Joshua Sewell to Richard Colegate — Conveyance

This Indenture made the twelfth day of November in the yeare of Our Lord God one thousand seven hundred & Sixteen and in the second yeare of the dominion of the right Honourable Charles Lord Propry of the Province of Maryland and Avalon &c between Joshua Sewell Late of Annarundell County in the province of Maryland Planter of the one part & Richard Colegate of Baltimore County Gent of the other part Witnesseth that the said Joshua for and in Consideration of the sum of three thousand pounds of Tobacco and forty Shillings Sterling money of Great Brittain to him in hand paid at and before the Ensealing and delivery of these presents by the said Richard the receipt whereof he doth hereby acknowledge and thereof and of every part thereof doth acquit Exonerate and discharge the said Richard the said Joshua Sewell hath granted bargained Sold alliened assigned and set over and by these presents doth grant bargain sell alien assigne and set over unto the said Richard his heirs and assigns all that tract or parcell of Land Called Adventure lying and being on the north side of potapsco river being taken out of a larger tract Called Yeates Forberance Beguning at the first bounded tree of the said Land and runing thence North one hundred perches then west one hundred and sixty perches and then runing south one hundred perches to a white oake thence one hundred an fifty perches to the first bounded tree Containing one hundred acres of Land with its appurtinances together with all the right title Interest property Claim & demand whatsoever to the said premises belonging or in any wise appertaining To Have & To Hold the said tract or parcell of Land and all and singular other the premises with the appurtinances thereunto belonging and every part and parcell thereof hereby demised or mentmentioned soo to be unto him the said Richard Colegate his heirs and assigns for Ever and to the only use and behoofe of him the said Richard his heirs and assigns and the said Joshua Sewell doth for himselfe his heirs Executors and Administrators Covenant and agree to and with the said Richard Colegate his Executors and assigns that he the said Joshua at the time of the (the)

the Ensealing and delivery of these presents is and doth stand seized of and in the aff.d Tract or parcell of Land and every part and parcell thereof with the appurtinances thereto belonging hereby demised in a good sure perfect & Indefeasable Estate in fee Simple & that he hath full power Lawfull and absolute authority to Convey make over and assure the same unto the said Richard Colegate his heirs and assigns for Ever and the said Richard Colegate shall and may from time to time and at all times hereafter peaceably and Quietly have hold use Occupy possess & Injoye the said tract or parcell of Land hereby demised with the appurtinances without the Let suit trouble molestation or disturbance of him the said Joshua Sewell his heirs or assigns Claiming by from or under him or them or any other person or persons whatsoever & that free and Cleare of and from all former and other bargains Sales mortgages Judgments & Executions and of and from all other titles Charges troubles and Incumbrances whatsoever had done or Committed by the said Joshua Sewell his heirs or assigns or any other person whatsoever by his or their Consent or procurement (the rents & Services which shall hereafter grow due and payable to the Lord of the fee of the premises only Excepted) and the said Joshua Sewell his heirs Executors Administrators & assigns doth hereby further Covenant promise and agree to and with the said Richard Colegate his heirs and assigns that he the said Joshua Sewell his heirs Executors and Administrators shall and will from time to time and at all times hereafter at the speciale Instance and request of him the said Richard Colegate his heirs and assigns and at his or their proper Cost & Charges make and Execute all such further & reasonable act or acts device or devices Conveyances or assureances in the Law for the further and more perfect assureing and Conveying the aff.d tract or parcell of Land & other the premises hereby demised with the appurtenances thereto belonging to him the said Richard Colegate his heirs and assigns be it by fine or fines deed or deeds Enrolled or not enrolled release or Confermation or by any other ways or meanes whatsoever as he the said Richard Colegate his heirs or assigns by his or their Councell Learned in the Law shall be reasonably be devised advised or required and Lastly the said Joshua Sewell (His)