

Doth grant bargain, sell, alien, enfeoff & Confirm, unto the said George L. Roubony, his heirs & assigns, all that piece of a Tract of Land, situate, lying, in the County, and State aforesaid being all that part of a Tract of Land, called the Reservoir Hunters Delight, containing one acre of Land it being the same part of a Tract of Land, that was Originally Conveyed to a certain Thomas Shroyer by a certain Michael Keller, by deed bearing date the 16<sup>th</sup> Oct<sup>r</sup> 1815 & Recorded in Liber B. L. N<sup>o</sup> 2 fol 653 & one of the Land Records of Frederick County, and also all that part of a tract of Land, called "Dear Spring" also lying, and being in the County & State aforesaid, and adjoining the above described lot or parcel of Land beginning for the part hereby intended to be conveyed, at the Original Beginning of the whole Tract called Dear Spring, and running thence N 72 1/2° W 10 ps. N 5° W 17 3/10 ps. then S. 72 1/2° E 10 ps then by a straight line to the Beginning - containing one acre of Land more or less, they being the same parcels of Land, as conveyed to the said Elizabeth Roubony, by a certain Christopher Rader by deed bearing date on or about 10 Nov 1830 together with all & singular the buildings Improvements, hereditaments & appurtenances - whatsoever, therunto belonging, or in any wise appertaining, and the revenues & remainders, rents issues & profits thereof, and all the Estate, right Title & Interest whatsoever of her the said Elizabeth Roubony, both at Law & in Equity of in to and out of the said parts, or parcels of Land & premises hereby bargained & sold, or meant mentioned or Intended hereby, or to be, or any part or parcel thereof, to have and to hold the said parcels of Land, so as aforesaid described, - Together with the buildings & appurtenances, & all and singular the premises hereby bargained & sold, or meant mentioned or Intended hereby, or to be, and every part & parcel thereof, with their, and every of the appurtenances, unto the said George L. Roubony, his heirs & assigns forever, and to and for no other use intent or purpose whatsoever and the said Elizabeth Roubony, for herself and her heirs, executors & administrators, doth hereby Covenant grant promise & agree to and with the said George L. Roubony, his heirs executors administrators or assigns, that she the said Elizabeth Roubony, and her heirs, the said parcels of Land & premises hereby granted, bargained, and sold, and every part & parcel thereof with the appurtenances therunto belonging, to him the said George L. Roubony, and his heirs and against all & every person, or persons whatsoever claiming or to claim any right Title or Interest, in and to the same, or any part thereof - from by or under her, or them, or any of them, shall & well hereafter warrant & forever defend by these presents.

In Testimony whereof the said Elizabeth Roubony hath hereunto subscribed her name & affixed her seal the day & year herebefore written

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Elizabeth L. Roubony

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