and timberlike trees houses fences and inclosures and all other rights members previledges and appurtenances to the said One hundred acres of Land belonging or in any wise appertaining with all the right title and Interest of him the said James his heirs Executors of in or to the same or any part or parcell thereof and he the said James Hicks doth hereby Covenant promise grant and agree to and with him the said John Chapman his heirs or assigns that he the said James at the time of his Ensealing and delivery of these presents had good right full power and lawfull authority to sell convey and Infeoffe the said One hundred acres of Land and premises aforementioned in manner and forme aforesaid unto the said John Chapman his heirs and assignes for Ever and that he the said John Chapman his heirs and assigns shall and may by virtue of these presents to enter on the said Land and the same with the rights and previledges to have hold use occupy possess and Enjoye lest hindrence or molestation of any person or Persons whatsoever and the said James doth allow for himself and his heirs covenant to and with the said John Chapman his heirs and assigns that the aforesaid One hundred acres of Land with Every of its appurtenances so bargained and sold as aforesaid is freely and clearly acquited and discharged from all manner of Incumbrances the rents which hereafter shall become due to the Lord of the fee of whome the premises are held only Excepted and that he the said James and his heirs the aforesd One hundred acres of Land and premises with its appertenances so bargained and sold as aforesaid

or Intended to be bargained and sold unto the said John Chapman his heirs or assigns he will warrant and for ever by these presents defend from all manner of person or persons whatsoever claiming or which at any time or times hereafter shall or may claime any right title or interest of in or to the said One hundred acres of Land or any part or parcell thereof and Lastly that he the said James doth hereby covenant for himself and his heirs to and with the said John Chapman his heirs and that he the said James shall and will from time to time forever hereafter at the request of the said John further make doe acknowledge and Execute all such other and further conveyances and assurance in the Law as by him the said John his heirs or assigns or by his or their council learned in the Law shall be reasonably devised advised or required for the better and sure makeing over the aforesaid one hundred acres of Land and premises unto him the said John Chapman his heirs or assignes for Ever in witness whereof the said James Hicks hath hereunto set his hand and seale the day and yeare above written.

Signed Sealed & Delivered
in the presence of us
Roger Mathews. Jas. Phillips

James his mark Hicks

Memorandum that on the twenty second day of Feb. 1718 came the within named James Hicks and acknowledged the within conveyance to be his act and deed the within named one hundred acres of Land and premises to be the right of the within named John Chapman his heirs and assigns for ever before us two of Lordships Justices for the County of Baltimore

Jam. Phillips. Roger Mathews

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