

To a marked to a marked white Oak standing near the head of the afore said gull, thence with a line drawn South forty
 in degrees Easterly eight poles to another marked white Oak standing near the head of the said East River
 with a corner of a tract of land formerly surveyed for Robert Hart, called Hart's East and also a corner tree of the
 tract called Bonfret a forest, thence along the line of the tract aforesaid South west forty eight poles thence down
 Hart's East North westerly nine degrees westerly thirty two poles, thence North Sixty two degrees westerly twenty four
 poles, and from thence with a right line drawn to the first corner containing fifty five acres fifteen rods, which said
 hereafter be called by the name of the Hatter's intent, together with all and singular its rights profits privileges
 ways salmon's houses, houses, orchards, timber or timber like wood thereupon, with all other the appurtenances
 thereto belonging, or in any wise appertaining. to have & to hold to him the said Robert Culbourn and his heirs and
 assigns for ever to the only proper use and behoof of him the said Robert Culbourn and to him as said for ever, with
 any Mortgage, Condition, Limitation, use or redemption to stall, alter charge or determine the same. The said and
 ordered due to the Lord and Ladies of the first aforesaid excepted & foreclosed, and the said William Culbourn, son of
 the said William Culbourn deceased and Anne his wife a forest, for them selves their heirs Executors and Administrators
 and every of them the aforesaid tract or parcel of land called Hatter's intent, with the appurtenances thereto by the said
 bargain and sold unto him the said Robert Culbourn, doth for ever fully acquit and discharge the same of and
 from all manner of former bargains, sales, forfeitures, Dowries, Joynters, Surrenders, and of and from all other lites
 incumbrances, claims, and demands whatsoever, had, made, done, committed suffered or provided by the said William
 Culbourn or Anne his wife, their heirs or assigns or by any of them or by any other person or persons in so far
 as their or any of their means consent or privity, and the said William and Anne for themselves their heirs
 Executors and assigns and every of them do Covenant and agree to and with the said Robert Culbourn and his heirs
 and assigns and every of them, that the said Robert Culbourn and his heirs and assigns shall and may from time to
 time and at all times hereafter, peaceably and quietly for ever, have, hold, enjoy, possess and enjoy for ever the
 the said bargained land and premises without the least interruption or expulsion of the said William and Anne his
 wife, their heirs or assigns or of any person or persons whatsoever, now having or lawfully claiming to have, or in
 hereafter may have any manner of Estate, right, lites, interest or demand, of in or out of the said bargained premises, or any
 part or part thereof, and further the said William and Anne his wife have good right, full power and lawful authority
 to grant bargain and sell the same, to him the said Robert Culbourn and to his heirs for ever, as they will for ever
 hereafter warrant and defend the same to him the said Robert Culbourn and to his heirs for ever against all persons
 whatsoever claiming or to claim by them or under them or any of them. And the said William Culbourn and Anne his
 wife for themselves and for their heirs, Executors & assigns, doth further grant Covenant and agree to and with the said
 Robert Culbourn and his heirs and assigns, that they the said William and Anne his wife or their heirs shall & will
 from time to time and at all times hereafter for and during the space of seven years next ensuing the date
 hereof at any upon the reasonable request, & only at the request & charges in & law of him the said Robt Culbourn
 his heirs or assigns or any of them, do, make attested, execute & suffer or cause to be done made attested
 executed and suffered, all and every such act, thing and thing, advice and device, assurances and Covenants for
 mere better and sure making and conveying all and singular the bargained premises and every part and part thereof
 unto the said Robt Culbourn or his heirs or assigns or by him or their Council Learned in
 meaning of these points, as the said Robert Culbourn or his heirs or assigns or by him or their Council Learned in
 the law, shall be reasonably advised, advised or required for the mere better making, doing suffering & performing the
 within Act and acts, thing and thing, advice and assurance as shall be adjudged most convenient, so as the said Robt
 Culbourn or assigns do not compound to be sold any further than the City of St. Marks in this Province