executors and administrators by these presents they the said parties of the first part hath granted and sold and by these presents doth grant bargain and sell unto the said parties of the second part, as tenants in common and not as joint tenants. All their right title claim and interest of in and to that part of a tract piece or parcel of land hereinafter described lying and being in Allegany County and State aforesaid being part of a tract of land called Elysiansylvania" situate near the head of the North Branch of the Potomac River which said tract of land was patented to the said John Hoyd by patent bearing date the 30 day of December 1843 Beginning for the part of said tract of land intended to be conveyed at the end of the second line of Lot Number Eleven hundred and fifty three and at the end of 98 perches on the 7th line of the above tract and running with the remainder of said seventh line North 53 degrees East 32½ perches to the end of the 8th line of Lot Number 1157 and reversing said 8th line and running with the 8th line of the above tract South 37 degrees East 70½ perches then with a part of the 9th line of the above tract South 53 degrees West 32½ perches then by a straight line to the place of Beginning containing 400 acres more or less Together with all and singular the improvements advantages profits and appurtenances thereto belonging or in any wise appertaining To have and to hold unto them the said parties of the second part their Heirs and assigns as tenants in common and not as joint tenants all the right title and interest of them the said John Hoyd and Mary Hoyd his wife derived under the aforesaid patent and nothing more or more and to the aforesaid described 400 acres of land and premises hereby bargained and sold unto the said parties of the second part and their Heirs and assigns and to and for no other use intent or purpose whatsoever And the said parties of the first part for themselves and their Heirs doth hereby covenant grant promise and agree to and with the said parties of the second part their Heirs and assigns that they the said parties of the 1st part will warrant and defend the above described 400 acres of land unto them the said parties of the second part against all persons or persons claiming any legal title to the same by from or under them the said John Hoyd and Mary Hoyd his wife and Brothers Trow

Witness whereof the said John Hoyd and Mary Hoyd his wife has hereunto subscribed their names and affixed their seals the day and year above mentioned.

Signed sealed and delivered in presence of
John Jeffries
J Wright

John Hoyd (Seal)

Mary Hoyd (Seal)

State of Maryland Allegany County Sct

Be it remembered and it is hereby certified that on this 25 day of March in the year of our Lord 1845 before the subscriber one justices of the peace of the State of Maryland in and for Allegany County duly commissioned and sworn personally appeared John Hoyd and Mary his wife the duly known persons and known unto to be the persons

who are named and described as and professing to be the party grantors to the foregoing deed or Indenture and severally acknowledged the said deed or indenture to be their act and deed and the land and premises therein mentioned and hereby bargained and sold to be their right and title of the within mentioned Mary Riddle Benjamin H Lawrence and Chas D Lawrence party grantees also therein named their heirs and assigns forever according to the purport time intent and meaning of the said deed or indenture and the acts of Assembly in such case made and provided and the said Mary Hoyd wife of the said John Hoyd did sign and seal the said deed or indenture out of the presence and hearing of her said husband and being by us separately examined separate and apart from and out of the presence and hearing of her said husband whether she doth execute and acknowledge the same voluntarily and freely and without being induced to do so by fear or threats of ill usage by her said husband or through fear of his displeasure declareth and saith that she doth.

Witness our hands and seals the day and year aforesaid

John Jeffries J.P.
J Wright J.P.

And afterwards to wit the following agreement to wit

Whereas it was admitted that Benjamin H Lawrence is dead and that he died prior to the 1 day of November 1851 intestate and without ever having had issue and that he left Mary Riddle and Chas D Lawrence his sister and brother his heir at law and it is further agreed that the plots in which we have both presented our names for the purpose of identification shows correctly the related locations of Lots 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161 according to their required locations and also so much of the tract called Elysiansylvania as embraces said lots and also said plot also shows correctly the original location of Elk Garden according to the course and distances in the patent thereof, nothing in this agreement however is to be construed as to an admission of the validity of the paper titles of either of said lands lots or tracts in point of law to convey a the lands embraced within the lines thereof

It is also agreed that both parties may after an order of the Court of said cause all abstracts necessary to the lands in controversy that may deem suitable of course to all legal exception.

George A Pearce

Atty for Plaintiff

Thomas Devecmon Atty
for defendant.