Susannah Stokes & James Phillips to Isaac Webster — Conveyance

This Indenture made the fourteen day of September in the year our Lord one thousand seven hundred and forty one, Between Susannah Stokes of Baltimore County in the Province of Maryland (widow and Executrix of George Stokes of the said County Deceased and one of the Daughters of Col. James Phillips formerly deceased) and James Phillips son and heir of the said Col. James Phillips of the one part, and Isaac Webster of the County and Province aforesaid of the other part; Whereas the said George Stokes in his life time, the said James Phillips and the said Isaac Webster on the Ninth day of November one thousand seven hundred and thirty nine by certain Articles of Agreement, then made Between the said George Stokes and the said James Philips of the one part, and the said Isaac Webster of the other part; did Covenant and agree together among Other things as follows Viz: that they the said George Stokes and James Phillips (in Consideration of the sum of one hundred and twenty pounds Sterling before that time by the said Isaac Webster to the said George Stokes paid the Receipt whereof the said George Stokes and James Phillips did thereby Acknowledge and therefrom Acquit and Discharge the said Isaac Webster his heirs Ex. Adm. and Assigns;) with Susannah Stokes the then wife of the said George Stokes (one of the parties to these Presents) should procure at the Costs and Charges of the said Isaac Webster his heirs or Assigns at the request of the same Isaac Webster his heirs or Assigns by such Conveyance ways and means in the Law as his or their Counsel should Advise; well and Sufficiently, grant Convey and Assure to the said Isaac Webster his heirs or Assigns and to such uses as he should direct; all that tract of Land called Rangers Lodge lying in the County aft. at the head of Bush River; with a Covenant thereon to be Contained that two hundred Acres part thereof then in the Possession of Martha Paca, was not to be Warranted by them and Defended, but only from all persons claiming under them or either of them; as in and by the said Articles of agreement here to Annexed and with these presents Enrolled may appear; Now this Indenture Therefore Witnesseth that the said Susannah Stokes and the said James Phillips for and in Consideration of

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the aft. and the payment of the said sum of One hundred and Twenty Pounds sterling as aft. paid by the said Isaac Webster to the said George Stokes by and with the Consent of the said James Phillips Indorsed on this also of the sum of five Shillings Already paid by the said Isaac Webster to the said Susan. Stokes and James Phillips the receipt of which payments is hereby Acknowledged, and the said Isaac Webster therefrom Acquitted and Discharged they the said Susannah Stokes and James Phillips, Have given granted bargained, sold, conveyed Assured, and Assigned Over, and by these presents, do give grant Bargain sell, convey Assure and Assign over unto the said Isaac Webster all that tract of Land called, Rangers Lodge, lying in the County aft. at the head of Bush River Between Bynaine Run, and James Run Originally Granted unto a certain David Jones containing five hundred Acres more or less; Also all houses Buildings Improvements, Advantages hereditaments and Appurtenances whatsoever to the said tract of Land and other the said Premises, or any of them belonging or in any wise Appertaining or therewithall usually used Occupied and enjoyed or Accepted reputed taken or known to be as part Parcel or Member thereof, and the Reversion and Reversions, Remainder and Remainders, Rents, Issues Damages & Profits thereof, To have and to hold, the said tract of Land and Premises with the appurtenances unto the said Isaac Webster his heirs and Assigns forever; and the said Susannah Stokes and James Phillips do for themselves Severally and Respectively and also Jointly, and for their Severall & Joynt heirs Ex. & Adm. Covenant and agree to and with the said Isaac Webster his heirs and Assigns in manner and form following, that is to say, that they the said Susannah Stokes and James Phillips or one of them now is or are Seized Lawfully; of and in the said tract of Land and Premises with the Appurtenances of and in, a good; sure, Absolute, and Indefeazable Estate of Inheritance in fee simple, and have or one of them hath a good right, full Power, and Lawfull Authority, to grant sell and convey the same and every part thereof (except two hundred Acres part thereof at the time of the agreement aft. in the Possession of Martha Paca) and that the same is Clear and free from all Incumbrances whatsoever (excepting as above excepted; and Also the quiet Rents and

(Alienation)