Jonas Baylis
to
James Clendenin

This Indenture made this 13th day of July One Thousand seven hundred and Eighty five — Between Jonas Baylis of Baltimore County and State of Maryland of the one part, and James Clendenin of Harford County and State aforesaid of the other part — Whereas William Dell by his Indenture of Lease, duly Executed, Acknowledged, and Recorded for the Considerations therein mentioned, did Demise set and to farm let unto William Jacob of Z his Executors Administrators, and Asngns, all those several Lots or parcels of Ground, situate, lying and being on Fells Point that is Contained, within the Metes and bounds, Courses and distances in the said, Indenture of Lease Specified for and during the full end and Term of Ninety Nine Years thence next ensuing fully to be Compleat and ended, under and Subject to such Rents, Covenants, and Agreements, as is therein described, together with Covenants and Agreements, from time to time for Renewment for ever, and whereas the said William Jacob of Z by his Indenture of Asignment, for the Considerations, therein expresed did Asign, Sell, Transfer and set over unto the above, the above mentioned Jonas Baylis, his heirs, Executors, Administrators and Asngns, all that part of the above mentioned Lots or part of Lotts as is described in the above recited Indenture of Asignment, Togethar with all and Singular the Premises and Appurtenances, thereunto belonging or in anywise Appertaining for and during all the rest and residue of the said Term of Ninety Nine years to come and Unexpired, Now this Indenture Witnesseth that the said Jonas Baylis, as well for and in Consideration of the Sum of Eighty five Pounds Specie to him in hand paid by the said James Clendenin, at or before the Ensealing and delivery of these presents, the receipt where of is hereby acknowledged and himself therewith fully satisfied, contented and paid, as also for and in Consideration of the yearly Rent herein after reserved, and Performance of the Covenants and Agreements, herein alsoContained, he the said Jonas Baylis, hath bargained, sold, Asigned, Transferred and set over, and by these presents, doth bargain Sell Asign, Transfer, and set over unto him the said James Clendenin his Heirs and Asngns, all that piece or part of the above recited Lotts, or parcels of Ground, that is Contained, within the following Metes and bounds, Courses and distances, Viz^t, begining for said part of a Lot of Ground at the end of thirty feet from the corner of Wilkes and Anne Streets, and on the East side of Anne Street, and running Easterly Seventy feet, to a ten foot Alley, thence with said Alley Northerly thirty feet, thence Westerly Paralel with Bank Street, Seventy feet, to Anne Street, and from thence binding on Anne Street Southerly to the begining, with all and Singular the Premises thereon being and Appurtenances, thereunto belonging, and all the Estate, Right Title — Interest, Posession, Term of years, to come, Unexpired, property claim and Demand

Demand, whatsoever of him the said Jonas Baylis which he now hath may might should or ought to have or claim in or to the Mesnage and Premises with the Appurtenanes, aforesaid by force and Virtue of the said recited Indenture of Asignment of Lease, To have and to hold the said piece or parcel of Ground above in and by these presents bargained sold, Asigned, Transferred and set over, and also all the Estate, right, Title, Interest and Term of years to come before in and by these presents, bargained, Sold, Asigned and Set over unto him the said James Clendenen his heirs and Asngns, to his and their proper Use and behoof during all the rest, residue and remainder of the said Term of Ninety Nine years, which is yet to come and Unexpired, and that in as large, Ample, and beneficial a manner to all intents and purposes — as he the said Jonas Baylis now hath may might should or ought to have and enjoy the same by force and Virtue of the said recited Indenture of Asignment of Lease, or by any other ways or means whatsoever, and the said Jonas Baylis for himself his Heirs, Exors, Admrs and every of them that he the said James Clendenen his Heirs and Asngns, upon Payment of the rents herein Reserved, shall and may peaceably and quietly have hold use occupy Posess, and Enjoy, all and Singular, the said piece or parcel of Ground above bargained, and Sold, with the Appurtenances without the let suit trouble — hindrance, Molestation, or denial, of him, of him the said Jonas Baylis or any other Person Claiming any thing therein by from or under him his Heirs or Asngns, during all the rest and residue of the said Term of Ninety Nine Years, and the said James Clendenen for himself his heirs and Asngns, and every of them, doth Covenant, Promise, Grant and Agree, to and with him the said Jonas Baylis his Heirs and Asngns, to pay or cause to be paid unto him the said Jonas Baylis his Heirs and Asngns the Just and full Sum or yearly Rent of four Pounds ten Shillings Sterling Money yearly and every year during the Continuance of this present Demise and for every Renewment the Just and full Sum of four Pounds ten Shillings Sterling Money, In Witness where of the said parties hath hereto set their hands and Affixed their Seals the day and year first above Written —

Signed, Sealed & Delivered In presence of
William Nelson, Mark Edgar

Jonas Bayles Seal
James Clendiney Seal

Received Baltimore July 13th 1785 of Mr James Clendenen the Sum of Eighty five Pounds Specie it being the full Consideration within expresed
I say Rec^d Jonas Baylis
Witness William Nelson