And by these presents doth fully, freely, clearly & absolutely give, grant, bargaine, sell, enfeoff & confirm, unto the said Rich: Comwell his heirs and assigns for ever, all the aforesaid tract of land called Edwards Hall beginning at the uppermost bounded tree of Comwells Range in the West & by North line of Chapmans Hope & running West & by North three hundred & fifty two perches then South & by a point East & two hundred & seven perches to a bounded white oak then East & by North one hundred & two perches to a bounded elm a bounded tree of the Hoosier land Maiden Dary: and running East fifty perches with the said Dary to Comwells Range then with the range to the first bounded tree: East North East containing & laid out for three hundred acres of land more or less: To have & to hold all the said tract of land with all the dwelling houses, out houses, Tobacco houses, fences, woods, trees, or underwoods with all profits to the same belonging or appertaining: Royalls Mynes only excepted: with all other the premises herein before mentioned and every part & parcell thereof with appurts unto him the said Richard Comwell his heirs & assigns for ever: To the only proper use of him the said Richard Comwell his heirs & assigns for ever and to noe other use in trust or purpose whatsoever. And the said Nicholas Fitzsymons for himself his heirs Exors. Admrs. & assigns doth covenant promise & grant to & with the said Richard Comwell his heirs Exors. Admrs. & assigns & every of them in manner & form following that is to say that the said Nicholas Fitzsymons is now the rightfull & lawfull owner of the aforesaid tract of land and of all other singular the premises & of every part & parcell thereof within the appurtenances: and now hath in himself good right full power and lawfull authority to give, grant, sell, enfeoff, convey & confirm the aforementioned bargained land & premises with every part & parcell thereof & all & singular the appurts: unto him the said Richard Comwell his heirs & assigns for ever in manner & form aforesaid: and that the said Richard Comwell his heirs, Exors. Admrs. & assigns shall & may for ever hereafter have, hold, use, occupy & possess the aforementioned hereby bargained land & premises without the let, suit, molestation, denial, or interruption of him the said Nicholas Fitzsymons his heirs, Exors. Admrs. or assigns, or any other person or persons whatsoever or whomsoever: and may then forth for ever be, stand, abide, continue and remaine unto the said Rich: Comwell his heirs, Exors. Admrs & assigns: free & clear & freely & clearly discharged or otherwise by the said Nicholas Fitzsymons his heirs Exors. Admrs: & assigns: defended, saved, & kept harmless, of and from all former, gifts & gifts, grants, bargains, sales, leases, wills, conditions, statutes, contracts, extents, fees, joynture, ammcts, arrearages, of rent and all other incumbrances whatsoever. And the said Nicholas Fitzsymons for himself his heirs Exors. Admrs. and assigns. Doth further promise

covenant and grant to & with the said Richard Comwell his heirs, Exors. Admrs. & assigns & every of them by these presents that the said Nicholas Fitzsymons his heirs Exors. Admrs. & all & other every person and persons & their heirs having lawfull power or pending to have or shall may hereafter have or lawfully claim or pretend to have any estate title or interest or other thing or more the said tract of land & premises before mentioned to be hereby bargained & sold or any part or parcell thereof shall & will warrant & for ever defend all the aforementioned premises: And will upon any other reasonable request further do & execute & suffer to be made, done, & executed any act or acts for the space of seven years ensuing any such further & assurance & deeds, thing, & things, devise & devises, assurance & assurances in the law whatsoever as by the said Richard Comwell his heirs, Exors. Admrs. and assigns or their counsell learned in the law shall be reasonably devised, advised, & required for the better assuring the said land and every part & parcell thereof according to the true intent & meaning of these presents & for the better & more full having of the said land premises: In Witness whereof the parties to these presents have first & above named have set their hands & seals the day & year first & above written.

Sealed & Delivered in presence of us.

James Maxwell
Rich: Coregitte

Nicholas Fitzsymons