Line drawn from the said Chezzit North north west for length three hundred and twenty perches from the north north west line by a line drawn south west and by south two hundred perches from the south west and by south line by a line drawn south south East unto the first named bound three hundred and twenty perches Containing four hundred acres of Land and all plantations fences gardens Orchards woods underwoods timber and timber trees ways easements profitts Commodities hereditaments and appertenances whatsoever to the said Land or any part thereof any wise belonging or appertaining and the reversion and rebertions remainder and remainders rents issues & profitts of the same with their and every of their appertenances and all the Estate right title interest property claime and demand whatsoever of him the said Richard Smithers his heirs and assigns and of her the said Mary her Executors Administrators or assigns out of in or into any part thereof To Have And To Hold the said tract of Land Called Bourne Containing four hundred acres of Land together with all the hereditaments and appertenances thereunto belonging or in any wise appertaining unto the said John Stokes his heirs and assigns for Ever to the only proper use use and behoof of him the said John Stokes his heirs and assigns for Evermore to be holden of the Lord of the fee under the rents reservations and Conditions mentioned in the patent or grant for the said Land and the said Richard Smithers for himself his heirs Executors Administrators and assigns doth hereby Covenant grant and agree and with the said John Stokes his heirs Executors Administrators and assigns as followeth that is to say that he the said Richard Smithers

Smithers now standeth Lawfully seized of in and to the said Land and premises according to the tenor of the said patent or grant of the said Land and full power and lawfull authority hath to vend sell and dispose the same and that the said John Stokes his heirs and assigns shall and may have hold use Occupy possess and Enjoye the said Land and premises free and Cleare and freely and Clearly acquited Exonerated Discharged or well and sufficiently saved and kept harmless and Indemnified of and from all and all manner of former and other bargains sales gifts grants leases mortgages wills uses Entailes statutes Judgments Executions Extents rents and arrearages of rents whatsoever and all former and other Estate titles troubles debts charges and incumbrances whatsoever had made Committed or done or to be had made Committed or done by the said Richard Smithers or Mary his wife or any other person Clameing or to Claime from by or under him the said Richard Smithers or Mary his wife (the rents and services hereafter to become due to the Lord or Lords of the fee for the said Land only Excepted and foreprised and that he the said Richard Smithers and his heirs the said Land & premises unto the said John Stokes his heirs and assigns shall & for Ever will warrant and defend by these presents against him the said Richard Smithers Mary his wife and against all and every other person or persons or person that hereafter shall claime by from or under him his heirs or assigns In Witness whereof the parties to these presents have interchangably set their hands and seales the day and yeare first above written and further the said Richard Smithers doth oblidge himself to warrant and defend the said Tract