

Thomas did on the 9th day of March 1839, sell and dispose of to the above named Leonard S. Grove that part of the real estate of the said John H. Hilliary, which embraces part of a tract of Land called the Resurvey on Wells Invention, part of a tract called "Fielderia", and part of a tract called Catoctin Ridge," Beginning to include the said several parcels of land in one general outline at a stone planted at the end of the 47 line of the whole tract aforesaid called the Resurvey on Wells Invention and running thence with the outlines thereof reversed 4 courses with a correction of one degree & twenty minutes of a degree for variation to correspond with former location thereof viz; S. 25° 40' E. 20 ps. to a stone planted, S. 27° 20' W. 20 ps. to a stone planted, S. 38° 20' E. 100 perches to a stone planted, S. 79° 20' W. 2 ps. then S. 38° 1/4 W. 5/10 ps. to a stone formerly planted as a corner, between the said late John H. Hilliary and Henry Cost Esq. then by and with the divisional lines as heretofore fixed between said parties S. 18° W. 5/2 ps. S. 7 1/4° E. 34 ps. to the end of 8 ps. on the 2d line of the part of Fielderia" bequeathed by Joseph Drill to Andrew Drill then with the said Drill's part of Fielderia allowing 1° for variation S. 53 1/2° W. 66 ps. to intersect the 8th line of Lot No. 34, with an allowance of 1° for variation S. 1° E. 6 3/4 ps. S. 32° E. 17 ps. to a stone planted N. 25° W. 82 ps. S. 61° W. 20 ps. N. 59° W. 17 ps. to intersect the 43d (or N. 60 E. 120 ps.) line of the whole tract aforesaid called The Resurvey of Wells Invention, then by and with the outlines thereof allowing 1° 20' for variation S. 61° W. 22 1/2 ps. to a stone formerly planted N. 58° 40' W. 76 ps. N. 21° 20' E. 2 ps. then leaving the said outlines N. 37° W. 15 ps. to the beginning tree of the whole tract aforesaid called Catoctin Ridge" then by and with the outlines of said Catoctin Ridge 2 courses allowing 1 1/2° for variation viz, S. 60° W. 96 ps. to a stone C.B.D. S. 14 1/2° W. 24 ps. to a stone planted at the beginning of Catoctin Ridge aforesaid which was by deed dated the 18th of May 1829 conveyed by John H. Hilliary to James Torrance, then by & with the given line of said Torrance's part reversed N. 66° 54' W. 87 1/4 ps. to the end of the third line of said part it being also the end of 45 1/4 ps. on the 4th line of the whole tract called Catoctin Ridge then with said fourth line allowing the variation aforesaid N. 24 1/2° E. 3 1/4 ps. to a stone planted it being a corner of 10 1/2 acres part of Catoctin Ridge deeded by John H. Hilliary to Lloyd Giddings parcel reversed allowing 1/4 of a degree for variation N. 3° W. 49 ps. to the end of the last line (or S. 78 1/2° W. 110 ps) of Perry Hilliary's part of Catoctin Ridge deeded him by John H. Hilliary, then with said last named parcel reversed 2 courses and distances N. 78 1/2° E. 110 ps. N. 51 1/2° E. 108 perches, to a stone planted on the S. 21° E. 292 ps. line of the whole tract called "The Resurvey on Well's Invention it also is the end of the first line of a small triangular parcel of the Resurvey on Wells Invention" aforesaid conveyed by said John H. Hilliary to Perry Hilliary, then with the second line of said parcel N. 16 1/2° E. 30 3/10 ps to a stone planted in the divisional line heretofore made between the farms of the said John H. and Perry Hilliary, then by and with said divisional line to the first mentioned place of beginning, containing Three hundred and thirteen acres, one rood and thirty five perches for which the said Leonard S. Grove contracted to pay and has paid to the said Francis Thomas as Trustee as aforesaid the sum of Twenty thousand four hundred and four dollars and five cents current money & whereas the purchase money for said land being paid and the said Francis being authorized by said degree and having agreed to execute these presents. Now This Indenture Witnesseth,

That the said Francis Thomas in consideration of the above recited premises & also of Five dollars current money to him in hand paid by the said Leonard, thereceipt whereof is hereby acknowledged hath granted bargained and sold and by these presents do grant, bargain & sell unto him the said Leonard S. Grove his heirs & assigns forever all the right, title and interest of the aforesaid John H. Hilliary of in, and to the aforesaid 313 acres, 1 rood & thirty five perches of land, more or less in the aforesaid degree mentioned. Together with all the tenements and appurtenances thereunto attached and belonging. To have and to hold the said land and premises above described, with every of the appurtenances unto the said Leonard S. Grove his