

(1597) 168

of the Spake Bay, containing five thousand seven hundred Acres more or
less, And the said William Hawley being thereof so seized, did afterwards
by the said will and Testament in writing under his hand and seal, Give
Bargain and sell the same unto the said William Guther his heirs and
assigns for ever, By virtue of the said will and by a Deed in Plenary
lately obtained here the said William Guther is become lawfully seized and
possessed of the same. Now the said Guther further Witnesseth that he the said
William Guther for and in Consideration of the sum of Ten thousand pounds of
Tobacco to him in hand paid by the said John Baker before the Ensigning and
delivery of these presents the Receipt whereof he doth hereby acknowledge, and
thereof and of every part and Parcell thereof doth clearly and absolutely
Release and Discharge the said John Baker his heirs Executors and Admin-
istrators, and for the Rent and service hereafter due and to be due, And
for divers other good Causes and Considerations him therunto moving, have
Bargained sold aliened conveyed and confirmed, and do by these presents
bargain sell alien convey and confirm unto the said John Baker his heirs
Executors and Admin. All that tract parcell or Division of Land called Courtyo
Neck Situate lying and being in the County aforesaid, Bounding wth on the
east side of St. Andrews Creek, East wth a marked oak by the bay side on John
Warner's Land, north and south on the said bay and St. Andrew's Creek, Containing
by estimation five thousand Acres more or less, with all and every the Lands
hereunto house buildings Orchards pastures Right Members appurtenances
to the said parcell of Land belonging or appertaining, to have and to hold the same unto
him the said John Baker his heirs and assigns for ever, Yielding and paying therefore
yearly and every year unto the said William Guther his heirs Executors and Admin-
istrators at the now Dwelling house on the Plantation on wth the said William Guther now
lives on the feast of St. Thomas the Apostle in every year the Rent of seven
Bushells of round Indian shelled Corn, and if it shall happen the said yearly
Rent of seven bushells of Indian Corn or any parcell thereof to be behind
unpaid in part or in all after the said feast of St. Thomas the Apostle in which the
same ought to be paid by the space of forty daies, that then and from thenceforth
it shall and may be lawfull for the said William Guther his heirs Executors or
Admin. unto the said Land and premises to Re-enter repossess and enjoy as who and their
former State anything herein contained to the contrary thereof notwithstanding, And the
said William Guther doth hereby for himself his heirs Executors and Admin. Covenant and
agree to and with the said John Baker his heirs Executors and Admin. by these presents
that he the said William Guther at the Ensigning and delivery of these presents do and
doth stand seized of a firm good sure and inalienable estate of inheritance in fee
simple of and in the said Land and premises hereby bargained and sold, And that hee hath full
Right power and lawfull authority to bargain sell the said Land and premises unto the
said John Baker and his heirs, and that hee will for ever warrant and defend the same
to him the said John Baker his heirs and assigns for ever against all persons with force
claiming by from or under him the said William Guther or his heirs Executors admin-
or assigns, the Rent and service due and to be due and payable to the Chief Lord of
the fee of the premises to be paid by the said William Guther his heirs Executors or
Admin. for ever. In witness whereof the parties abovesaid have to these presents subscribed
Interchangedably set their hands and seals the day and year first above written

signed sealed and delivered in the presence of

Nic. Painter

William Guther (Sealed)