four perches to a stone on the path side, then a straight line to the first beginning containing twenty two acres and nine square perches of land in this part so that the two parts added makes the quantity of twenty two acres and one quarter of an acre of land together with all and singular the buildings, improvements woods ways waters and water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof, and all the estate right title and interest whatsoever of them the said Francis B. C. Turpin and Mary A. Turpin his wife both at law and in equity of, in and to and out of the said part of tracts and parcels of land and premises as hereby bargained and sold or meant mentioned or intended hereby so to be and every part and parcel thereof. To Have and to Hold the said part of tract of land so as aforesaid described called Rehoboth together with the Houses buildings and appurtenances and all and singular other the premises hereby bargained and sold, or meant mentioned or intended hereby, so to be and every part and parcel thereof with their and every of their appurtenances to him the said Thomas Smoot his heirs and assigns forever, and to and for no other use, intent or meaning whatsoever; and they the said Francis B. C. Turpin and Mary A. Turpin his wife for themselves their heirs executors and administrators doth hereby covenant grant promise and agree to and with him the said Thomas Smoot his heirs executors administrators or assigns that they the said Francis B. C. Turpin and Margaret A. Turpin his wife and their heirs the aforesaid part of a tract of land and the premises hereby granted, bargained and sold and every part

and parcel thereof with the appurtenances thereunto belonging to him the said Thomas Smoot his heirs and assigns against them the said Francis B. C. Turpin and Mary A. Turpin his wife and their heirs, or any person or persons whatsoever claiming or to claim the aforesaid lands and premises or any part thereof by through from or under any person claiming under them or their heirs they the said Francis B. C. Turpin and Mary A. Turpin his wife and their heirs shall and will by these presents warrant and forever defend. In Witness whereof they the said Francis B. C. Turpin and Mary A. Turpin his wife hath hereunto subscribed their names and affixed their seals the day and year first herein before written

Signed sealed and delivered in the presence of us — Francis B. C. Turpin (Seal) — Mary A. Turpin (Seal)

Geo. A. T. Smith. Jas. Goold.

Received on the day and date of the above and within deed of and from the above and within named Thomas Smoot Four hundred and seventy five dollars current money being the full consideration mentioned in the said deed.

Witness — Francis B. C. Turpin

State of Maryland Dorchester County, to wit

Be it remembered that on this nineteenth day of January in the year of our Lord eighteen hundred and forty two before us the subscribers two of the State of Maryland's Justices of the peace in and for Dorchester County, legally appointed and qualified personally appears Francis B. C. Turpin and Mary A. Turpin his wife parties grantors to the above and within deed or instrument of writing and acknowledged the same to be their act and deed, and the lands and premises therein mentioned and thereby granted and sold, to be the right and estate of the within named Thomas Smoot, his heirs and assigns forever according to the purport true intent and meaning of the said