West twenty eight perches, then leaving the outlines South sixty seven degrees West fifty perches, South thirteen degrees East twelve perches, South fifty four degrees West thirty one perches then by a straight line to the Beginning, containing Eighty acres of land more or less ~

Beginning for the other parcel of land called "Williams Purchase" being part of "Andrew's Chance" at a stone at the end of seven perches on the tenth line of Williams' Purchase it being also at the end of fifty three perches on the Eighteenth line of the resurvey called Goodwill, and running thence South sixty seven degrees, West forty five perches to the end of the fourteenth line of Adam Andries part of said Land called "Goodwill" then with it reverse South forty Eight degrees East twenty Eight perches, North Eighty two degrees East twenty perches, North ten degrees East twenty six perches, then by a straight line to the Beginning, Containing six acres of land more or less, together with all and singular the appurtenances thereto belonging or in any wise appertaining, To have and to hold the said two parcels of land and premises, unto him the said Adam Andries his heirs and assigns forever, and the said Philip Smith doth for himself his heirs executors and administrators covenant and agree to and with the said Adam Andries his heirs and assigns, that he the said Philip Smith his executors and administrators shall and will warrant and forever defend the said two parcels of land and premises unto him the said Adam Andries his heirs and assigns against all persons claiming or that shall or may hereafter claim any right title or interest of in or to the said two parcels of land and premises or any part thereof from by or under him and also shall and will at any time hereafter at the request and at the Cost and charges in the law, of the said Adam Andries his heirs or assigns, do make acknowledge suffer and execute any other deed or instrument of writing as the said Adam Andries his heirs or assigns or his or their Counsel learned in the law, shall or may reasonably advise devise or require for the further and better assurance surety and sure making of all and singular the said two parcels of land and premises unto him the said Adam Andries his heirs and assigns forever, provided always that such other deed or instrument of writing as the said Adam Andries his heirs or assigns or his or their Counsel learned in the law shall advise, devise or require be no more warranted than is intended by the above instrument of writing. ~ In witness whereof the said Philip Smith hath hereunto set his hand and affixed his seal the day and year above written. ~

Signed, Sealed & delivd — Philip Smith
in the presence of
Francis Brown Sappington Daniel Dorsey

Received the 20th day of May 1797 from Adam Andries the sum of One hundred pounds Current money it being the Consideration money for the within mentioned two parcels of land and premises ~

Witness Francis Brown Sappington — Philip Smith
Daniel Dorsey

On the 20th day of May 1797 Came the within named Philip Smith before us the Subscribers two of the Justices of the Peace for Frederick County, and acknowledged the within instrument of writing to be his act and deed, and the two parcels of land and premises therein mentioned to be the right and estate of the within named Adam Andries his heirs and assigns forever ~ At same time came Mary Magdalena, wife of the said Philip Smith who being by us privately examined out of the hearing of her said husband, relinquished all her right of dower to the within mentioned two parcels of land and premises, and declared she did the same freely and voluntarily without being compelled thereto by fear or threats