in the State of Maryland of the one part and Henry Hartsock of Frederick County in the State aforesaid of the other part Witnesseth that they the said Jacob Roop Jr. and Mary Ann Roop his wife for and in consideration of the sum of three thousand three hundred and fifty dollars current money to them in hand paid by him the said Henry Hartsock at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened released, enfeoffed and confirmed, and by these presents do grant, bargain, sell, alien, release, enfeoff and confirm unto him the said Henry Hartsock his heirs and assigns forever the two following described parcels of land with the water rights and privileges thereunto granted lying and being situate in Frederick County in the State aforesaid, the first of said parcels hereby bargained and sold being part of a tract of land called "Fathers Gift" which was conveyed to him the said Jacob Roop Jr for 53¾ acres of land by Jacob Roop Sen and Sarah Roop his wife by their deed of bargain and sale bearing date on or about the year 1854, Beginning for the outlines including the same at a stone planted for the beginning for 275¾ acres of land part of "Fathers Gift" as conveyed by a certain Adam Markey to Caspar Devilbiss and running thence with the outlines thereof two courses South 14½ degs West 22 pers to a stone planted South 63 degs East 34 pers to a stone planted then leaving the outlines thereof and running thence North 9½ degs East 216⅗ pers to a stone planted at the end of 85⅗ pers course in the North 83½ degs West 97½ pers line of the 275¾ acres aforesaid and running thence with the outlines thereof North 83½ degs West 35⅗ pers to a stone planted South 19½ degs West 16 pers to a stone planted North 84½ degs West 2 pers to a stone planted, South 8 degs West 29¼ pers to a stone planted South 80 degs West 17½ pers to a stone planted, South 3 degs East 128 pers to the first beginning Containing 53¾ acres of land more or less, Conditioned with the full right privilege and use of all and every part of the water rights and privileges as heretofore granted and conveyed by Caspar Devilbiss to John Strawsburger by his deed bearing date the 6th day of April in the year 1813 and recorded in Liber W. C. No 4 Folio 157 &c one of the land records of Frederick County aforesaid,

The second parcel hereby bargained and sold being contiguously situated to the before mentioned and described parcel, being part of a tract of land called "Conclusion" which was also conveyed to him the said Jacob Roop Jr by Jacob Roop Sen and Sarah Roop his wife by their deed as aforesaid, beginning for the outlines including the same at a stone planted at the end of the third line of the deed from Caspar Devilbiss to John Strawsburger as aforesaid and running thence by lines of division now located, North 67¾ degs West 32 pers to a stone now planted North 43¾ degs West 40 pers to a stone now planted, South 61¼ degs West 5 pers to a stone on a line of the deed from John Warfield to Jacob Roop Sen then with and bounding on the lines of said deed South 15 degs East 47½ pers to a stone, South 84 degs East 10 pers to a stone, North 20 degrees East 16 pers to a stone South 83½ degs East 35⅗ pers to the place of beginning Containing 5¾ acres of land. Together with all and singular the buildings, improvements, woods, ways, waters, water rights, privileges hereditaments and appurtenances whatsoever to the aforesaid two parcels of land belonging or in any wise appertaining and the rents, issues and profits thereof and all the estate, right, title and interest whatsoever of them the said Jacob Roop Senr and Mary Ann his wife both at law and in Equity of in to and out of the said two parcels of land and premises hereby bargained and sold or meant, mentioned or intended hereby so to be and every or any part and parcel thereof.

To have and to hold the said two parcels of land so as aforesaid described by whatever name or names they may be known or called together with the buildings and appurtenances and all and singular other the premises hereby granted, bargained and sold or meant mentioned or intended hereby so to be with them and every of their appurtenances unto the said Henry Hartsock his heirs and assigns forever and to and for no other use intent or purpose whatsoever, and they the said Jacob Roop Senr and Mary Ann his wife do hereby for themselves and their heirs covenant and agree to and with the said Henry Hartsock his heirs and assigns to warrant and forever defend the said two parcels of land and premises hereby bargained & sold