

lare Thomas E. Berry, and with an old fence forty-six degrees west twenty-one perches to a cedar tree; north forty-two degrees west six perches to an ash tree on the bank of Oxon creek; then down and with said creek north forty eight degrees and thirty minutes west twetnty-six and two-thirds perches; north thirty-seven degrees west ten perches; north sixty-six degrees west seventeen and one-fifth perches; north four degrees and forty-five minutes west eight and one-eights perches to the line of the District of Columbia, and with said line south forty-nine degrees fifteen minutes west thirteen and one-twelfth perches to the beginning; containing eleven acres more or less, being the property which was conveyed by the State of Maryland to James A. Gregory by patent dated the 6th day of June, 1891.

Together with all and singular the improvements, ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity or otherwise however, of the parties of the first part, of, in, to or out of the said lands and premises.

To have and to hold the said parcels of land and premises and appurtenances, unto and to the only use of the United States of America in fee simple.

And the said parties of the first part, their heirs, executors and administrators, do hereby covenant and agree to and with the party of the second part that they, the parties of the first part and their heirs shall and will warrant and forever defend the said land and premises and appurtenances unto the said party of the second part from and against the claims of all persons claiming or to claim the same or any part thereof, or interest therein. by, from, under and through them.

And further that the parties of the first part shall and will at any and at all times hereafter upon the request and at the cost of the party of the second part make and execute all such other deeds or further assurance in law for the more certain and effectual conveyance of said land and premises and appurtenances unto the party of the second part as the party of the second part or its counsel learned in the law shall advise, devise, or require.