presents the receipt whereof he the said Joseph Richardson doth
hereby acknowledge hath given granted bargained sold aliened
enfeoffed and confirmed and by these presents doth give grant bargain
sell alien enfeoff and confirm unto him the said Charles Welles
all those two hundred acres part of a Tract of land called Hills
Forest which lies at the Eastermost end or part of the said
tract lying and being in Baltimore County which said two
hundred acres were devised by a certain Joseph Hill late
of Anne Arundel County deceased to the said Joseph Richardson
and his heirs for ever together with all improvements
easements and priviledges thereto belonging and all the Estate
right title interest use trust property claim and demand
whatsoever of him the said Joseph Richardson of into or out of the
said premises with the appurtenances and every part thereof
To have and to hold the said part or parcel of land and premises
with the appurtenances unto him the said Charles Welles his heirs
and assigns for ever to the only proper use and behoof of him the
said Charles Welles his heirs and Assigns and to no for an other
use intent or purpose whatsoever And the said Joseph Richardson
for himself his heirs Executors and Administrators doth covenant
grant and agree to and with the said Charles Welles his heirs
Executors and assigns that he the said Joseph Richardson
his heirs Executors and Administrators the said part or parcel
of land and premises with the appurtenances unto him the said
Charles Welles his heirs and Assigns against him the said
Joseph Richardson and his heirs and all persons whatsoever
shall and will warrant and for ever defend In Witness
whereof the said Joseph Richardson hath hereunto set his
hand and seal the day and year first above written

Signed sealed and delivered in the presence
of John Dickenson James Shaw } Jos. Richardson (Seal)

On the 27th day of March Anno Domini Seventeen hundred and
ninety nine came the within named Joseph Richardson before us
two Justices of the peace for Dorchester County acknowledged
the within deed of bargain and sale to be the act and deed of him
the said Joseph Richardson and the said land therein mentioned
and the premises with the appurtenances thereto belonging to
be the estate right title and interest of the within named
Charles Welles his heirs and Assigns for ever according to
the true intent and meaning of the said deed and the act of
Assembly in such case made and provided at the same time
came Rebecca wife of the said Joseph Richardson and being
examined privately out of the hearing of her said husband
did acknowledge that she released all her right and title of
Dower of in and to the within Land and premises and that
she did make her acknowledgement of the same willingly
and freely and without being induced thereto by fear or
threats of or ill usage by her husband or fear of his displeasure
according to the Act of Assembly in such case made and
provided Acknowledged before John Dickenson James Shaw
Rec.d 27 day of March 1779. of Charles Welles the sum of five
hundred pounds in full satisfaction for the within land and
premises £500.0.0 John Richardson
Test John Dickenson James Shaw.

Maryland S.t Shewby certify all whom it may or doth
concern that John Dickenson and James Shaw Gentlemen
before whom the above acknowledgment was taken was at
the time of Taking and Subscribing the same two Justices.