fifty two Pounds Three Shillings and ten pence three farthings Current money to him in hand paid by the said John Ridgely the Receipt Whereof the said Richard Acton doth hereby acknowledge himself to be fully Satisfied and Content Hath given granted bargained sold made over and Confirmed and by these presents doth give grant bargain Sell alien enfeoff and Confirm unto him the said John Ridgely his heirs and Assigns for ever all that part of a tract or parcel of Land called Swings Adventure lying and being in Baltimore County and provinc aforesaid Containing One hundred Acres be it more or less it being the Tract or parcel of Land Whereon the said Richard Acton now lives To have and to hold the aforesaid Tract of Land and the other Bargained premises with the Appurtenances thereunto Belonging or in any wise Appertaining unto him the said John Ridgely his heirs Executors administrators or Assigns to his or their only proper use and behoof and to and for no other use intent or purpose Whatsoever And the said Richard Acton for himself his heirs Executors and Administrators doth by these presents Covenant grant and agree to and with the said John Ridgely his heirs Executors administrators or Assigns that he the said Richard Acton at the time of sealing and delivering of these presents is lawfully and rightfully Seized in his Demesne as of fee and in the said Tract or parcel of Land and the premises abovementioned and that he the said Richard Acton and his Heirs the aforesaid bargained Tract or parcel of Land with the premises and Appurtenances thereunto belonging unto him the said John Ridgely his heirs Executors administrators and Assigns Will for ever Warrant and defend against the Claims of all Manner of persons or persons Whatsoever Claiming or to Claim any right title or Interest thereunto

Provided always and it is the true Intent and

Meaning of these presents that if the said Richard Acton or his Heirs do and shall well and truly pay unto the said John Ridgely his Certain Attorney Executors administrators or Assigns the aforesd sum of fifty two pounds three Shillings and ten pence three farthings Current money with legal Interest for the same from the Date hereof that then these presents and every part thereof shall be Void and of no Effect And the said Richard Acton shall stand and be Seized of the aforesaid Tract or parcel of Land and premises as of his former right And the said Richard Acton doth Covenant promise grant and agree for himself his heirs Executors and administrators to and with the said John Ridgely his heirs Executors administrators and Assigns that the aforesaid sum of fifty two pounds three shillings and ten pence three farthings with legal Interest thereon shall be Well and truly paid According to the true Intent and meaning of these presents In Witness whereof the said Richard Acton hath hereunto set his hand and fixed his seal the Day and Date first above Written.

Signed sealed and delivered in the presence of — } Richard Acton (Seal)

Rich Cromwell Wm Pontenay.

Recd 3. May 1770. of John Ridgely fifty two pounds three shillings and ten pence three farthings Current money being the Consideration money mentioned in the within Deed As Witness our hands

Richard Acton.

Witness Richard Cromwell

On the 3 Day of May 1770. Came the within named Richard Acton before us the Subscribers two Justices of the peace for the County aforesaid and Acknowledged the within Deed to be his act and the part of a Tract or parcel of Land thereby bargained and sold to be the right title and Estate of the Within named John Ridgely his heirs and Assigns for ever According to the true Intent and Meaning of the within Deed as Witness our hands

Benjamin Rogers

Dan.l Plowman