James Hicks
to
Charles Baker

Conv.a Part of Rolls Adventure 52 Acres of Land

This Indenture made this third day of March Ann Domini one Thousand seven hundred and fifty seven Between James Hicks of Baltimore County and Province of Maryland of the one part and Charles Baker of the same County & Province of the other part Witnesseth that the said James Hicks for the Consideration of three Thousand Pounds of Tobacco allready in hand paid The Receipt whereof he the said James Hicks doth hereby acknowledge and confess hath Bargained and sold and by these presents Doth Bargain and Sell alien Enfeoff Ratify Confirm and make over unto him the said Charles Baker his heirs and assigns for ever Fifty two acres of Land lying in Baltimore County on the west side of the Little falls of Gunpowder being part of a Tract of Land called Rolles Adventure originally granted a certain Archabald Rolls fifty two acres part thereof to be laid of at the est end of it whereon the dwelling stood was by the said Rolles last will and Testament devised him the said James Hicks his heirs and assigns for ever and which he the said James Hicks by these presents doth Bargain Sell alien Confirm and make over unto him the said Charles Baker his heirs and assigns for ever To Have and To Hold the said fifty two acres of Land with all the houses Orchards fences Timbers & appurtenances & Improvements whatsoever thereunto belonging unto him the said Charles Baker his heirs and assigns for ever free and clear from all incumbrances whatsoever and he the said James Hicks for himself and his heirs Covenants and agrees to and with the said Charles Baker and his heirs and assigns that the said Fifty two acres of Land with all the appertinances thereunto belonging he the said James Hicks his heirs Executors and administrators shall and will warrant and for ever defend and also he the said James Hicks for himself and his heirs agreet to and with him the said Charles Baker his heirs and assigns that they will at all times hereafter at the reasonable request of him the said Charles Baker his heirs or assigns make do and execute any other or further Deed or Deeds act or acts thing or things in the law for the fully Clearly & absolute Confirming Conveying and making over the said fifty two acres of Land unto him the said Charles Baker his heirs and assigns for ever according to the true intent and meaning of this Deed In Witness whereof he hath hereunto set his hand and seal the day and year above Written

Signed Sealed and Delivered in the Presents of us Thos Franklin Rupton Gay } James Hicks (Seal)

(On the back of the above ded was those two Indorsments to wit

Memdm On the third day of March Anno Dommini 1757 Came James Hicks party to the within deed and acknowledged it to be his act and Deed and the Land Premisses mentioned to be the Right Titll and Estate of him the within named Charles Baker his heirs and assigns for ever To Have and To Hold every thing or things in ye law or according to the true intent and meaning of the within Deed and act of assembly in such Cases made and Provided

Thos Franklin Rupton Gay

Received March 3d 1757 two shillings & one penny sterling alienation fine for Fifty two acres the within Land for the Lord Propry by order Edwd Loyd Esqr agent

John McCsull jur

Exd Cscs

Received this 3d day of March 1757 to be recorded and then recorded in Liber BB No 1 Folio 636 & 637 pr B Bordley Clk Balt Coty Court

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John Wyatt
to
Jacob Giles

Conv.a Knights Increase 50 acres

This Indenture made this twentieth day of May in the year of our Lord one Thousand seven hundred and fifty six Between John Wyatt late of Baltimore County but now of New York Joyner of the one part and Jacob Giles of said Baltimore County

Merchant of said Baltimore County & of the Province of Maryland Witnesseth that the said John Wyer for and in Consideration of the sum of ten £10 Pounds ten shillings to him in hand paid by said Jacob Giles before the Ensealing and delivery hereof the receipt of which sum he doth hereby acknowledge & himself fully satisfied contented and paid & every part and parcle thereof doth ejonerate acquit & discharge the said Jacob Giles his heirs and assigns for ever and by these presents hath Given Granted Bargained Sold aliened Conveyed and confirmed and by these presents doth Give Grant Bargain Sell alien Convey Enfeoff and Confirm all that parcell of Land called Knights Increase which said land is situated & lying on the Drafts of Deer Creek in said County and Province aforesaid Begining at and a bounded white oak Tree & abounded read oak standing close together by a little Run called Cockhold Run it being a draft of a Branch called Elbow Branch lying on the south side of Deer Creek & runing thence East ninety perches then north north East Eighty perches then north thirty six perches then north sixty degrees westerly seventy eight perches then north thirty degrees Westerly ten perches then south west one hundred and fourteen perches then with a streight line to the Begining Trees containing Fifty acres more or less out of which the said John Wyatt conveys to said Jacob Giles with the houses orchards Gardens fences Pastures woods Profitts commoditees appurtenances whatsoever to the aforesaid Bargained Premisses belonging or in any ways appurtaining and all the Estate Right and Title whatsoever of the said Fifty acres as above mentioned of in and to the same & the Reversion and Reversions Remainder and Remainders To Have and To Hold the said Fifty acres of said mentioned Tract of Land with all the appurtenances thereto belonging to said Jacob Giles his heirs and assigns for ever to his and their proper use Benefitt and Behoof for ever and the said John Wyatt for himself his heirs Executors & administrators Doth Covenant Grant and agree to and with the said Jacob Giles that at the time of the Ensealing hereof the said John Wyatt is the sole & lawfull owner of the above Bargained fifty acres of Land and is lawfully seized and Possest of the same & in his own proper right as a good perfect and absolute Estate of Inheritance in fee simple and that said Wyatt hath in himself at this present good right pull power and lawfull authority to Grant Bargain Conveigh & Confirm the said Bargained Premisses in manner aforesaid and that the said Jacob Giles his heirs and assigns shall and may at all times hereafter Peaceably & quietly use Possess occupy and enjoy the said Bargained Premisses with the appurtenances free and clear of all Entails Joynters & Powers or any other incumbrance whatever & further the said John Wyatt doth Covenant and bind himself his heirs Executors administrators firmly by these Presents to warrant and ever defend the said Jacob Giles his heirs & assigns for ever in a Peaceable & quiet Possession of the afore Granted fifty acres of Land the rents & services still becoming due to the Lord or Lords of the soil excepted and aforeprized but against the just Claim of any person or persons whatever I will forever warrant and defend the same & In Witness whereof I the said John Wyatt have hereunto set my hand & seal the day & year first above Written

John Wyatt (Seal)

Sealed & Delivered in the Presence of us In the first line (these words) but now of New York first interlined & the (fifty) in ye ninth line wrote on a raized place and the words Jacob Giles in the twelfth line wrote on a raized place

May 1756

Jno Woods Saml Burling Ed Giles Junr