

Wells Invention: beginning for said part at a bounded oak standing by the side of a small branch in the hollow and running thence South 66 1/2 deg East 110 ft to a stone planted North 34 deg East 11 perches to a stone planted South 7 1/2 deg East 37 1/4 perches to a stone planted South 20 deg West 20 perches to the second line of the said Perry Rice deed as conveyed to him for 12 1/2 acres, then by and with the second line of said deed North 84 1/2 deg West 62 perches to the end of said second line it being the end of 105 1/2 perches on the 3d line of the whole tract called 'The Recovery on Wells Invention'; and from thence with a straight line to the beginning containing 7 1/4 acres of land more or less. - Together with all and singular the buildings, improvements here-
 detaments and appurtenances whatsoever therunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof and all the Estate, right, title and interest whatsoever of them the said Samuel Cecill, Anna Cecill his wife, both at law and Equity, of, in to and out of the said part or parcel of land and premises hereby bargained and sold or meant mentioned or intended hereby to be and every or any part and parcel thereof.

I have and to hold the said part or parcel of land so as aforesaid described, together with the buildings and appurtenances, and all and singular other the premises hereby bargained and sold or meant, mentioned or intended hereby, so to be and every part and parcel thereof, with their and every of their appurtenances unto the said Perry Rice his heirs and assigns forever, and to and for no other use, intent or purpose whatsoever - and the said Samuel Cecill, Anna Cecill his wife, for themselves their heirs Executors and administrators doth hereby Covenant, grant, promise and agree to and with the said Perry Rice his heirs Executors, administrators or assigns that they the said Samuel Cecill, Anna Cecill his wife and their heirs the part or parcel of land and premises hereby granted, bargained and sold and every part and parcel thereof with the appurtenances thereof belonging to him the said Perry Rice his heirs and assigns against them the said Samuel Cecill, Anna Cecill his wife, and their heirs and against all and 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 them or any of them shall and well hereafter warrant & forever defend by these presents.

In witness whereof we the said Samuel Cecill, Anna Cecill his wife hath hereunto subscribed their names and affixed their seals the day and year first herein before written.

Signed, Sealed & Delivered in the presence of Thos. Johnson of Wm. Jacob Thomas

Samuel Cecill
 Anna Cecill

which was this Acknowledged to wit
 State of Maryland Frederick County to wit

On this 25th day of May in the year of our Lord one thousand Eight hundred and thirty five personally appears Samuel Cecill, Anna Cecill his wife, being the grantors named in the above instrument before us the subscribers two justices of the peace in and for the County aforesaid and acknowledges the above instrument to be their act and deed and the lands and premises therein mentioned and thereby bargained and sold to be the right and Estate of the within named Perry Rice party grantee also therein named his heirs and assigns forever, according to the purport true intent and meaning of said instrument of writing and acts of Assembly in such case made and provided. - and at the same time also personally appears Anna Cecill wife of the said Samuel Cecill before us two justices of the peace as aforesaid and acknowledges the said deed or instrument of writing to be her act and deed and the land and premises therein mentioned to be the right and Estate of the within named Perry Rice his heirs & assigns forever, and the said Anna Cecill being also by us privately examined apart from and out of the hearing of her husband acknowledges that she doth make her acknowledgment of

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