

This Indenture made the first day of May in the second year of William & Mary by the grace of god of England Scotland & Ireland King & Queene defend. of the faith or aid in the year of our Lord God one thousand six hundred and ninety

Between John Rowell of Sommersett County in the Province of Maryland Governor & Margaret his wife of the part And John Atkins of the said County and Province Taylor of the office said Writingsell that whereas The Lord Baron of Baltimore Proprietary of the said Province of Maryland by his Letters Patent for granting of Land in the Province bearing date at St. Maries the tenth day of May Annoq. Do. one thousand six hundred seventy six for the Consideration therein mentioned grant unto Phillip Adams of Som. set County plant. A parcel of Land Called Adams Garden Lying on the east side of Chesapeake Bay in the County aforesaid in a Reck Called Monumys Recke on the western most side of the said Recke beginning for breadth at a marked white oak standing near the Recke side & from running up into the woods west & by North Three hundred and twenty perches bounded on the west with a fine drawne from the end of the former five South and by west for breadth one hundred perches bounded on the South with a fine drawne east and by South from the end of the former five for length Three hundred & twenty perches to a marked white oak and soe to the Recke side aforesaid bounded on the east with the aforesaid Recke of Monumys containing one hundred acres more or lesse Together with all rights Profitts and benifitts there unto belonging Royall Inheritance To have and to hold the same to him the said Phillip Adams and to his heirs and assigns for ever und. Inheritance Law Limitations & Exceptions as in and by the said Deed of grant therein being thereunto had more fully and more at large it may & doth appear; And since the date of the said Deed of grant The said Phillip Adams and Anne his wife for Consideration of some thousand pounds of Tobacco by Deed indented did make over alien & Conferme unto George Trehearne of Som. set County the aforesaid Deed of Land whereby George Trehearne became possessed of the same of an estate of Inheritance in fee simple & to him his heirs & assigns And after that the said George Trehearne and Ann his wife by Deed indented bearing date the twenty second day of April Annoq. Do. 1680 made over the said parcel of Land Called Adams Garden one hundred acres unto the above named John Rowell being duly examined and enrolled according to Law in Liber d. 157 utraque being thereunto had more at large it may and doth appear whereby the said John Rowell became possessed of the same of an Estate of Inheritance in fee simple to him the said John Rowell his heirs & assigns for ever: Now this Indenture further Witnesseth That the said John Rowell & Margaret his wife for and in Consideration of five thousand pounds of Tobacco in hand paid by the within named John Atkins before the enrolling & delivery hereof whereof and wherewith the said John Rowell & Margaret his wife doth acknowledge themselves to be fully & wholly satisfied & paid and doth of and for every part & parcel thereof acquit & discharge the said John Atkins his heirs & assigns by these presents **Have** given granted bargained sold freed & confirmed And doe by these presents fully and absolutely grant bargain alienate sell enfeoff & Conferme unto the said John Atkins his heirs and assigns for ever all my right & interest of in and to the said Land and premises above mentioned Called Adams Garden Together with all & singular the severals Solles holls parcels houses houseing Courts yards gardens outwards Cotes & sturbs woods underwoods Dambes Timberable Trees & other the hereditaments emoluments and appurtenances whatsoever unto the said parcel of Land & premises belonging or appertaining And further the said John Rowell & Margaret his wife for and in Consideration of the Summe aforesaid doe grant & alienate unto the said John Atkins And doe by these presents give grant bargain alienate and sell unto him the said John Atkins his heirs and assigns for ever All and singular Letters Patents exemplificates & recoveries Chirographies of fines Chartres Jewels Indentures Conveyances Feoff Conveyances whatsoever the same parcel of Land aforesaid **To have and to hold** the said one hundred acres of Land and premises Called Adams Garden with the appurtenances herein or hereby mentioned or intended to be granted bargained & sold unto the said John Atkins his heirs and assigns to the only proper use & behoofe of the said John Atkins his heirs & assigns for ever And the said John Rowell for himselfe his heirs & executors & administrators and for the said Margaret his wife doth Covenant grant & agree to and with the said John Atkins his heirs and assigns by these presents that they the said John Rowell & Margaret his wife or one of them have in him her or themselves in and to the said premises aforesaid a good sure ~~right~~ perfect and absolute estate of Inheritance in fee simple to them and their heirs and that they or one of them have in him her or themselves in and to the said premises full power and Authority to Convey the same to the said John Atkins & his heirs and assigns in what forme aforesaid (for & notwithstanding any act by him the said John Rowell or any of them to the contrary don & y for and not withstanding any feoffment as aforesaid by the said John Atkins his heirs and assigns shall & may from henceforth for ever hereafter lawfully and lawfully have hold own by possess & enjoy the said Land & premises & every part & parcel thereof free & clear & lawfully acquitted & discharged and discharged of and from all & all manner of bargained sales & grants Titles Doubtful Charges Debts & incumbrances whatsoever and of and from all Joynnt Devents & ob