

parents grant bargain sell enfeoff and convey unto the said Reginald Baldwin his heirs and assigns forever all that piece or parcel of land part of small grass lying and being situate in Frederick County aforesaid and bounded as follows that is to say beginning at the end of the first line of Lot number two (2) of said tract which lot was formally conveyed by Henry Waring aforesaid and wife to Cromie and North by deed dated 7th of September 1835 of record in said Frederick County and is now owned by [redacted] and running thence North fifty two and half degrees East forty five and one tenth perches to a stone formerly planted thence North thirty four and a half degrees East fourteen and two tenths perches to a stone planted on the 22nd line of addition to Canderton thence North say 22nd line North 25 1/2 degrees West 2 1/10 perches to a stake standing at the end of the second line of the aforesaid deed thence North say second line, runned North 50 degrees West 3 1/10 perches to the place of beginning containing say and three fourth acres of land more or less together with all and singular the improvements, woods ways, water rights, privileges and appurtenances to the same belonging or in any wise appertaining and all the right and estate therein at law or in equity that the said Melisent Waring is seized of or empowered to sell and convey the said premises lying on the South East side of the Baltimore and Chesapeake Road and North West of the Puffery road leading from Frederick Town to Splands Ferry, to have and to hold the said premises with the appurtenances unto the said Reginald Baldwin his heirs and assigns forever to his and their only use and behoof forever and the said Melisent Waring for herself her heirs executors and administrators doth covenant and agree to and with the said Reginald Baldwin his heirs and assigns forever to warrant and forever defend the said granted premises unto him and them against all persons making or to make rightful claim to the same or any part thereof for any interest therein by through or under her the said Melisent Waring. In testimony whereof the said Melisent Waring hath hereunto set her hand and seal and for the purpose aforesaid the aforesaid Clement Cox and Raphael Sumner have hereunto subscribed their names on the day and year first herein before written

Signed sealed & delivered in the presence of
 Lloyd Darcy
 Mr. Shannon of C

Melisent Waring
 in her own right and as executrix of the last will and testament of Henry Waring dec^d
 Clement Cox Raphael Sumner

State of Maryland Montgomery County Act
 On this 22nd day of April in the year of our Lord one thousand eight hundred and forty one before the subscribers of the Justices of the peace of the state of Maryland in and for Montgomery County personally appears Melisent Waring who we are satisfied of our own knowledge is the person named & described as and professing to be party of the first part in the foregoing indenture and executes the said indenture and acknowledges it to be her act and deed executed & acknowledged before
 Lloyd Darcy
 Mr. Shannon of C