

of Frederick Town called South Street then with the edge of the afore-
 said Street North 8 1/2° West 60 feet. South 4 1/2° West 53 feet to the be-
 ginning stone, together with the rights, members and appurtenances
 thereunto belonging or in anywise appertaining and the reversion and
 reversions, remainder and remainders, rents, issues and profits thereof
 and all the Details, rights, title, interest, property claim and demand
 whatever legal and equitable of him the said Stephen Steiner in and
 to the said lot or portion of ground and premises hereby bargained and
 sold, with the rights members appurtenances every part or parcel thereof, To have
 and to hold the said Lot or portion of ground & premises hereby bargained and sold or men-
 tioned or intended as to be and every or any part or parcel thereof, with the rights,
 members and appurtenances unto the said Peter Phibus his heirs or assigns forever, to the
 only proper use and benefit and behoof of him the said Peter Phibus his heirs and assigns
 forever and to and for no other use, intent or purpose whatsoever and the said Stephen Steiner
 for himself his heirs Executors Administrators, doth covenant grant promise and agree to
 with the said Peter Phibus his heirs Executors Administrators & assigns that he the said
 Stephen Steiner and his heirs the said Lot or portion of ground and premises hereby bargained
 and sold and every part and parcel thereof with the rights members and appurtenances to him
 the said Peter Phibus his heirs and assigns against him the said Stephen Steiner and his
 heirs and assigns every person and all persons whatever now claiming or who may
 hereafter claim any right title or interest in and to the same or any part thereof, by, from
 or under him or them shall and will hereafter warrant and firm defend by their persons
 and the said Stephen Steiner for himself his heirs Executors Administrators covenant, grant,
 promises and agree to and with the said Peter Phibus his heirs Executors Administrators
 and assigns that he the said Stephen Steiner and his heirs shall and will at any time
 and at all times hereafter make execute and acknowledge any other deed or deeds or any
 other Instrument or Instruments of writing for the better assurance of more certain and effectual
 Conveyance of the said Lot or portion of ground and premises hereby bargained & sold and every
 part and parcel thereof with the rights members and appurtenances to the said Peter Phibus
 his heirs and assigns. In witness whereof the said Stephen Steiner hath hereunto set
 his hand and seal the day and year first herebefore written

In presence of
 Geo. Robert Esq. Jno. Ebert
 Filed Feb 28th 1872

Stephen Steiner (Seal)

Frederick County, Maryland, Frederick County to wit:
 It is remembered that on this day the 1st April in the year 1870 personally
 appeared Stephen Steiner the grantor named in the foregoing deed or instrument
 of writing and he acknowledged the same to be his act and deed and the Lot or portion
 of ground and premises therein mentioned and every part or parcel thereof with the rights,
 members, and appurtenances to be the right title and Estate of Peter Phibus, the grantor
 also therein named his heirs and assigns forever according to the true intent and meaning
 thereof and the acts of Assembly in such case made and provided, before us the subscribers
 two Justices of the Peace in and for the County of Frederick at the same time personally
 appeared Elizabeth Steiner wife of the said Stephen Steiner before us the subscribers two
 Justices of the Peace in and for said County, and acknowledged the said deed or instrument
 of writing to be their act and deed, and the Lot or portion of ground and premises
 therein mentioned to be the right and Estate of the within named Peter Phibus his heirs
 and assigns forever, and the said Elizabeth Steiner being by us privately examined apart