148

John Bayley
to
Jacob Combest
Conveyance

This Indenture made this twenty fifth day of May in the year of our Lord one thousand seven hundred and forty five Between John Bayley of Baltimore county in the province of Maryland of the one part and Jacob Combest of the same county & province of the other Witnesseth that the said John Bayley for and in consideration of the sum of five thousand pounds of tobacco to him in hand paid by the said Jacob Combest the receipt whereof the said John Bailey doth hereby acknowledge and doth acquit and discharge the said Jacob Combest his heirs executors and administrators Hath hath given granted bargained sold aleined assigned and sett over and by these presents doth give grant bargain sell alein assign and sett over unto the said Jacob Combest all that tract or percell of land calld Smiths Folley lying and being on the draughts of a run calld Runney run in the county aft Begining at a bounded redd oak standing near a place calld Ellis Neck and Northest line of a percell of land calld Wooland formally belonged to one Palmer and runing thence Northeast two hundred perches then Southeast sixty perches then South fifty five degrees Westerly two hundred perches and then with a straight line to the begining containing and laid out for fifty acres of land and also all buildings improvements minerals mines (Royall mines excepted) advantages and appurtenances whatsoever to the said tract of land belonging or in anywise appurtaining and the reversion and reversions remainder and remainders thereof To Have and To Hold the said tract of land and premeses above mentioned and every part and percell thereof with the appurtenances unto the said Jacob Combest his heirs and assigns for ever and the said John Baily for himself his heirs executors and administrators doth hereby

149

covenant and grant to and with the said Jocob Combest his heirs and assigns in manner and form following that is to say that he the said John Bayley now is the true lawfull and rightfull owner of all and singular the said tract of land and premeses above mentioned and every part and percell thereof with the appurtenances and likewise that he the said John Bayley now is lawfully rightfully seized in his own right of a good sure perfect absolute and indefeazable estate of inheritance in fee simple of and in all and singular the said tract of land and premeses above mentioned with the appurtenances and further that he the said John Bayley now hath good right full power & lawfull authority in his own right to grant bargain sell alein and assign over all and singular the said tract of land and premeses above mentioned with the appurtenances unto the said Jacob Combest his heirs and assigns for ever and also that he the said Jacob Combest his heirs and assigns shall and may at all times hereafter peaceably and quietly have hold occupy possess and enjoy all and singular the land and premeses above mentioned with the appurtenances without the lett trouble hindrance mollestation interuption and denial of him the said John Bayley his heirs or assigns and of all and every other person and persons whatsoever and likewise that the said tract of land and premeses above mentioned with the appurtenances is free and clear from all incumbrances whatsoever the quit rents and alination fines henceforth to grow due to the lord of the fee as reserved by the pattent only excepted and further that he the said John Bayley his heirs executors and administrators will warrant and defend the said tract of land and premeses above mentioned with the appurtenances and every part thereof