Benefits Priviledges and Advantages Premises
and Appurtenances unto the said bargained
Parcell of Land belonging or in any wise ap=
=pertaining To have and to hold all the right
Title Interest Property claim & demand of
him the said Benjamin Rogers of in or to the
said bargained Parcell of Land & Premises
with the Appurtenances to be the right Title
and Estate of the said Brian Philpot his
heirs and Assigns for ever and to his & their
only proper use and behoofe and the said
Benjamin Rogers for himself & his heirs
doth hereby Covenant Grant & Agree to and
with the said Brian Philpot that he the
said Benjamin Rogers and his heirs shall
& will Warrant & defend the said bargained
Parcel of Land with the Premises and Ap=
=purtenances unto the said Brian Philpot
his heirs and Assigns for ever against all
manner of Persons or Persons lawfully
claiming or which may hereafter lawfully
claim from by or under him the said Ben=
=jamin Rogers or his heirs or by his or
their procurement or Procurements In Witness
whereof the said Benjamin Rogers
hath hereunto set his hand & affixed —

(his

his Seal the day & Year aforesaid —

Signed Sealed & Delivered — Benjamin Rogers (Seal)

In Presence of

Nuxton Gay.

Wm Aisquith —

Received this 6th day of March 1764 of Mr Brian
Philpot twenty Shillings Sterling money being
the Consideration money within mentioned as —

Witness my hand —

Witnessed by — Benjamin Rogers —

Nuxton Gay.

On the 6th day of March 1764 Came the within
named Benjamin Rogers before us the Sub=
=scribers two Justices of the Peace for Balti=
=more County & Acknowledged the within Deed
to be his Act and the Parcell of Land thereby
bargained and sold to be the right Title and
Estate of the within named Brian Philpot
his heirs & Assigns for ever according to the
True intent & meaning of said Deed Then also
was Ann Wife to the said Benjamin Rogers
by us Examined out of her Husbands hearing
who Acknowledged all her right of Dower to
the within bargained Parcell of Land to be the
right & Title of the within named Brian Phil=
=pot his heirs and Assigns & declared the

(made