and acknowledged the aforegoing Writing to be his act and deed according to the true intent and Meaning thereof and the Lands and premises therein Mentioned are thereby bargained and sold to both right and Estate of the within named Philemon D Warfield his Heirs and assigns. Acknowledged Before

Thomas W Watkins
William P Watkins

Recorded the 23d day of August 1825;

State of Maryland Anne Arundel County to Wit

I hereby certify that the aforegoing is a true Copy taken from Liber W S G folio 245 one of the Land Records of Anne Arundel County

In testimony whereof I hereto subscribe my name and affix the seal of the Circuit Court for Anne Arundel County this 13 day of February A D 1855

(Seal)

N H Green Clerk

Deed from Philemon D Warfield to Joel Leatherman

This Indenture Made this 19 day of July in the year of our Lord 1825 Between Philemon D Warfield of Anne Arundel County and State of Maryland of the one part and Joel Leatherman of the County and State aforesaid of the other part Whereas Rachel Warfield late of Anne Arundel County by her last Will and testament bearing date on the 31 day of July in the year 1815 a reference being had thereto will fully appear did give and devise to her son Allen Warfield a plantation or tract of Land being and lying in Anne Arundel County and State of Maryland in the following Words to Wit. To my son Allen during his natural life I give and devise the use possession and profits of the plantation wherein he now resides together with all the Land I own thereto allotted And whereas the said Allen Warfield hath by deed of bargain and sale bearing date on the 14 day of March in the year 1825 conveyed to the said Philemon D Warfield all the right title Estate claim and interest of him the said Allen Warfield in and to the plantation a tract of Land aforesaid. Now this Indenture Witnesseth that the said Philemon D Warfield for and in consideration of the sum of fifty dollars current Money to him in hand paid the receipt whereof is hereby acknowledged hath granted bargained and sold and by these presents doth grant bargain and sell unto the said Joel Leatherman his Heirs and assigns all the the right title claim and interest of him the said Philemon D Warfield in and to the said Land and premises devised to him by the said Allen Warfield and therein the said Allen Warfield now resides and described as aforesaid Together with all and singular the Buildings and improvements thereto belonging or in any Wise appertaining thereto and the said Philemon D Warfield doth hereby covenant to and with the said Joel Leatherman that the said Land and premises from the Claim or claims of all and every person or persons whatsoever by through or under him Will and duly these presents Warrant and defend, &c. In testimony whereof the said Philemon D Warfield hath hereunto set his hand and affixed his Seal the day and year first above Written.

Philemon D Warfield (Seal)

Signed sealed and delivered in presence of Wm Watkins by through or under him in 1813 here on the 2d page being interlined before signed. Wm Thomas 3d

Thomas W Watkins

All the foot of the aforegoing Deed was this written to Wit. Anne Arundel County to Wit on this 19th day of July 1825 personally appeared Philemon D Warfield before the subscribers Justices of the Peace in and for said County and acknowledged the within Instrument of writing to be his act and deed and the Land and premises therein Mentioned to be the right and title of Joel Leatherman his heirs and assigns Jointly according to the true intent and Meaning thereof and the Acts of Assembly in such case made and provided.

Wm Thomas 3d Thomas W Watkins.

Recorded 23d day of August 1825.

Anne Arundel County to Wit, I hereby certify that the aforegoing is a true Copy taken from Liber W S G No 11 folio 248 &c one of the Land Records of Anne Arundel County.

In testimony Whereof I hereto set my hand and affix the seal of the Circuit Court for Anne Arundel County this 6th day of March 1852.

(Seal)

N H. Green, Clerk

Divorce.

Ignatius Waters and others vs John G Warfield and others	Circuit Court for Howard County. In Equity, Dec. 5. 1860

This cause has settled come in both cases at September Term last for decision on the Auditors Report A Statement of facts was agreed upon and Notes filed and the case has been duly Considered.

It seems to me to be unnecessary to make any decision as to the validity of the Will of Philemon Dorsey in as much as the deed of his son and heir at law Philemon Dorsey Conveyed to the decedents prior to the same Estate that they took under the Will to them in fee simple Estate to husband and wife. The Estate vested by this deed in Rachel Warfield and wife according to the decision of the Court of Appeals in the case of Hughes vs Henry Welsey and others 4 Gill 504 upon the death of the wife surviving to her husband Rachel Warfield, I had occasion to Examine this point fully in the case of Anderson vs Anderson and I refer to the said order passed in that case for the grounds of my decision though differing from the Court of Appeals in principle I considered this Court bound by their decision in the case referred to and decided in conformity therewith and my decision was acquiesced in.

Rachel Warfield devised to Allen Warfield a life Estate and made provisions in his Codicil that he should not be disturbed in that Estate by his other heirs and devisees, and he was not disturbed by them, I cannot perceive how the doctrine of estoppel can apply to this case & I see nothing to sustain its application in the Authorities referred to

It is therefore this 13 day of December 1860 by N Brewer Judge and by the Authority of this Court adjudged Ordered and decreed that the Correct account A be and the same is hereby ratified and confirmed.

Nicholas Brewer, Circuit Judge