called Batchelors Fear Containing Two hundred and fifty Six Acres heretofore granted to the said Edward Norwood and a certain Zachariah Maccubbin And also all that part or parcell of a Tract of Land called Cannons Delight which said Part or Parcell is said to Contain the quantity of Forty Acres and was excepted and reserved in a Conveyance made of the said Tract by a certain John Israel to a Certain Amos Garrett and which said Part was afterwards Conveyed by a Certain John Lawn Israel the Son of the said John Israel to the said Edward Norwood situate lying and being in Baltimore County aforesaid Together with all Buildings Improvements Gardens Orchards Ways Waters Water Courses Advantages and Appurtenances whatsoever to the said Parts or Parcells of Land belonging or in any wise appertaining And also the Reversion and Reversions Remainder and Remainders Rents Issues and Profits of the said Premisses and every part and parcell thereof hereby Bargained and Sold or meant or intended so to be And all the Estate Right Title Interest Use Trust Property Claim and demand whatsoever of him the said Edward Norwood of into or out of the same Premisses and every part thereof **To have and To hold** all and Singular the said Premisses above mentioned and every Part and Parcell thereof with the Appurtenances hereby Bargained and Sold or meant mentioned or intended so to be unto the said Charles Croxall his Heirs and Assignes To the only proper Use and behoof of the said Charles Croxall his heirs and Assignes and to or for no other use intent or purpose whatsoever **And** the said Edward Norwood for himself and his Heirs The said Tracts Peices Parcells or parts of Tracts of Land and Premisses with the Appurtenances against him the said Edward Norwood & his Heirs and against all and every other Person and Persons whatsoever to the said Charles Croxall his heirs and

Assignes shall and will Warrant and forever defend by these Presents **And** the said Edward Norwood doth further Covenant Promise Grant and Agree to and with the said Charles Croxall that the said Tract of Land called Batchelors Fear, and also the said Part of Cannons delight hereby Bargained and Sold is free and clear from all elder Surveys and other Incumbrances whatsoever and do and each of them doth Contain the said several Quantities before mentioned and if they or either of them do or shall fall Short of the Quantity before Specified That then and in such Case the said Edward Norwood shall and will return and refund so much and such part of the Consideration money as the Quantity of Acres so fallen short shall bear in proportion to the whole quantity of Land before expressd and mentioned to be hereby Bargained and Sold **In Witness** whereof the Parties to these Presents have hereunto Interchangably sett their hands and Seals the Day and Year first above Written

Edward Norwood (L.S.)
Chd: Croxall (L.S.)

Signed Sealed and Delivered in the presence of Benjamin Rogers: Willm disquith

Received the day and year first within mentioned of and from the said Charles Croxall The Sum of Two hundred and twenty eight Pounds being the Consideration to be by him paid to me.

Edwd. Norwood

Witness. Benjamin Rogers

Be it Remembred That on the 25th day of July 1767, Came Edward Norwood Party to the within, and did acknowledge the within Instrument of Writing as his Act and Deed and the Lands and Premisses therein mentioned to be the Right Title and Estate of the said Charles Croxall also party thereto his heirs and Assignes for ever, And at the same time Came