of the Mard: of Baltimore Bearing Date at our Land Office the
and Ninth Day of September in the Year of our Lord One Thousand
Six hundred Seventy four remaining among the Records in the
Land Office aforesaid Whereunto being Relaed more plainly and at
Large appeare wthall Appurtenances whatsoever to the same Belonge
perteyne or Land Premisses with the Appurtenances unto the said James
Rooke his Heirs or Assigns for ever to the only proper use and behoufe
of the said James Rooke his Heirs and Assigns for ever And the said
John Lakins for himselfe his Heirs Ex: and Adm: Doth hereby
promise Covenant and agree to and with the said James Rooke his Heirs
Ex: Adm: and Assigns every of them by these presents that the said
John Lakins at the time of the Sealing and delivery of these presents
is Seized in his Demesne as of fee of the above mentioned
premisses and Ye: of a good sure and stedfast absolute Estate of Inheritance
in fee simple free and Discharged from all incumbrances whatsoever
and is the true and perfect owner of the said Land Bargained premisses
and hath in himselfe full power good right and Lawfull Authority to
Grant Bargaine and Sell the Premisses unto the said James
Rooke his Heirs and Assigns for ever in manner and forme as aforesaid
And that the said John Lakins the same above Bargained premisses
unto the said James Rooke his Heirs and Assigns
shall and will warrant and for ever Defend by these presents. In witness
Whereof the party first above mentioned hath set his hand and Seal the
Day and Year first above mentioned and Written

Signed Sealed and Delivered
in the presence of us
Sarah Sirkbmore
Charles Healman

Signum
John I Lakins

Memorandum that on the Seventeenth
Day of November Anno Dom: one thousand
seven hundred and that then came the within
named John Lakins and Acknowledged the
within mentioned Land premisses to
the within named James Rooke his Heirs
and Assigns for ever Before us

Sam: Sirkbmore
Jno: Dollahide

Recd of James Rooke the Sum of three shillings sterling
for the Alienation of the within Land by the order of
James Heath Esq Lord Prop

Jno Hall

This Indenture made the fifteenth day of
in the year of our Lord One thousand seven hundred
in the Twelfth year of the Reign of our Soveraigne Lord
William the third by the grace of God of England France
and Ireland King Defender of the Faith &c. Between James
Phillips of Baltimore County in the Province of Maryland Planter of the
one part and James Phillips of the same County and Province Planter of the
other part Witnesseth that the said James Phillips and Margaret his wife
for and in consideration of the sum of ... in hand paid before the
delivery of these presents by the said James Phillips unto the said
James Phillips and Margaret his wife the receipt whereof
they do hereby acknowledge and therefrom and from every part thereof
do acquit and discharge the said James Phillips his heirs Ex: and Adm:
Bargained sold enfeoffed and confirmed and by these presents do
clearly and absolutely give grant Bargaine sell enfeoffe and confirme unto
the said James Phillips his heirs and Assigns for ever
all that tract or parcell of Land containing one hundred and twenty acres
Land containing one hundred and twenty acres formerly surveyed
for Thomas Hollman called Hunting Ground lying in Baltimore County
and on the East side of a River called Bush River above Gunpowder
River next adjoyning to the Land formerly surveyed for
Thomas Cockey called Appendishing Begining at a red oak standing
on the Bounded Oak upon the River Running thence South East
twenty perches then running South East twenty perches
then running South East twenty perches then running
a parallel line to the first Bounded side to the River
with a straight line to the first Bounded side being a
River side containing one hundred acres of Land
more or less aforesaid Tract or Land and all the said Woods underwoods
Timber and all Trees Timber and other Roots woods underwoods
Gardens Orchards Houses Fences and all Buildings thereon
and all Appurtenances thereunto belonging or any way appertaining
unto the said James Phillips his heirs and Assigns for ever
and the said James Phillips his heirs and Assigns for ever
under Browne and Mary his wife for ever shall and
doth warrant and defend the said Land premisses
unto the said James Phillips his heirs and Assigns
for ever by these presents and the said James Phillips
doth hereby for himself his heirs Ex: and Adm: covenant
and Promise and agree to and with the said James Phillips his
heirs Ex: and Adm: and Assigns that he