This Indenture made the Fourth day of September Anno Domini Eighteen hundred and six, Between Charles Emory, Guardian of John Seney, son of the late Joshua Seney Esquire, of Talbot County and State of Maryland of the one part; and Thomas Emory of Queen Anns County and State af.d of the other part: Whereas the Orphans Court of Queen Anns County af.d having thought proper to choose the said Charles Emory Guardian to the said John Seney af.d and the said Charles Emory finding the said John Seneys income insufficient to board, cloth and Educate the said Ward. The said Charles Emory did on the twenty sixth day of November, in the Year Eighteen hundred an two, obtain from the said Orphans Court, an order for the sale of his the said John Seneys part of the Land, situate lying and being in Queen Anns County af.d in a neck called Johnny Cake neck, being part of a tract of Land called Muckenburough and Tulleys Delight; containing agreeably to the said Order "about sixty six acres" more or less, as by a reference thereto had and to the act of Assembly in such Case made and provided may more fully appear; And whereas the said Charles Emory by petition to the Honorable the Judges of the General Court, for the State af.d held at Eastow in Talbot County,