and the east side of Howard street, running thence northwardly bounding on Howard street forty feet and six inches; thence eastwardly parallel with Saratoga street one hundred and five feet to an alley twelve feet wide; thence southwardly bounding on said alley forty feet and six inches to Saratoga street; and thence westwardly bounding on the north side of Saratoga street one hundred and five feet to the place of beginning. (The title to which property in fee the said John Eschbach heretofore acquired under and by virtue of the two following deeds to him - that is to say, the first being a deed of assignment from Charles F. Meyer and James Blair, administrators of Nelly Waters, deceased, bearing date the thirteenth day of September, eighteen hundred and forty-two, and recorded among the Land Records of Baltimore city and county, in Liber J. K., No. 323, folio 344, &c, and the second being a deed of conveyance for the fee and reversion from James R. Partridge and Mary, his wife, and others, dated the twenty-ninth day of January, eighteen hundred and fifty-two, and recorded among the Land Records of Baltimore city, in Liber E. D., No. 5. folio 360, &c.)

Together with all the improvements thereon, and the rights, privileges and appurtenances to the same belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the lot or parcel of ground and premises above described, and hereby mentioned to be granted and conveyed, with the rights and appurtenances aforesaid, unto the said John E. Eschbach, his heirs and assigns, to his and their proper use and benefit forever in fee. And the said John Eschbach, for himself, his heirs, executors and administrators, doth hereby covenant and agree

with the said John E. Eschbach, his heirs and assigns, that he, the said John E. Eschbach, and his heirs, shall and will at all times hereafter, well and sufficiently warrant and defend the rights, title and interest hereby mentioned to be conveyed, of and in the property and premises above described, with the rights and appurtenances, unto the said John E. Eschbach, his heirs and assigns, against the said parties of the first part and their heirs, and against all and every other persons and person whomsoever, legally or equitably having, claiming or who may hereafter claim any estate or interest therein, or right or title thereto, through, by or under them or either of them. And also that the said John Eschbach and his heirs shall and will at any time or times hereafter, at the reasonable request and proper cost of the said John E. Eschbach, his heirs or assigns, do make, execute and deliver all such other and further acts, deeds, conveyances and assurances in the law as shall or may be reasonably advised and required for the conformation of this instrument, according to its purport, true intent and meaning.

In witness whereof, the said John Eschbach and Margaret Eschbach, his wife, have hereunto subscribed their names and affixed their seals on the day and year first above written.

John Eschbach (Seal)
Margaret her + mark Eschbach (Seal)

Signed, sealed and delivered in the presence of -
T. T. Wilson,
A. W. Thompson.

Received at the execution of the foregoing indenture, from the grantee therein named, the sum of five dollars, lawful money of the United States, being the full consideration