part of that part of a tract of Land called "Perplexity" of Justices Delight lying and being in Frederick County and contained within the following meets and bounds Beginning for the same at a stone planted for the end of 84¾ perches on the 5th line of "Justices Delight" and running thence North 76¾° West 21½ perches to a stone North 20¾° East 22½ perches to a stone South 76¾° East 21½ perches to a stone South 21¾° West 22½ perches to a stone the first place of beginning containing and laid out for 3 Acres of Land together with all and singular the buildings improvements hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversion and remainders rents issues and profits thereof and all the estate right title and interest whatsoever of them the said parties of the first part both at law and Equity of in to and out of the said Land and premises hereby bargained and sold or meant mentioned or intended hereby so to be and every and any part and parcel thereof to have and to hold the said Land so as aforesaid described together with the buildings and appurtenances and all and singular the other premises hereby bargained & sold or meant mentioned or intended hereby 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 parties of the first part for themselves their heirs Executors and administrators doth hereby covenant grant promise and agree to and with the said John R Stevens his heirs executors Administrators or assigns that they said parties of the first part and their heirs the said Land 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 against all and every person or persons whatsoever claiming or to claim any right title or interest in and to the same or any part thereof from by or under them or any of them shall and will hereafter warrant and forever defend by these presents. In witness whereof the said parties of the first part hath hereunto subscribed their names and affixed their seals the day and year first herein before written.

Signed Sealed & Delivered
in the presence of
A. H. Quinge. Jno S Laurence

John Dudderar (seal)
Horatio Stevens (seal)
Rebecca Stevens (seal)

State of Maryland Frederick County to wit:
On this 14 day of January in the year of our Lord 1839 personally appeared John Dudderar Horatio Stevens and Rebecca Stevens being the Grantors named in the above Deed before the subscribers two Justices of the Peace for said County and acknowledged the said instrument of writing to be their act and deed agreeably to the purposes therein mentioned and the Acts of Assembly in such cases made and provided also at the same time and place appeared Rebecca Stevens wife of the said Horatio Stevens before us the subscribers as aforesaid and relinquished and Released all her right and