acres of land heretofore owned by Francis Simpson and running with the outlines thereof two Courses following. S 8½° E 155 pes to a stone at the end of 198 pes on the 18th line of Vineyfields Delight and with it North 79¾° E 91 pes to a stone then by a dividing line N 12° West 147 pes to a stone at the end of the fourth line of Lot No 2 and with it reversed South 86 degrees West 81¼ pes to a stone then South one and a quarter degree East two and a quarter perches to the beginning Containing Eighty one and three quarter acres of land. The aforesaid Lot No 3 being that part of a tract of land called The Running on Spring Garden. Containing three hundred & fifty two and quarter acres of land heretofore owned by Francis Simpson and by him devised between his four daughters namely Ann Simpson Tempsey Hammond Nancy Faithen and Sarah Simpson reference being had to the plat and certificate of the said Francis Simpson as recorded in Liber L. G. No 2 folios 286. 287. 288. 289. 290 & 291 &c of the records of Wills remaining in the Register of Wills office for Anne Arundel County in the State of Maryland reference being fully and at large appear. Together with all and singular the buildings improvements woods waters water courses rights members privileges advantages and appurtenances thereunto belonging or in any wise appertaining To have and to hold the said herein described premises with the appurtenances thereunto belonging unto the said party of the second part his heirs and assigns to the only proper use of the said party of the second part his heirs and assigns forever. And the said parties of the first part their heirs and assigns the tract or parcel of land & premises above described and herein mentioned to be granted bargained and sold with the appurtenances unto the said party of the second part his heirs and assigns shall and will warrant and forever defend by these presents against the claims of all persons whomsoever and furthermore the said parties of the first part for themselves and their heirs do hereby covenant promise and agree to and with the said party of the second part his heirs and assigns that they the said parties of the first part and their heirs and all persons claiming under them shall and will from time to time and at all times hereafter at the reasonable request cost and charge of the said party of the second part or any of his heirs and assigns make and lawfully execute acknowledge and deliver all and every such further and other deed conveyance and assurances in the law whatsoever for the better and more fully conveying and assuring to the said party of the second part his heirs and assigns the said premises with the appurtenances hereto for described and hereinbefore to be bargained and sold according to the true intent and meaning of the parties to these presents as by the said party of the second part or his heirs and assigns or by any of their counsel learned in the law shall be reasonably devised or advised & required.

In testimony whereof the parties of the first part have hereunto set their hands and affixed their seals the day & year first above written

Signed sealed & delivered in the presence of

Bryan Hammond
John E. Hasbrook

Eliza E. Hammond (Seal) Geo H. Hammond (Seal)
Caroline Bond (Seal) Rachel B. P. Hammond (Seal)
Geo. E. Eberly (Seal) Tempsey Bond (Seal)
Thomas J. Hammond (Seal) Mary her mark Eberly (Seal)
Caroline A. Hammond (Seal)