reversion & Reversions Remain-
ders of all & singular the before hereby granted or mentioned
to be granted aliened enfeoffed & confirmed Premises, Also
also all the Estate Right Title Interest Claim & Demand
whatsoever of him the said Robert Hawkins of in & to the
same & of in & to every part & parcel thereof And also all
Woods Underwoods & Trees now growing standing or
(being)

hung upon the Premises or any part or parcel thereof
together with the said before recited Deed of Grant To have
and to hold the said Seven hundred Acres of Land & all
singular the Premises before by these presents mentioned
or intended to be granted with all & singular the Appurte-
nances to the said William Dunkerton & Thomas Overton
their heirs & assigns for ever. And the said Robert Haw-
kins doth for himself his heirs Exors & Admrs covenant
grant to & with the said William Dunkerton & Thomas
Overton their heirs & assigns & every of them by these
presents in manner & form following That is to say that
he the said Robert Hawkins for & notwithstanding
any Act or thing by him or by his Means Consent Pri-
vity or Procurement had made committed or done or willing
ly or wilfully suffered to the Contrary Now & at the time
of the sealing & Delivery hereof standeth & is solely and
only rightfully seized & entitled the Estate hereby to be
granted shall be sufficiently passed vested & settled in
upon the said William Dunkerton & Thomas Overton
their heirs & assigns shall so remain seized of all the
Premises of a good absolute & perfect Estate to him & his
heirs for ever in his own right & to his own use without
any Manner of Condition Reversion Remainder or limi-
tation of any use or uses Estate or Estates in or to any per-
son or persons whatsoever to alter change or defeate do-
termine or make void the same And that Robert Haw-
kins at the time of the sealing & Delivery hereof hath full
Power good Right & lawfull Authority to grant bargain
sell convey & assure the same with all & singular the
before hereby granted or mentioned to be granted Premises
(with)