

of these presents, the receipt of which they do hereby acknowl-
 edge, the said parties of the first part have bargained and sold, aliened
 and enfeoffed, and by these presents do give, grant, bargain and
 sell, alien, enfeoff, release, convey and confirm unto the said Joseph
 Catsendaffer, his heirs and assigns, all that part of a tract or parcel
 of land called "Fiddlers", situate and lying in Frederick County, afove-
 said, and contained within the following metes and bounds courses
 and distances, to wit: - Beginning at a stone formerly planted and
 marked N.E. 1821, standing in the public road commonly called
 "Hawkins Mill Road", it being at or near the end of 199 ⁷/₁₀ Furlons
 on the S. 22° W. line of the whole tract called "Fiddlers", and also at
 the end of the S. 32° W. 116 Furlons line of the parcels of land for 1400 ¹/₂
 acres which was by deed of partition bearing date the twenty fifth
 day of June A.D. 1821 conveyed by Grafton Duvall and Elizabeth
 W. Duvall, his wife to Henry Clagitt and Julia Clagitt, his wife, and
 running thence by and with said line of said 1400 ¹/₂ acres
 pure and several, allowing one and a half degree for variations
 as to a line with the original location thereof, viz: North thirty three
 and a half degree East one hundred and sixteen furlons to a
 stone formerly planted at the beginning of said line, it also being
 the beginning of the deed for 424 acres from Henry Clagitt to Daniel
 Laker bearing date the 2^d day of March 1824, thence with the first
 line of said deed, allowing one degree for variations as to courses
 and with the former running thereof, viz: South thirty six and
 one fourth degree East ninety nine and a half furlons to a stone
 planted, thence South eighty nine and one fourth degree West Eleven
 furlons to a stone, North Eighteen degrees West seventeen furlons to a
 stone North twenty three and one fourth degree East three and eight tenths
 furlons to a stone planted at the end of 75 furlons on the above
 South 36 ¹/₄° E, 97 ¹/₂ furlons line, it being in the public road leading
 from Catsendaffer's Mill to Berlin, thence up and with the north margin
 of said road, South fifty nine and three fourths degree West twenty
 two furlons, South thirty six and three fourths degree West fourteen
 furlons, South fifty nine degrees West eight furlons, South fifty
 eight degrees West ten furlons, South fifty nine and one fourth
 degree West sixteen furlons, South sixty and one fourth degree
 West eighteen furlons, South fifty nine and one fourth degree
 West twenty furlons, South fifty and a half degree West Eight
 and six tenths furlons to the end of the N 63 ¹/₂° E, 38 furlons
 line of the farm recently sold to Mortimer M. Shany, by the parties
 of the first part named in these presents, thence by and with the
 closing line of said M. Shany's purchase North twenty five and
 one fourth degree West forty one and nine tenths furlons to the
 place of beginning (Containing) Clear of the aforesaid road called
 "Hawkins Mill Road" fifty one acres two rods and thirteen furlons
 of land, more or less, together with all and singular the build-
 ings improvements ways, waters, rights members, Privileges and
 advantages and appurtenances thereto belonging, or in any wise