absolute Lord & Proprietary of the Province of Maryland & Avalon
Lord Baron of Baltimore &c. and in the Year of our Lord God one
thousand six hundred Seventy three BETWEEN Robert Hawkins
of Baltimore County in the Province of Maryland the heir and
Administrator of John Hawkins late of the said County of Balti
more deceased of the one part & William Dunkerton & Thomas
Overton of the said County & Province of the other part. Witnes
seth that the said Robert Hawkins for a valuable Consideration to him
in hand paid before the Sealing & Delivery of these presents by the
said William Dunkerton & Thomas Overton whereof & wherewith
he the said Robert Hawkins doth acknowledge himself fully
satisfied contented & paid, and thereof & of every part & parcell
thereof doth clearly acquit & discharge the said William Dunker
ton & Thomas Overton their heirs Exors & Admrs by these pre
sents Hath granted aliend bargained & sold And by these pre
sents doth fully clearly & absolutely grant alien bargain sell
infeoff & confirm unto the said William Dunkerton & Thomas Over
ton a certain parcel of Land lying & being in Elk River in Balti
more County aforesaid containing five hundred Acres of Land being
the half of a Tract of Land formerly taken up Between John
Collett Senior & George Goldsmith late of Baltimore County afore
deceased called & known by the Name of TRYUMPH it being
that part of the said Land next adjoyning unto the Land of John
Hawkins late deceased late in the Possession of John Collet
aforesaid deceased & now in the possession of the said Robert Haw
kins TO HAVE AND TO HOLD the said five hundred Acres
of Land unto them the said William Dunkerton & Thomas Over
ton their heirs & Assigns for ever TOGETHER with all Houses
& Buildings thereupon built and the Reversion & Reversions
Remainder & Remainders of all & Singular the said granted

(aliened)

aliened infeoffed & confirmed premises And 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 &
parcell thereof And also all Woods & Underwoods & Trees now
growing standing & being upon the premises or any part or
parcel thereof And the said Robert Hawkins 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 a Manner & form following
that is to say that he the said Robert Hawkins for & notwith
standing any Act or thing by him or by his means Consent
Privity or Procurement had made committed or done or willing
& wilfully suffered to the Contrary. Now and at the time of the sealing
& Delivery hereof standeth sole & solely & lawfully seized & untill
the Estate hereby to be granted shall be sufficiently past vested and
settled in & upon the said William Dunkerton & Thomas Overton
their heirs & Assigns shall & do remain seized of all the Premises of
good absolute & perfect Estate to him & his heirs for ever in their
own right & to his own use without any Condition Reversion
Remainder or Limitation of any use or uses Estate or Estates
or to any person or persons whatsoever to alter change
defeate determine or make void the same And that the said
Robert Hawkins at the Time of the sealing & Delivery of these
presents hath full Power good right & lawfull Authority to
grant bargain sell & convey & assure the same with all and
singular the before hereby granted or mentioned to be granted
premises with their & every of their Appurtenances unto the
said William Dunkerton & Thomas Overton their heirs and
Assigns in manner & form aforesaid And that the said William
Dunkerton & Thomas Overton their heirs & Assigns & every of

(them)