55 1/2 degrees West 28 perches to a stone North 11 degrees West 24 perches to a stone pile South 53 1/2 degrees West 26 perches to a stone pile South 73 1/2 degrees West 37 perches to a stone pile North 11 degrees and one half degree East one hundred and seventy two perches to a stone pile South sixty three and one half degrees East 120 1/2 perches to a white Oak tree marked with the letter B and six notches thence South eight and one half degrees East 79 perches to a stone planted by the side of a Crooked black Oak tree marked with six notches thence with the 30" outline of John Eyler's purchase from Frederick Crabbs South 58 1/2 degrees East 46 perches to a stone pile South 44 1/2 degrees West 30 perches to a stone pile South 74 and one half degrees East 28 1/2 perches to a stone pile South 39 degrees West 58 3/10 perches to a stone pile thence by and with the same course and line extended to the beginning containing 165 acres of land be the same more or less together with all and singular the buildings woods mines minerals waters water courses rights liberties and appurtenances therein & thereunto belonging and in any wise appertaining the reversions and remainders rents issues and profits thereof and all the estate right title and interest whatsoever of them them the said John Eyler & Rebecca his wife of in to & out of the aforesaid described tract or parcel of land and every part and parcel thereof with the appurtenances thereunto belonging to the said Peter Green his heirs & assigns to his and their only proper use and behoof forever and for no other use intent or purpose whatsoever against them the said John Eyler & Rebecca his wife & their heirs & against all & every person or persons claiming or to claim any right or title in and to the same or any part thereof shall and will warrant and forever defend the same by these presents. In witness whereof they the said John Eyler & Rebecca his wife hath hereunto subscribed their names and affixed their seals the day

Signed sealed & delivered in the presence of us
William Mooney
Michael C Adelsberger

John Eyler (Seal)
Rebecca her X mark Eyler (Seal)

State of Maryland Frederick County to Wit

Be it remembered and is hereby certified that on this 6th day of October 1821 before us the subscribers two Justices of the Peace of the State of Maryland in and for said County personally appeared John