Charles Wells
To
Michael Emmart
Deed

Ag. Li. with Bridgen Sa. Co.

This Indenture made the thirteenth day of June in the year of our Lord one thousand seven hundred and Ninety one Between Charles Wells of Baltimore County in the state of Maryland Mariner of the one part and Michael Emmart of the same County and State aforesaid of the other part, Whereas Benjamin Wells of Baltimore County by his Deed of Convey=ance bareing date the first day of July in the year Seventeen hundred and Fifty Nine duly Executed and Recorded did Convey and make over to the said Charles Wells Seven hundred and forty three Acres and one third part of an Acre of Land more or less lying and being in the County aforesaid being part of a Large tract of Land Called Wells Manor Reference being had to said recited Deed will more full and at large appear Now this Indenture Witnesseth the said Charles Wells for and in Consideration of the sum five hundred and fifty Seven Pounds Seven Shillings and Six pence Current at and before the ensealing and delivery of these Presents the receipt whereof he the said Charles Wells doth hereby Acknowledge and thereof and from every part and Parcel thereof doth hereby Acquit and discharge the said Michael Emmart his Executors, Administrators and Assigns Hath granted bargained Sold remised released and Confirmed and by these presents Doth grant bargain Sell remise release and Confirm unto the said Michael Emmart his heirs and Assigns all that part of Wells' Manor which is Contained within the Meets Bounds Courses and distances (to wit) Begining for said part Now Sold to the said Michael Emmart at the end of the south Seventy two degrees West Eighteen Perches line of the Original Whole Tract Called wells' Manor it being the Fifty Second Course of said Land, and running thence bounding on said Original whole tract the following Courses and distances, South thirty two degrees East forty Six perches South Eighty two degrees West one hundred and four perches, North seventy four degrees West fourteen perches, South thirty degrees west twenty perches South forty Eight Degrees West forty five perches, North forty degrees West fifty Six perches South Sixty Nine degrees West, thirty four perches South twenty Six perches, North Seventy Six Degrees West forty perches, North twenty three degrees and thirty Minuts west twelve perches North East and by North twenty four perches North west and by West forty four perches North forty Eight degrees & thirty Minuts East Nineteen perches North thirty Eight degrees & thirty Minuts East one hundred and Seventy Eight perches, North forty Nine degrees West fourteen perches, North forty Eight degrees East, one hundred and thirty Nine perches, North Nineteen Degrees East twenty perches, South forty Eight degrees & thirty Minuts East one hundred perches and then with a Straight line Cross the Original tract to the first place of beginning Containing Three hundred and forty three Acres of Land, be the same more or less Together with all and Singu=lar the Buildings Improvements ways woods, waters water Courses, Rights

(Liberties)

Liberties Privileges Hereditaments and Appurtenances whatsoever thereunto be=longing, and the Reversion and Reversions Remainder & Remainders Rents Issues and Profits thereof and all the Estate Right Title Interest use Possession Claim and Demand whatsoever of him the said Charles Wells, either in Law or Equity of in and to the said piece or parcel of Land as above des=cribed and every part thereof To Have and To Hold the above mentioned and discribed piece or parcell of Land and Premises, with the Appurtenances thereunto belonging unto him the said Michael Emmart, his heirs and Assigns, for ever and to no other use intent or purpose, whatsoever, and the to the Only proper use and behoof of the said Michael Emmart his Heirs & Assigns

said Charles Wells for himself his heirs Executors and Administrators doth Covenant, Promise and Agree to and with the said Michael Emmart his heirs and Assigns that he the said Charles Wells and his heirs and all and every other Person or persons any thing having or claiming or that shall or may at any time or times hereafter have or Claim any Estate Right Title or Interest of in or to the peice or parcel of Land now Sold and the premises thereunto belonging or in any ways Appertaining by from or under him them or any of them shall and will at any time or times hereafter at the reasonable Request and at the proper Costs and charges of the said Michael Emmart his heirs or Assigns make do and Execute or cause to be made done and Executed all and every such farther and other Reasonable Act and Deed and Assurances in the Law whatsoever for the further better and more perfect Assuring and Confirming the hereby Granted Premises and every part Thereof unto the said Michael Emmart his heirs and Assigns or his or their Council Learned in the Law shall be reasonably Advised devised or required And Lastly that he the said Charles Wells and his heirs the aforesaid Land and Premises hereby Granted or ment mentioned or intended so to be and every part, thereof with the Appurtenances unto the said, Michael Emmart his heirs and Assigns against him the said Charles Wells and his heirs and Assigns an all and every other person and persons lawfully claiming or to Claim from or under him them or any of them shall and will warrant and for Ever defend by these Presents, In Witness whereof the said Charles Wells, hath hereunto set his hand and Seal the day and year first above Written

Signed Sealed and delivered in presence of
Geo. Gould. Presbury John Wells

Cha. Wells (Seal)

Recev.d of Michael Emmart the sum of five hundred and fifty Seven Pounds Seven Shillings & Six pence (in Bond) it being the full Consideration Money as within mentioned as Witness my hand this 13th day of June 1791

Cha. Wells

Witness Geo Gould. Presbury John Wells

Baltimore County ss June the 13th 1791 Came the within Named Charles Wells before us the Subscribers two Justices of the peace for said County and Acknowledged the within Instrument of Writing to be his Act and Deed, and the Land and Premises therein Mentioned and describe

(to)