[illegible] the said estate at the rate of [illegible] & thereremaining upon Record bearing
Date the Eighteenth day of June in the yeare of our Lord one thousand six
hundred and eighty five as by Relation thereunto being had may more plainly &
at large appear together wth all houses outhouses edifices buildings Groundings
orchards Gardens pastures Commons advantages Rights members privileges
and appurtenances to the said Tract of Land belonging or in any ways
appertaining and the Reversion and Reversions Remainder and Remainders
Rents Issues and profits thereof Together wth all Deeds patents
Writings Escripts or Writings touching or concerning the said land or any part
thereof To Have and To Hold the said Tract or parcel of land and premises
Bargained or sold or mentioned or intended to be hereby Granted
Bargained or sold or mentioned or intended to be hereby Granted
Bargained & sold and every part wch appertaining unto the said Roger Matthews
his heirs & assigns to the only proper use and behoof of him the said Roger
Matthews his heirs and assigns Etc and for no other use Intent or purpose
whatsoever and the said Thomas Burrifill his heirs and assigns Doth Covenant
promise and Grant to & with the said Roger Matthews his heirs & assigns that the said Thomas
Burrifill his heirs & assigns the said premises hereby bargained & sold
unto the said Roger Matthews his heirs & assigns against the said Thomas
Burrifill his heirs & assigns shall & will warrant and for ever Defend by these presents in the
Quiet Peaceable possession of the said Roger Matthews his heirs and assigns
Doth hereby Lawfully seized in his Demesne as of Fee in a clear indefeasible
mentioned one hundred & fifty acres of land & premises hereby bargained &
sold and every part and parcel thereof wth appurt^ces of a good sure perfect &
indefeasable Estate of Inheritance in fee simple to the only use of him the said
Roger Matthews his heirs and assigns forever wth out any manner of Condition
Limitation or use to alter Change determine or make void the same
Further that he the said Thomas Burrifill hath in himself Good Right
Full power & lawfull authority to Grant Bargain Sell Convey & assure the said
premises mentioned to be hereby Bargained Land & premises & every part & parcell
thereof wth appurt^ces unto the said Roger Matthews his heirs & assigns forever
and the said Thomas Burrifill against himself his heirs & assigns & against all
& every other person or persons whatsoever to the said Roger Matthews his
heirs & assigns the said Tract of one hundred & fifty acres of land shall &
will warrant and for ever Defend by these presents in the appurt^ces and lastly the
said Thomas Burrifill for himself his heirs & assigns Doth Covenant promise
and agree wth the said Roger Matthews his heirs & assigns that the said Tract
of one hundred & fifty acres of land with appurt^ces free & clear & freely &
clearly & acquitted & discharged of & from all former other gifts Grants

Bargains Sales Entails mortgages Jointures Dowers Title of Dower
Judgt Extents Extents Titles Troubles Charges and Incumbrances
whatsoever shall made Committed Done or suffered by him the said Thomas
Burrifill his & assigns or by any other person or persons whatsoever the
Rents & Services wch hereafter shall grow due & payable to the
Chief Lord of the fee of whom the premises are held only excepted
& foreprized & further that he the said Thomas Burrifill shall
& will from time to time and at all times hereafter at the reasonable
request and at the proper cost & charge of him the said Roger
Matthews his heirs & assigns make Doe acknowledge suffer &
execute all & every such further other acts acts thing & things &
Conveyances and assurances in the law whatsoever as by the said Roger
Matthews his heirs or assigns or his or their Counsell learned in the
law shall be reasonably Devised or required In witness whereof
the said Thomas Burrifill to these presents hath set his hand & seal
the day and year first above written

Signed Sealed and
Delivered In the presence of us
John Robert
WM Rothwell

Thomas ⊕ Burrifill

September the 23: 1704 Then Came Thomas Burrifill
party to the within presents and acknowledge the within mentioned
one hundred and fifty acres of land to be the within
mentioned Roger Matthews his heirs & assigns forever
to his only use & behoof & to no other use Intent or
purpose whatsoever according to the true Intent & meaning
of the within presents before me Samuell Milbourne

November the 4: 1704 Then came Thomas Burrifill party to the within
presents & acknowledge the within mentioned one hundred & fifty acres of
land to the within mentioned Roger Matthews his heirs & assigns forever
to his only use & behoof & to no other use Intent or purpose whatsoever
according to the true Intent & meaning of the within Conveyance before me
James Phillips