

This Indenture made the xth Day of Aprill in the xxxiiiith yeare of the Domⁿ of the R^t hon^{ble} Caecilius Lord and Proprietary of this Province of Maryland Betweene Phillip Calvert Esquire of the County of S^t Maries of the one part and William Groome of Calvert County gent on the other p^{ty} Wittneseth that the said Philipp Calvert for divers good causes & considera^ons him thereunto moving but especially for & in considera^on of the su^me of Fifteene thousand pounds of tobacco to him in hand payd att & before the Sealing and Delivery of theis presents whereof & wherewith he acknowledged himselfe fully satisfied contented and payd Hath Alyened bargayned sold and Doth by theis presents Alien bargaine & sell unto the said William Groome & his heires for e^u All that tract of land lying on the West side of Patux^t River in the Freshes neere the Deviding of the s^d River beginning beginning att a m^{ke} Beech tree standing upon a point & runing West & by North up a branch called Calverts branch for the length of three hundred & twenty perches to a marked oke bounding on the west with a line drawne Sowth & by west from the said oke through the Woods for the length of five hundred perches on the Sowth with a line drawne East & by Sowth from the End of the south & by west line untill itt intersect a paralell drawn by the Rivers side on the east with the said River on the North with the said branch conteyning One thousand acres more or lesse Together wth all R^{ts} Priviledges profitts & benefitts thereunto belonging & apperteyning To have and to hold the said parcell of land with the appurtenances to him the said William Groome his heirs & assignes for e^u And the s^d Philip Calvert for him his heires Executo^{rs} & Adm^{rs} & every of th^m doth Coven^{nt} & grant to & with the said W^m Groome his heires and assignes & every of them th^t he the s^d Philip Calvert in his owne R^t or to his owne proper use now is and standeth lawfully Seized of a good p^{fect} & absolute Estate in the lawe in fee simple of & in the said parcell of land & other the premisses wth the appurtenances & hath good & lawfull r^t & authority to bargaine sell & assure the same to the said William Groome his heires and assignes for ever according to the true meaning of theis presents and th^t the said parcell of land & all other the p^misses wth the appurt^s & for ever hereafter shall be & continue cleere & free discharg^d & acquitted or otherwise att all tymes Saved harmlesse by the s^d Philip Calvert his heires Executo^{rs} or Adm^{rs} of & from & All and singlar formⁿ bargaines Sales Grants Estates Bonds statutes Intru^ons dowers Titles of dowers Joynttures Arrearages of Rents & other charges and incumbrances w^tsoe^u had made Done or growne or to be had made Don or growne by or from the s^d Philip Calvert or by any other p^{son} under his title or procurem^t the rents & services hereafter to become due & payable for the same allwaies excepted & foreprized & of & from the Joynttures or Title of Dower of Ann the Wife of the said Philip Calvert And that he the s^d W^m Groome his heires & assignes shall & may peace-

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