

This Indenture made the fourth day of April in the third year of the Reign of our Sovereign Lord James the second by the grace of god King of England &c and in the thirteenth year of the Dominion of the R^h hon^{ble} Charles over Maryland and Avalon Amoy^g Do^m 1645 Between Thomas Oxford and Susanna his wife of Somerset County & Province of Maryland planters of the one part and William Hearne of the said County and Province of the other part Witnesseth that whereas the R^h hon^{ble} the Lord Proprietory by his Deed of grant under the great seal of the said Province bearing date at S^t Maries the first day of June in the tenth year of our Dominion Amoy^g Do^m 1645 did grant unto the said Thomas Oxford certaine Tract or parcell of Land called Old Berry situate lying & being on the east side of the said bay in a river called Potomack on the south east side of y^e S^r river about four miles back in the woods bounded as followeth beginning at a marked white oak standing near Mattapeny Cart Road to Potomack river on the southward side of a parcell of Land surveyed for Richard Leper Jun^r thence with a line drawne south south west one hundred and six pertches to a marked white oak standing by a branch thence containing same course unto the branch twenty pertches thence with a line drawne southeast by south one hundred forty pertches to a parcell of Land surveyed for Tobias Leper to a marked white oak being a corner tree of the said Leper thence with a line drawne east by south two hundred and twenty pertches thence with a right line drawne to the first boulder containing & now laid out for two hundred acres more or lesse according to Certificate Survey thereof taken & returned into the Land office at the City of S^t Maries bearing date y^e twentieth of December one thousand six hundred eighty three and there remaining upon record together with all rights Profitts benefitts and Priviledges there unto belonging royall mines excepted To have & to hold the same to him the said Thomas Oxford his heires & assignes for ever und^r further covenants servites and Provisoes as in the said grant is mentioned & expressed recourse being there unto had if doth more fully and more at large appear notwithstanding knowe you that the said Thomas Oxford & Susanna my wife for divers good causes & valuable Considerations us hereunto moving but more especially & particularly for and in Consideration of Three thousand pounds of Tobacco to us in hand paid by William Hearne aforesaid the receipt whereof wee doe by these Presents acknowledge and that hereby wee are fully satisfied contented and paid by And thereof & of every part & parcell thereof wee the S^r Thomas Oxford & Susanna doe hereby acquit exonerate & discharge the said William Hearne his heires & assignes for ever now given granted bargained sold freed and confirmed And ~~wee~~ by these presents doe give grant bargain aliened sell enfeoff confirm unto him the said William Hearne the said Tract of Land called Old Berry laid out bounded & bounded as aforesaid containing by measure two hundred acres more or lesse To have and to hold the said Tract of Land together with all the Profitts benefitts and appurtenances there unto belonging Royall mines excepted unto him the S^r William Hearne his heires and assignes for ever The said Thomas Oxford Thomas Oxford for himselfe his heires executors adm^r & assignes doth further covenant by the S^r William Hearne now is and standeth by force & virtue of these presents lawfully & absolutely seized of the S^d Land called Old Berry & every y^e p^rmisses without any condition or limitation of all or any vs^e or vs^{es} to alter charge or determine or make void y^e same & that the said Land called Old Berry with the and every of the appurtenances now are & shall doe for ever hereafter remaine continue and be unto the S^r William Hearne his heires and assignes free & freely clear & clearly acquitted exonerated and discharged of and from all & all manner of former & other quists grants Leases Joynitures Dowries wills Annuities Jutailles Statutes recognizances bonds & p^rvisions captives seizures condemnations Rents arrearages of rents intrusions forfeitures mortgages fines debts of Record hitherto Troubles charges & incumbrances whatsoever had made committed done or suffered by me the S^r Thomas Oxford & Susanna his wife for themselves or by my consent assent due means or p^rvements And further the said Thomas Oxford & Susanna his wife for themselves their heires executors and assignes