

in the State of Maryland of the one part and Henry Hartsock of Frederick County in the State of the other part witnesses that they the said Jacob Roop & 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 therunto granted being 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 "Father's Gift" which was conveyed to him the said Jacob Roop & for 53 3/4 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 1804, beginning for the outlines including the same at a stone planted for the beginning for 275 3/4 acres of land part of "Father's Gift" as conveyed by a certain Adam Markey to Caspar Devilbiss and running thence with the outlines thereof two courses South 14 1/2 deg West 22 feet to a stone planted South 60 deg East 34 feet to a stone planted then leaving the outlines thereof and running thence North 9 1/2 deg East 216 7/10 feet to a stone planted at the end of 35 7/10 feet runned on the North 83 1/2 deg West 97 1/2 feet end of the 275 3/4 acres aforesaid and running thence with the outlines thereof North 83 1/2 deg West 35 7/10 feet to a stone planted South 19 1/2 deg West 16 feet to a stone planted North 84 1/2 deg West 2 feet to a stone planted, South 8 deg West 29 1/4 feet to a stone planted South 80 deg West 17 1/2 feet to a stone planted, South 3 deg East 128 feet to the first beginning containing 53 3/4 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 Strawberger by his deed bearing date the 6th day of April in the year 1813 and recorded in Liber M. B. No 5 folio 157 B. of the land records of Frederick County aforesaid, The second parcel hereby bargained and sold being antequently 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 & 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 Strawberger as aforesaid and running thence by lines of division now located, North 67 1/4 deg West 32 feet to a stone now planted North 43 3/4 deg West 40 feet to a stone now planted, South 61 1/4 deg West 5 feet to a stone on a line of the deed from John W. Utzfeld to Jacob Roop Sen then with and bounding on the lines of said deed South 15 deg East 47 1/2 feet to a stone, South 84 deg East 10 feet to a stone, North 20 degrees East 16 feet to a stone South 83 1/2 deg East 35 7/10 feet to the place of beginning containing 5 3/4 acres of land together with all and singular the buildings, improvements, woods, ways, water, 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 Sen 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 in any, mentioned or intended hereby so to his 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 in any, mentioned or intended hereby so to his 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 Sen 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

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