presents Have Demised Granted Bargained Sold Aliened Enfeoffed & Confirmed unto
the Sd Samuel Groening his heirs Exors & Admrs & every of them forever all
yt Tract or peece of Land called westminster in Baltimore County on the North
Side of Patapsco river & at the head of a Creek called Westminster Creeke & a Creek
Called Humphreys Creek Begining at a bounded oake Standing in the
head Line of a Tract of Land now in the possession of William Watkinson & run-
ning with the Line of his Land North one hundred Pches then East & by South one
hundred & twenty Pches to the Line of the Land of the Sd Durbin then with his
line to the first Mentioned two Creeks & Laid out for thirty Eight Acres of Land
more or Less To have and to Hold the Sd peice or peece of Land & all
Singular other the premises with there & every of there appurts before by these
Presents Bargained & Sold or ment mentioned & intended to be hereby Granted
Bargained & Sold & every part and peece there of unto the Sd Samuel Groening
his heirs Exors & admrs forever to the only proper use & behoofe of him the Sd
Samuel Groening his heirs & assigns forever & the Sd Christopher Durbin doth
hereby for himself his heirs Exors & admrs Covenant promise Grant to
with yt Sd Samuel Groening his heirs Exors & admrs & assigns that he the said
peice or peece of Land with all other the before Granted premises with yt appurts &
Every part & peece there of unto yt Sd Samuel Groening his heirs Exors & admrs & assigns
against him the Sd Christopher Durbin his heirs Exors & admrs & assigns
other person & persons whatsoever Shall & will warrant & forever Defend by these
presents & further yt Sd Christopher Durbin doth hereby for him self his heirs Exors
& admrs Covenant promise & Grant to & with the Sd Samuel Groening his heirs
& assigns that he the Sd Christopher Durbin at the time of the Ensealing &
Delivery of these presents is Lawfull Seized of & in a Tract of Land with all other
the before Granted premises & every part & peece there of with the appurts in his
own Right & to his heirs use of a good perfect Sure & indefeasable Estate & then
had full power & Lawfull authority to Grant Convey & Assure the Same unto yt
Sd Samuel Groening his heirs Exors & admrs & assigns forever according to the
true intent & meaning of these presents & the said Samuel Groening his heirs Exors & admrs
& assigns Shall from time to time & at all times hereafter peacably & quietly
Have Hold use occupy possess & injoy the aforesd peice or peece of Land with
all other the before Granted premises & every part & peece there of with the appurts
without the Lett Sut Trouble Molestacon or Interruptcon of him yt Sd Christo-
pher Durbin his heirs Exors admrs or assigns or any other person or persons
whatsoever Claiming by from or under him them or any of them & that
free & clear freely & clearly acquitted & manated & Discharged of &
from all & all manner of former other Bargains Sales or Leases
Jointures Dowers Mortgages Annuities Rents arrearages of Rent Statutes
Recognizances Judgments Fines Amerciaments Judgments Executions & of &
from all other titles Charges troubles & incumbrances whatsoever had
made & Committed Suffered or done by the Sd Christopher Durbin his heirs
Exors admrs or assigns or any other person whatsoever by him or their absent
Consent procured or procurement the rents & Services which Shall

hereafter grow Due & payable unto the Chief Lord of the Fee of yt Tract
in Respect of his or their Seignories only Excepted & foreprized & Lastly yt
Christopher Durbin doth hereby for him self his heirs & assigns Covenant &
promise Grant & agree to & with the Sd Samuel Groening his heirs Exors Admrs & as-
signs that he the Sd Christopher his heirs & assigns Shall & will from time to time
all & all times hereafter at the Peticion Instance & request & at the proper
Cost and Charges in the Law of him yt Sd Samuel Groening his heirs Exors
admrs make Do acknowledge Execute & Suffer all & every Such further & other
Reasonable & Lawfull act & act thing & things Devises & Devises Conveyan-
ces & assurances in the Law whatsoever for the further & better assurance Sure
& Sure making the aforesd peice or peece of Land with all other the before
Granted premises with there & every of there appurts unto the Sd Samuel
Groening his heirs Exors & admrs & assigns forever shall by sealing & act & Deed
Deed in the Instrument of these presents Release Confirmation or other
wise or by any of yt Sd ways or means or by other ways or means whatsoe-
ver Shall by the Sd Samuel Groening his heirs or assigns or his or their Coun-
sel Learned in the Law there unto advised Devised or required In witness whereof
the Sd Christopher Durbin to this present indenture doth set his hand &
the Day & Year first above written &c

Christopher Durbin &c

Signed Sealed & Delivered
in the presence of us
Thomas Bale Sam: Sechlemore

Memorandum yt 7th Day of nov: 1705 Came
before me two of his Majties Justices of the peace
for this Cty Christopher Durbin & acknowledge the
within writing to be his act and Deed & the Land &
within mentioned to be the Right of the within named Samuel
Groening his Hrs Exors admrs & assigns for ever & at the same time
Lewis Came Mary the wife of yt Sd Christopher Durbin & freely
voluntarily without any fear or threats of her Sd husband gave up all
her Right title Dower Claim Challenge & Demand whatsoever that she
now hath or hereafter might have to the within mentioned Land &
but acknowledged the Same to be the Right of the within Named Samuel
Groening his Hrs & assigns for ever & Desired the Same might be Rec-
ord in the records of Baltimore County witness

Thos Bale
Sam: Sechlemore

Recorded of Sam: Groening the sum of one Shilling
& Sixpence for the alienacon of the within Land
By the Order of Mr James Heath recd & Jno John Hall