Level lying and being in Kent County aforesaid, and granted unto a certain George Warner grandfather
unto thereof Mary Mifflin, and joining to a parcel of land formerly taken up by Walter Crocker called
the forest of Deane, beginning at a marked red Oak standing at the end of the South East and
by South line of said land, and running from said Oak, South East and by South eighty nine
perches and from thence South West by West three hundred perches and from thence North West &
North three hundred and ___ perches until it intersects a parcel of land called Ambrosia and then
running with the said land North East and by East eighty perches to the aforesaid land called the
Forrest of Deane then running with the said land South East by South two hundred & twenty perches
and thence North East and by East two hundred and twenty perches to the first bounded tree, containing
and laid out for two hundred and seventy six acres more or less. To Have and To Hold the said
tract or parcel together with all the woods, underwoods, houses outhouses pasture ground and
cornfields and all other Profits and emoluments, hereditaments and appurtenances whatsoever
to the said tract of land belonging or in any wise appertaining, and all the estate right title
interest and demand whatsoever of them the said Daniel Mifflin and Mary his wife of in &
to the same to him the said Henry Philips his heirs and assigns forever. And the said
Daniel Mifflin & Mary his wife do for themselves their heirs executors administrators &
every of them covenant promise and agree to and with the said Henry Philips his heirs &
assigns by these presents in manner and form following viz. that they the said Daniel
Mifflin & Mary his wife now at the time and unsealing and delivery of these presents are
and stand lawfully rightfully and absolutely seized of and in the said tract or parcel of land
and premises and every part thereof in a good sure and perfect estate of Inheritance
in fee simple without any condition, limitation or restriction whatsoever the rents and services
to the lord & lords of the fee only excepted, and that the said Daniel Mifflin & Mary his wife
now have in themselves good right, full power and lawful authority to grant, bargain &
sell the same and every part thereof, with the appurtenances unto him the said Henry
Philips his heirs and assigns forever, according to the true intent and meaning of these presents
and also that he the said Henry Philips his heirs and assigns shall may peaceably and
quietly have use occupy possess and enjoy the said hereby granted tract or parcel of land
and every part and parcel thereof without the lawfull let trouble hindrance molestation or
denial of them the said Daniel Mifflin & Mary his wife their heirs executors administrators or
assigns or any from any other person or persons lawfully claiming any estate, right title or
interest by in or to the said tract of land and all and singular other the premises with the
appurtenances or any part or parcel thereof freed & discharged from all former and other gifts
grants bargains sales leases jointures dowers, mortgages rents, arrears of rents & other title
charge and incumbrance whatsoever had made, done or suffered to be done by them the said
Daniel Mifflin & Mary his wife, (the rents and services hereafter to be due and owing to the
lord or lords of the fee or fees only excepted) and further that the said Daniel Mifflin & Mary his
wife their heirs Executors or administrators shall and will at all times hereafter within the space of
ten years next ensuing the date of these presents upon the lawful and reasonable request of him the
said Henry Philips his heirs Executors administrators or assigns or any one of them and at his or
their proper Cost and charges in the law make do and acknowledge, levy suffer and execute
or cause or procure to be made, done acknowledged levied suffered and executed unto him the
said Henry Philips his heirs and assigns all and every such further and other lawfull and
reasonable Act and Acts thing and things device and devises in the law for the further better
and more absolutely assuring and confirming of the said hereby granted premises with all and
singular the rights members and appurtenances thereunto belonging unto him the said Henry
Philips his heirs and assigns forever, as by the said Henry Philips his heirs or assigns or by or
either Counsel learned in the law shall be reasonably devised advised or required.
In Witness whereof the said Daniel Mifflin & Mary his wife have hereunto set their hands &
seals the day & year above written — Daniel Mifflin (Seal) Mary Mifflin (Seal)

signed sealed and delivered, In the presence of B. Hands. Jno Williamson
Be it remembered that on the 12. day of March one thousand seven hundred and forty six
personally appeared before me the subscriber two of his Lordships Justices of the peace for Kent County
Daniel Mifflin of Accomack County in the 14. Colony of Virginia & Mary Mifflin his wife, she
being first privately examined according to law, and did acknowledge the within mentioned tract or
parcel of land to be the State, right title and property of the within named Henry Philips according to
the true intent & meaning of the within Deed. — B. Hands — Jno Williamson
March 12th 1749 Received the within named Henry Philips the full and just sum of two hundred
and forty pounds current money of Maryland being the full consideration for the within mentioned
tract or parcel of land by Daniel Mifflin — Test Jno Williamson
July 28. 1750. Recd of Mr Henry Philips eleven shillings and one halfpenny sterling being the
alienation fine due on the within premises for his Lordships use. p Geo Gemmett
Recorded the 30th July 1750. Sam: Spencer Clk Kent Coty.
In Testimony that the within and aforegoing is truly taken and copied from the original as remaining
of Record in my office I hereunto subscribe my name and affix the public seal of my
Office on this twentieth day of July in the year Eighteen hundred & twelve. Ben Chambers Clk
To which the Defendant by his Counsel objected and the Court sustained the objection and
would not permit the said Deed to be read in evidence to the Jury, to which the Pltff by his
Counsel excepted and that he might have the benefit thereof prayed the Court to sign & seal this
his Bill of Exception which is accordingly done this 28th day of Sept. 1812. R. T. Earle (Seal)
Tho. Worrell (Seal)

William Wrotts Lessee
vs
Peregrine Wrotts } Ejectment — In addition to the several matters before stated the pltff in this cause further to support the issue on his part produced & proved in evidence to the Jury an authenticated copy of the following Will —

"In the name of God amen. October the seventh, one thousand seven hundred and eighty four I James Wrotts Senr of the County of Kent in the State of Maryland being sick & weak in body but of sound disposing mind & memory praise be therefor given to Almighty God to make and ordain this my last Will and Testament in manner and form following that is to say — First and principally I commend my soul unto the hands of Almighty God my maker hoping through the meritorious death & passion of my Lord & Saviour Jesus Christ to have full and free pardon and forgiveness of all my sins and to inherite everlasting life, and my body I commit to the earth, to be decently buried at the discretion of my Executor hereafter mentioned and named, and as touching the disposition of all such real and personal estate as it hath pleased Almighty God to help me with I give bequeath and dispose in manner & form following viz. Item. It is my Will and desire that my whole debts & funeral charges be duly paid & satisfied and discharged. Item. I give and bequeath unto my son James Wrotts all the land I now live upon one hundred acres of the Forest of Deane and one hundred & twenty acres of Warners Levels containing in the whole two hundred and twenty acres to him & his Heirs forever. Item. I give & bequeath unto my son William Wrotts fifty acres of land called Towns relief to be in his mothers possession until he arrives at age 16 to him and his heirs forever. Item. I give and bequeath unto my daughter Elizabeth Worrell my Negro woman Diana & to my son William Wrotts my negro lad Joseph to remain on their mothers care and for her use untill they arrive at age & further its my Will and desire that my son James Wrotts shall build a brick house thirty feet by Eighteen with two fire places in the same and two rooms on a floor and finish the same at his own expence, and the above House to be placed on the fifty acres of Towns relief bequeathed to my son William Wrotts and likewise that my son James should pay unto my wife Ann Wrotts the sum of fifteen pounds yearly & every year during the term of twelve years to be applyed in schooling my two children Elizabeth & William Wrotts, and for my wife to have a home where she now lives untill such time as the aforementioned buildings is finished and set in case when they are compleated she then