County and begins at a Corner Black Oak Tree Standing by the said Creek thence Extends on a Course North North East down the said Creek Ninty Plenches and Nineteen Links to a Corner Stone by the Creek thence North forty five degrees West three hundred and twenty eight Plenches to a Corner thence North forty five degrees East eighty Plenches to a Corner thence North forty five degrees West two hundred and twenty four Plenches to the upper Corner thence South South East One hundred & fifty six Plenches to a Corner thence to the place of beginning Containing three hundred and fifty Acres of Land be the same more or less Together with all & Singular the buildings fences and Appurtenances Profits & Advantages whatsoever to the said Land & Premises doth belong or in any wise appertain or which now and or formerly have been taken known or enjoyed to or with the same or any part or Parcel thereof And also the Revension & Revensions Remainders Rents and Services of all and Singular the said Premises above mentioned and of every part & Parcell thereof with the Appurtenances and also all the Estate Right Title Interest claim and demand whatsoever as well in Equity as in Law of them the said Samuel Budd & Mileah his Wife and William Frisby and Mary his wife of the first part of in & to all & Singular the said Premises above mentioned and of said in every part and Parcel thereof with the Appurtenances and also all Deeds Evidences and Writings Touching or concerning the Premises only or any part thereof Now in the Custody or Possession of them the said parties of the first part

To have and to hold all and Singular the said

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Said Tenements Messuages Hereditaments and Premises above mentioned and every part and Parcel thereof with the Appurtenances unto the said John Hawkins his heirs or Assigns to the only proper Use and behoof the said John Hawkins his heirs and Assigns for ever And the said Samuel Budd and Mileah his Wife and William Frisby & Mary his Wife for themselves their heirs and Assigns Doth Covenant and grant to and with the said John Hawkins his heirs & Assigns that they the said parties of the first part now and the True & lawfull Owners of all and Singular the said Messuages Land & Premises above mentioned and of every part and Parcel thereof with their Appurtenances and also that they now are Lawfully seized in their own right of a good Sure Perfect Absolute and Indefeazable Estate of Inheritance in fee Simple of in all and Singular the said Premises above mentioned with the Appurtenances without any manner of Condition Mortgage Limitation of Use and Uses or other matter cause or thing to alter Charge Charge or Determine the same And also that they the said Samuel Budd and Mileah his Wife and William Frisby and Mary his Wife now have good right full Power and Lawfull Authority in their own rights to Grant bargain Sell and Convey all and Singular the said Messuages Lands and Appurtenances unto the said John Hawkins his heirs and Assigns for ever According to the True intent & meaning of these Presents And also that the said John Hawkins his heirs and Assigns shall & may at all times for ever hereafter Peaceably and Quietly Have hold and enjoy all and Singular the said Messuage Land and Premises above mentioned and with the Appurtenances without the Let Suit Trouble Hinderance Molestation Interuption and Denial of them the said Parties of the first part their heirs or Assigns and

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