

This Indenture made the tenth day of February in the year of  
 our Lord 1855 between John Hagan and Mary L Hagan his wife  
 and Michael Kefer and Catharine H Kefer his wife of Frederick's  
 County in the State of Maryland of the one part and William Thomas  
 of the County and State aforesaid of the other part. Witnesseth that  
 the said John Hagan and Mary L - his wife and Michael  
 Kefer and Catharine H his wife for and in consideration of the  
 sum of \$600. Current money to them in hand paid by the said Wm  
 Thomas at or before the sealing and delivery of these presents the  
 receipt whereof is hereby acknowledged have granted bargained -  
 sold aliened conveyed and confirmed and by these presents do grant  
 bargain sell alien convey and confirm unto him the said William  
 Thomas his heirs and assigns all those two parts of a tract or parcel  
 of land lying and being in the County and State aforesaid being  
 parts of a tract of land called The Precious or Right and Good  
 Reason being parts of the same land conveyed by Jacob & Levy  
 and William Mc Michen to Adam Colenberger by deed dated  
 the 11th day of March 1807 for ~~307~~ 307 acres being also parts of the  
 land conveyed by Elizabeth Howard executrix to John & Ann and John  
 Hagan by deed dated the 26th day of June 1852 for two hundred  
 and twenty two and a half acres and subsequently the said  
 John & Ann deeded all his right title and interest of and  
 to the said 222 1/2 acres to the said Michael Kefer by deed  
 dated the 17th day of July 1852. Beginning for the first part at  
 a stone formally planted and standing on the east side of the public  
 Road at being at the end of the ninth line of the deed aforesaid  
 from Jacob & Levy and William Mc Michen to Adam Colenberger  
 and running thence by and with the 9th line corner of said deed  
 N 80° E 102 ps to a stone then S 4 1/4° E 14 ps to a stone N 64° E 14 ps  
 to intersect the 4th line of said last mentioned deed then with said  
 4th line corner S 40° E 6 ps to a corner of Elizabeth Thomas's  
 Lot then with said Lot S 36 1/2° N 23 1/2 ps to a stone by a black  
 oak tree S 43° E 40 ps to a stone on the right side of a road then by  
 and with said Road S 51 1/4° N 25 1/2 ps S 61° N 33 1/2 ps S 40 1/2°  
 N 24 ps S 45° N 7 ps to intersect a line of Mc Colenberger land then  
 with said land N 71 1/2° N 103 1/2 ps to the middle of the public road  
 aforesaid then by and with the middle thereof N 24 1/4° E 13 1/2 ps N 32 1/2°  
 E 10 1/2 ps N 12 1/2° E 19 ps N 20° E 18 ps to the end of the fifth line of the  
 deed aforesaid from Jacob & Levy and Wm Mc Michen to Adam  
 Colenberger then with said 10th line corner N 18° E 12 ps to the beginning  
 containing 76 acres and 7 ps of land. Reserving a road or right of  
 way out of the above 76 acres & 7 ps parcel beginning near the School  
 House on the public Road, and running thence by the most practi-  
 cable route through the said 76 acre & 7 ps to the remaining  
 portion of the said 222 1/2 acres. The second part being parts of the  
 Precious or Right and Good Reason Beginning at the stump of a  
 large Chestnut tree at or near the end of the second line of the deed  
 aforesaid from Jacob & Levy and William Mc Michen to Adam  
 Colenberger and running thence by and with the said second line