John Kirkwood
To
William Adams.

This Indenture made the Seventh day of July in the Year of our Lord God One Thousand Seven Hundred and Two & in the first Year of the Reign of our Soveraign Lady Anne Queen of England Scotland France & Ireland &c. Between John Kirkwood of Baltimore County in the Province of Mary land Planter of the one part, and William Adams of Calvert County in the Province aforesaid Gent. of the other part. Witnesseth that the said John Kirkwood for & in consideracon of the Sum of Seventy Seven Pounds & Ten Shillings Currant money of England Vnderstanded & Received to be Well & Truly payd by the aforesaid William Adams unto the said John Kirkwood at & before the Ensealing and Delivery of these presents the receipt whereof the said John Kirkwood doth hereby acknowledge & Confess And for diver other good causes and Consideracons him the said John Kirkwood thereunto Specially moveing have Given Granted Bargained Sold Aliened & Confirmed and doe by these presents fully freely & absolutely give, Grant, Bargaine, Sell Alien Enfeoff and Confirme unto the aforesaid William Adams & to his Heirs & Assigns for Ever A certaine part Gross or Tract of Land by Estimation Three hundred & Ten Acres being part of three other Severall Gross or Tracts of Land: that is to Say: part of a Tract of Land called Dixon Manor & part of one other Tract of Land called Long point & part of one other Tract of Land called Taylors Mount, all Situate lying & being Adjoyning together in Gunpowder River in the aforesaid Baltimore County & Upon the North West side of the South West Branch of the aforesaid River. The aforesaid three hundred & Ten Acres of Land, Beginning at a Bounded Red Oak standing at the East End of an Island called Duck Island then running South West & by West thirty perches up the said Branch then South & by West forty perches, then South West & by West twenty perches to a bounded White Oak, then West & by South sixteen perches, then North West twenty perches, then West & by North six perches then North & by West fifty two perches, to a bounded Red oak, then West forty perches to a bounded Red Oak standing at the Mouth of a small Creek called Lightwood Creek then running North up the said Creek forty perches to a bounded Water Oak, then West forty six perches, then North one hundred & fifty perches to a bounded White Oak, then running West sixty four perches to a bounded Red Oak, then North forty six perches to a bounded White Oak then running East two hundred & sixty perches to a bounded Red Oak, then running South East & by South twenty two perches to a bounded Red Oak and from thence by a Straight Line to the first bounded Live Oak &c. Together with all Plantations, houses, outhouses, Orchards, Gardens, Parcels, Meadows, Pastures, Ponds, Edifices, Buildings, Woods, Underwoods, Waters, & Water Courses,

Rights, privileges, Profits, Easements, Outlets, Commodities, Hereditaments, Appurtenances whatsoever unto the said Bargained premisses belonging, or any wise appertaining. To have & to hold the said Bargained premisses and all the Estate Right Title Interest, Claim, & Demand whatsoever of him the said John Kirkwood, of in & to the aforesaid Bargained premisses, Together with all Reversion, & Reversions, Remainder, & Remainders, of all & Singular the aforesaid Bargained premisses & all Patents, Evidences, Escripts, Minuments, & Writings whatsoever Writing concerning the said Bargained premisses Together with all the Appurtenances aforesaid, To have & to hold the said Bargained premisses with all & Singular their Appurtenances aforesaid, thereunto belonging or any wise appertaining unto the aforesaid William Adams his heirs & Assigns and to the only proper use & behoof of the said William Adams his heirs & Assigns forever. And the aforesaid John Kirkwood for himself & his heirs doth hereby covenant promise & Grant, for himself & his heirs that he the said John Kirkwood & his heirs, & every of them the aforesaid Bargained premisses with their Appurtenances unto the aforesaid William Adams his heirs & Assigns against him the said John Kirkwood & his heirs & against all & every other person or persons whatsoever, Lawfully claiming any Estate Right Title or Interest of in to the said Bargained premisses or any parcel thereof shall & will Warrant and forever Defend by these presents and from all manner of former Sales, Gifts, Grants, Bargains, Leases, Mortgages, Joyntures, Dowries, Annuities, Rents, Rent Charges, & Arrears of Rent, Statute Merchant or of the Queen Recognizances, Judgments, Debts, Fines, Studs, Executions, Amercements, & all other Incumbrances whatsoever. And the aforesaid John Kirkwood doth covenant hereby for himself his heirs Execrs, & Admrs with the aforesaid William Adams his heirs & Assigns, to the effect & in manner and form following that is to Say that he the aforesaid John Kirkwood at the time & before the Ensealing & Delivery of these presents stood absolutely seized of a good Sure & Perfect in fee simple of in & all the aforesaid Bargained premisses and had good Right full power & Lawfull Authority to convey & assure the same unto the aforesaid William Adams his heirs & Assigns forever. And that the said William Adams his heirs & Assigns shall & may from henceforth & forever peacably & Quietly have hold occupy possess & Injoy all & Singular the aforesaid Bargained premisses Together with all & Singular their Appurtenances, without the Lawfull Lett Trouble Molestacon all Interruption Eviction Ejection, Expulsion or Molestacon of him the said John Kirkwood or of his heirs or any person or persons whatsoever Lawfull claiming any Estate Right title or interest of in to or any parcel of the aforesaid Bargained premisses or any parcel thereof. The Rents & Services thereof & of Right accustomed to be payd to the Chief Lord or Lords of the Fee or Signiority thereof all ways excepted & foreprized. And that the said John Kirkwood & his heirs Shall & will at any time hereafter within the space of Seven Years Next Ensueing the Date hereof at the Reasonable Request & Charges in the Law of him the said William Adams his heirs or Assigns make, doe Acknowledge, Levy, Suffer, Execute, & finish, all & every such further and other Reasonable Act or Acts thing or things Devise or Devises, Conveyance or Assurance in Law whatsoever, for the further Assurance & more perfect & Sure making over & Confirming the aforesaid Bargained premisses with their Appurtenances unto the aforesaid William Adams his heirs & Assigns for ever as by the said William Adams his heirs or Assigns or his or their Counsel learned in the Law shall be Reasonably Devised, advised, or Required. Which said further Act or Acts thing or things, Device or Devises, Assurance or Conveyance in the Law so to be had and made of the aforesaid Bargained premisses with their Appurtenances as aforesaid Except as before is Excepted Shall be & Ensure & shall be adjudged