our further instructions under our hand & seal bearing date the eighth day of november in the sixteenth year of our Dominion of our said Province & in the year of our Lord seventeen hundred & sixty six are & is in that behalf specified & declared, And whereas by our said last mentioned instructions, we have signified to our Commissioners that doubts may arise touching our title to Anne Arundel manor on account of the devise which our late Father Charles Lord Baltimore deceased took upon him to make of the said manor to Benedict Calvert Esq. tho' his lordship was tenant for life only of our said Province by the settlement made on his marriage with the lady Baltimore our mother & which devise was afterwards defeated upon our attaining the age of twenty one years by exercising the powers in us vested as tenant in tail of our said Province & to obviate any unnecessary scruples which uninformed purchasers might be induced to entertain of our said title, we did thereby authorize & impower our said Commissioners upon the sale of our said manor or any the lands thereto belonging to insert in the Grants to be therefor respectively made proper engagments & stipulations in our name & behalf (which we did thereby agree to confirm) to warrant the title of the lands to be so granted against the said Benedict Calvert his heirs & assigns & all & every person or persons claiming or to claim under him or them so as that such warranty be restrained not to extend to any future improvements to be made of the said manor & lands not to any rise or increase in the value thereof beyond the price or consideration to be paid for the same respectively in case of any future Eviction, In pursuance of which said Commission & instructions it is certified unto us by our said Commissioners that they have treated contracted & agreed for the granting selling & disposing of a tract or parcel of land called Gafaways Lott lying in Ann Arundel County unto Gafaway Watkins for which said tract or parcel of land the said Gafaway Watkins has paid & satisfied unto our said Commissioners the sum of one hundred & eighty six pounds four shillings sterling for the purchase money thereof as also the sum of three pounds sixteen shillings sterling for the expences of surveying the same we do therefore hereby grant & confirm unto him the said Gafaway Watkins all that the aforesaid tract or parcel of land called Gafaways Lott lying in Ann Arundel County aforesaid beginning for the out lines of the resurvey at a bounded poplar standing on the south side of a gully being the head of a small Branch at the west side of the root of which said poplar is fixed a stone marked R.M which said poplar & stone being the beginning of a tract being part of the said manor resurveyed for Mr. John Thomas called Runny Mede as also the beginning of a nother tract being part of the said manor resurveyed for Mr. Philip Pindle called Pindle's Enlargement & running thence with the first line of Pindalls Enlargement north one hundred & twenty six perches to a stone marked P.E. 2. fixed on the north east side of a hill on the south side of a Branch called the Deep Branch about seventy yards from the said Branch being the second boundary of Pindalls Enlargement thence running north thirty five degrees thirty one minutes westerly sixty four perches & four fifths of a perch to a stone marked G.L. 3 fixed on the south east side of a hill on the north side of the Deep Branch aforesaid thence running north seventy degrees forty five minutes easterly forty one perches to a stone marked P.P. 2. fixed in the low Grounds of a Branch being a draft of the Deep Branch aforesaid & fixed close to the south side of the run of the said draft the said stone being the second boundary of a tract being part of the said manor formerly sold to a certain John Parish called Parishes Purchase now in the possession of the said Gafaway Watkins thence with the second line of the said tract north forty five minutes westerly one hundred & seventy six perches & two fifths of a perch to a

Locust

locust post standing in the low grounds of a Branch which runs into the Deep Branch being the north west corner or third boundary of parishes purchase & the south west corner or third boundary of a nother tract being part of the said manor formerly sold to a certain Solomon Sparrow called Solomons purchase now in the possession of Mr. Stephen Watkins thence running south one degree fifteen minutes westerly twenty six perches to a stone marked P.P.1. 2. being the second boundary of a nother tract being part of the said manor running south one degree formerly sold to a certain Philip Dowell called Philips Village lott fixed on the north side of the face of a hill in the edge of an old field which said stone is also the beginning of a tract being part of the said manor formerly sold to a certain Darby Connor called Connors purchase now in the possession of the said Gafaway Watkins thence running & bounding with the said tract the two following courses & distances Viz. south eighty perches then west forty perches to the third line of a tract being part of the said manor resurveyed for Mr. Robert Norris called Norris Purchase thence running with the said line to the end thereof Viz. south thirty five perches & one fifth of a perch to a stone marked N.P. 4. fixed on the brow of a hill on the north side of the Deep Branch being the fourth boundary of Norris's purchase thence running with part of the fourth line of the said tract north eighty eight degrees fifteen minutes westerly ninety three perches to a stone marked G.L. 10. fixed in the aforesaid line on the north side of a hill in the edge of a wood then leaving Norris's Purchase & running south one hundred & eighty four perches to a stone marked G.L. 11. fixed on the south side of a hill in an old field & some small distances from the south side of the main Road leading from Mount pleasant ferry towards west river which said stone is fixed in the first line of a tract being part of the said manor resurveyed for Henry Plummer called Plummers purchase thence running with said line reversed & with the first line of the tract above mentioned called Runny Mede reversed Viz. east one degree thirty four minutes northerly one hundred & thirty three perches & a half of a perch to the poplar & stone the beginning above mentioned containing & now laid out for one hundred & fifty two Acres of land more or less according to the certificate of survey thereof bearing date nineteenth day of April seventeen hundred & sixty nine & there remaining together with all rights profits benefits & previledges thereunto belonging royal mines excepted To have & to hold the same unto him the said Gafaway Watkins his heirs & assigns forever to be holden of us & of our heirs as of our manor of Ann arundel in fee & common socage by fealty only for all manner of services yielding & paying therefor yearly unto us & our heirs at our receipt at our City of Annapolis at the two most usual feasts in the year Viz. the feast of the Annunciation of the blessed Virgin Mary & St. michael the Arch Angel by even & equal portions the rent of six shillings & one penny sterling in silver or Gold & for a fine upon every Alienation of the said land or any part or parcel thereof one whole years rent in silver or Gold or the full value thereof in such Commodities as we & our heirs or such Officer or officers as shall be appointed by us & our heirs from time to time to collect & receive the same shall accept in discharge thereof at the choice of us & our heirs or such officer or officers aforesaid, Provided that if the said sum for a fine for Alienation shall not be paid unto us & our heirs or such officer or officers aforesaid before such Alienation & the said Alienation entered upon Record either in the Provincial Court or County Court where the same parcel of land lieth within one month next after such Alienation then the said Alienation shall be void & of no effect, & provided also & it is the true intent & meaning of these presents that the same is subject & liable to the following express condition (that is to say) that the said Gafaway Watkins his heirs or assigns shall well & truely pay or cause to be paid the rent herein reserved according to the tenor of these presents by the space of thirty days next after it shall become due & after demand made thereof on the premises by the farmer or other person who shall be

appointed