then with said line and bounding thereon corrected to the call South 80° 37½' West 34¾ perches to a stone now planted then by a line of division North 5½° East 40 perches to the place of beginning containing and now laid out for 7¾ Acres and 30 Square perches of Land Beginning for the Second part at a rock at the end of the 6th line of the Deed from Adam Markell to Conrad Dudderar aforesaid running thence South 73½ degrees West 58 perches to a stone N. 16¼° 12¾ perches to the corner of Daniel Downers Land then by his lines of division N. 80½° East 24 9/10 perches to a stone North 15¾° East 24 perches South 57° 40' to a stone East 36½ perches to the place of beginning containing and now laid off for 5¾ Acres of Land together with all and singular the buildings improvements hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title and interest whatsoever of them the said William Dudderar and Margaret Dudderar both at Law and in Equity of in, to and out of the said parcels of Land and premises hereby bargained and sold or meant mentioned or intended hereby to be & every or any part or parcel thereof to have and to hold the said parcels of Land so as aforesaid described together with the buildings and appurtenances and all and singular other the premises hereby bargained and sold or meant mentioned or intended so to be and every part and parcel thereof with their and every of their appurtenances unto the said John R Stevens his heirs and assigns forever and to and for no other use intent or purpose whatsoever and the said William Dudderar and Margaret Dudderar for themselves their heirs Executors Administrators doth hereby covenant grant promise and agree to and with the said John R Stevens his heirs Executors Administrators or assigns that the said William Dudderar and Margaret Dudderar and their heirs the said parcels of Land and premises hereby granted bargained and sold and every part and parcel thereof with the appurtenances thereunto belonging to him the said John R Stevens and his heirs and assigns against them the said William Dudderar and Margaret Dudderar and their heirs against all and every person or persons whatsoever claiming or to claim any right title and interest in and to the same or any part thereof from by or under him her or them or any of them shall and will thereafter warrant and forever defend by these presents. In witness whereof the said William Dudderar and Margaret Dudderar hath hereunto subscribed their names and affixed their seals the day and year first herein before written

Signed Sealed & Delivered in the presence of } William Dudderar (Seal)
Isaac Powers, Benjamin Lindsay } Margaret Dudderar (Seal)

State of Maryland Frederick County to wit:
On this 10 day of April in the year of our Lord 1844 personally appeared William Dudderar and Margaret Dudderar being the Grantor named in the above instrument before me the subscribers two Justices of the Peace in and for said County and acknowledged