Witness our Hands Benjamin Rogers Jas. Calder

Rec.d Six pence ½ Sterling for an alienation fine on the above Land by Direction of Land Office St. Thos. Jenifer Esq.r Agent for the Lord Proprty — Thos. Jones — —

Received this 23.d Jan.y 1776 to be Recorded Examined

Recorded — — — — — — — — — W. Lawson Clk

John Robinson
To
Charles Wells } Cont.s 100 Fraton — — —

This Indenture made the Twenty Sixth January in the Year of Our Lord Seventeen hundred and Seventy Six Between John Robinson of Baltimore County in the Province of Maryland of the one part and Charles Wells of the said County and Province of the other part Witnesseth that the said John Robinson for and in Consideration of the sum of One hundred Pounds Current Money to him in hand paid by the said Charles Wells the Receipt hereof he the said John Robinson doth hereby Acknowledge and himself to be therewith fully Satisfied Contented and paid hath given granted Bargained sold aliened Enfeoffed and Confirmed and by these Presents doth give grant Bargain sell Enfeoff and Confirm unto him the said Charles Wells his heirs and Assigns forever all that Tract or Parcel of Land called Fraton which is Contained in the following Metes Bounds Courses and Distances Viz.t Beginning at five White Oaks being the Beginning Trees of a parcel of Land called Gaymors Farm and Running thence South West by West thirty four Perches South by East thirty six Perches South fifty Degrees East Sixteen Perches South One hundred Perches West sixty Perches North Twenty Degrees West sixty Eighth Perches North One hundred and Twenty six Perches North Seventy six Degrees East Twenty four Perches North Ten Degrees East sixty two Perches South Eighty five Degrees East Twelve Perches thence with a Straight Line to the Beginning Containing One Hundred Acres more or less together with all Rights

Rights Profits Benefits Privileges and Advantages to the said Bargained Land and Premises belonging or in any wise appertaining To have and to hold the said Bargained Land and Premises with the Appurtenances unto him the said Charles Wells his heirs and Assigns for ever and to his and their only Proper use and behoofe and the said John Robinson for himself and his heirs Executors Administrators doth hereby Covenant grant Promise and agree that he will Warrant and Defend the Bargained Parcel of Land and with Premises and Appertinances unto him the said Charles Wells his heirs and Assigns for ever against all manner of Person or Persons Claiming by from or under him the said John Robinson or his heirs or any of them and the said John Robinson doth further Covenant grant and agree to and with the said Charles Wells his heirs and Assigns that at any time hereafter at the Proper charge in the Law of him the said Charles Wells his heirs and Assigns to Suffer Consent to and Execute any further Device Deed or Act in the Law for the Better Conveying the Bargained Land and Premises and every part thereof unto him the said Charles Wells his heirs and Assigns for ever which the said Charles Wells his heirs and Assigns or his or their Counsel Learned in the Law shall Reasonably advise Cause or Require In Witness whereof the said John Robinson hath hereunto set his hand and Seal the Day and Year above Written — — — John Robinson (Seal)

Signed Sealed and Delivered } Hert. Courtenay James Clarke
In Presence of — — — — — }

Received this 26 January 1776 of Charles Wells the sum of One hundred pounds Current Money being the Consideration for the within Bargained Land and Premises I say Rec.d per me
John Robinson

Witness Hert. Courtenay — — — — — — — — — — — — — —

Memorandum that on the 26th January 1776 Came John Robinson before us the Lord Proprietary's Justices of the peace for Baltimore County and Acknowledged the Land and Premises within mentioned to be the Right Title and Estate of the within mentioned Charles Wells his heirs and Assigns forever