hundred & twenty perches to a red oak on the southermost side of a hill:
Thence south sixty six degrees westerly one hundred & twelve perches
to a bound white oak: Thence south four & fifty degrees westerly fifty
four perches to a bound white oak standing on the east side of the main
Road up the Bay Thence south forty three degrees westerly fifty seven
perches to a white oak: Thence north seventy four degrees westerly
thirty six perches: West ten degrees north sixteen perches: West
four degrees south thirty six perches: West two hundred & six
perches: Thence north forty four degrees westward twenty two perches
to a bound white oak standing by a run: Thence north fifty west nine
four perches to a bound spanish oak: West four degrees southerly one
hundred & thirty six perches: south thirty degrees west thirty
perches to a bound spanish oak standing on the side of a run:
Thence west nine degrees south one hundred & thirty perches:
Then north forty degrees westerly fifty two perches: North
sixteen degrees westerly one hundred & forty four perches: North
thirty eight degrees westerly twenty four perches to a bound
white oak standing at the head of a glade: thence north ten degrees
westerly one hundred perches to the line of Darby Hall: Thence
with the said land east & by south fifty perches to a bound white
oak the first tree of the said land called Darby Hall: Thence
north sixteen degrees easterly one hundred sixty four perches to
a bound white oak of the said land: Thence south east nine
perches: Thence directly to the first tree containing by estimation
eight hundred & nine acres of land be the same more or less:
together with all houses, outhouses, buildings, gardens, orchards,
ponds, inclosures, plantations, harms, rents, lands tenements & premisses in
their & every of their appurts to the said tract of land belonging or
appertaining or thereupon standing growing or arising or there with all
usually let occupied or injoyed or accepted, reputed, taken, or
known as part or parcell thereof: and all the estate, right, title, use, possession
reversion remainder & demands as the said John Fox hath, may,
might, should, or ought to have; of in or to the same or any part thereof
and also all patents, bills, counterpart, of bills, writings, evidences
and ministruments, touching or concerning the said premisses or any part
thereof which he now hath or hereafter shall or may have or can
lawfully come by; To be holden of the chief lord or lords of the fee or
fees thereof by the rents & services therefore due & of right accustomed
To have & to hold the said plantation & tract of land houses, orchards, gardens, buildings, lands, tenements & hereditaments & all
and every other the premisses with their & every of their appurts & every
part & parcell thereof unto the said Richard Owen his heirs & assigns
to the only use & proper use of the said Richard Owen his heirs &
assigns for ever: And the said John Fox doth hereby for himself his
heirs, grant & agree to & with the said Rich: Owen and his heirs,
that he the said John Fox & his heirs the aforesaid plantation &
tract of land with all and every the premisses & appurts; to the said
Richard Owen his heirs & assigns against him the said John Fox &

[illegible] other person & persons whatsoever, shall
[illegible] for ever defend by these presents: And that he the said
John Fox is now at the sealing hereof the very true sole perfect lawfull
rightfull owner of all & singular the said premisses in fee simple, & have
full power good right & lawfull authority to give grant bargain
sell alien enfeoff release confirm & assigne & assure the
said premisses, & every part & parcell thereof with their appurts to
the said Richard Owen his heirs & assigns for ever in manner & form
aforesaid: & that the said tract of land contain eight hundred
& nine acres of land: And further that the said plantation
& tract of land & all & every other the premisses with their appurts &
every part & parcell thereof, now are & at the time of the making &
executing of the said deed to be made as aforesaid is are & shall be
and from time time to time & at all times hereafter shall & may stand
& remaine & continue unto the said Richard Owen his heirs
& assigns for ever freely & clearly, discharged, exonerated and
acquitted & otherwise by the said John Fox his heirs executors, or
admrs, defended, saved & kept harmless of & from all & every
former & other bargains, sales, gifts, grants, estates, uses, wills, entails
dowries, remainders, judgments, executions, annuities, fees,
[illegible] dowries, fines, forfeitures, escheats, amerciaments, tithes
and arrearages of rents, & of & from all & every former & other rights
charges & encumbrances whatsoever: the rents hereafter to grow
due & payable to the chief lord or lords of the fee or fees thereof
only excepted & reserved: And furthermore the said John Fox
doth hereby for himself his heirs, exors & admrs covenant
and agree to & with the said Richard Owen his heirs, exors & admrs
that he the said Richard Owen his, heirs & assigns shall & may
peaceably lawfully peaceably & quietly have hold
occupy, inherit & enjoy all & every the said plantation & tract
land & all & every other the said premisses with their appurts; and
shall & may also lawfully receive, take, have & enjoy all & single
the rents issues & profits thereof from time to time & at all times
hereafter coming, growing & renewing to the only use & behoof of the
said Richard Owen & of his heirs & assigns for ever according to
the purport true intent & meaning of these presents, without any
lawfull resistance, disturbance or interruption of the said John Fox his
heirs & assigns, & of & from all & every other person & persons whatsoever:
And that he the said John Fox & his heirs & forever shall
warrant & all & every other person & persons whatsoever not having
lawfully, claiming or pretending to have or that hereafter shall come
have or lawfully claim or pretend to have any right or title in
other thing into or out of all or any part of the premisses shall
[illegible] be hereafter