

bargain, sell, alien, convey and confirm unto the said Ezekiah Botter  
 his heirs and assigns, all the following described piece or parcel of land,  
 situate, lying and being in Washington County aforesaid, being part  
 of a tract called "The Spruce". Beginning for the same, at the end of  
 the North sixty seven degrees West seventy eight furlongs line of the deed  
 from the late John McPherson and John Breen to Doctor Zachariah  
 Clagett, bearing date the twenty sixth day of April Eighteen hundred  
 and eleven, and running thence with said deed, one course and  
 distance viz: North fifteen degrees East one hundred and sixty  
 two perches to a stone, then South eighty seven and three quarter de-  
 grees, West, thirty eight perches, to a stone planted, South twenty two  
 degrees West, One hundred and forty two and a half perches to a  
 stone planted on the first line of the deed from the said John McPherson  
 and John Breen to Alexander Grim for one hundred and fifty  
 one and a half acres, the same bearing date the twenty third day of  
 May, Eighteen hundred and eleven, thence by and with said first line  
 reversed, South sixty seven degrees East fifty perches to the place  
 of beginning first above mentioned, containing forty acres, two rods  
 and nine square perches, more or less, Together with all the houses,  
 es, edifices, buildings, improvements, Orchards woods, underwoods,  
 timber, trees, ways, waters, water courses, profits, Commodities, her-  
 editaments, advantages, and appurtenances whatsoever to the said  
 piece or parcel of land hereby mentioned, or intended to be granted,  
 belonging or deemed to belong or in anywise appertaining or  
 deemed to appertain, and the reversions and remainders, rents,  
 issues and profits thereof and all the estate, right, title and  
 interest, use, trust, property, possession, claim and demand  
 whatsoever of them, the said John McPherson Breen and Isabel  
 Breen his wife, and of each and every of them if, in and to  
 the said piece or parcel of land hereby or mentioned or intended  
 to be hereby granted and the appurtenances thereof, To Have  
 and to Hold all and singular the premises hereby or mention-  
 ed or intended to be hereby granted unto him, the said Ezekiah  
 Botter his heirs and assigns to the only proper use and behoof  
 of him, the said Ezekiah Botter his heirs and assigns, and  
 to and for no other use intent or purpose whatsoever, Saving,  
 excepting and reserving nevertheless unto them, the said John  
 McPherson Breen and Isabel A. Breen their heirs, Executors,  
 Administrators and assigns, the the sole and absolute right  
 and property of in and to all the coal, Iron Ore, Copper Ore,  
 lead ore, and all other ore now upon the surface of the land,  
 and also all the ores, veins of ore, veins of coal and mines  
 already found and discovered, or that shall or may hereafter  
 be found and discovered on or within the said piece or parcel of  
 land hereinbefore described, with full liberty and absolute right  
 at all times, and from time to time hereafter forever, to search  
 and dig for the same, and of ingress, egress and redress, for such