


Chesley having full knowledge of her wish and consenting thereto. ~ And this Instrument of writing Witnesseth, that the said Louisa Seiss for and in consideration of the premises, and of the sum of One dollar to her on hand paid by the said Seth H Nichols, hath given, granted, bargained and sold, aliened, enfeoffed and confirmed, and by these presents doth give, grant, bargain sell, alien, enfeoff and confirm, unto the said Seth H Nichols the said real estate herein before described, for the use and upon the trusts following, to wit: In trust that the said Seth H Nichols shall from time to time and at all times hereafter during the natural life of the said Louisa Seiss, rent out the said real estate, and take, collect and receive the rents issues and profits thereof - and from out of said rents and profits from time to time keep the same insured against loss by fire and pay all expenses of insurance, and all taxes that may be levied or assessed thereon, and also pay all necessary expenses for keeping the same in good repair. ~ And after the payment of the foregoing expenses, annually, then to pay and reimburse himself the sum of One hundred and twenty five dollars, with interest from the date hereof, and after the full payment of the said sum of One hundred and twenty five dollars with interest as aforesaid, then in trust to pay over to the said Louisa Seiss the net rents and profits of said real estate (first deducting a reasonable compensation for his trouble and care in the management thereof) without being subject to the disposition of the said William Chesley, and in no wise liable for the payment or fulfillment of his debts, contracts or agreements. ~ And after the decease of the said Louisa Seiss in trust that he shall make sale of the premises herein conveyed at public vendue, to the highest bidder, upon such terms as to him shall seem most advantageous, and after the payment of the entire purchase money, make, execute and deliver to the purchaser thereof a good and sufficient deed of conveyance of the premises hereby conveyed. And after deducting the costs and charges incident to such sale, and a reasonable commission for himself, to distribute the residue equally among all the surviving children of the said Louisa Seiss born anterior to this date. ~ In testimony whereof the said Louisa Seiss hath hereunto set her hand and affixed her seal on the day and year first herein before written signed, sealed & Delivered in the presence of

Louisa Seiss 

J M Harding John A Simmons


Order of Pub

Which is thus Endorsed, viz:

State of Maryland, Frederick County, to wit:
 Do it remembered and it is hereby certified that on this 6th day of February in the year Eighteen hundred and fifty four, before us the subscribed two Justices of the Peace of the State of Maryland in and for Frederick County personally appears Louisa Seiss she being known to us to be the person who is named and described as and professing to be a party to the foregoing deed or indenture, and doth acknowledge the said indenture or instrument of writing to be her act and deed; and at the same time and place also appeared before us Seth H Nichols the trustee in said indenture named and made oath on the Holy Evangelij of Almightij God that the consideration mentioned and set forth in said deed of Trust is true and bona fide as therein set forth. ~ In testimony whereof we hereto subscribe our names on the day and year aforesaid

J M Harding - Geo A Simmons

I the undersigned William Chesley named in the foregoing conveyance in trust, do hereby show my consent and approbation of the said deed, and do declare that the same was executed with my full consent. ~ Given under my hand and seal on the day and date of said foregoing instrument; to wit: the 6th day of February A.D. 1854 -

Witness William Chesley 

J M Harding John A Simmons

Subpac

State of Maryland, Frederick County to wit:
 Do it remembered and it is hereby certified that on this 6th day of February