This Indenture made the third Day of ye Eighth Month 1684
in ye Ninth year of ye Reigne of Charles the Second by the prouidence of God
King of England Scotland France and Ireland Defender of the Faith &c
Between the Right Honble Cecilius Lord Baron of Baltimore &c of ye one part
and John Boards and Elizabeth his wife &c of ye other part
Witnesseth that ye said Cecilius Lord Baron of Baltimore
for and in Consideration of three thousand pounds
Sterling to him in hand paid by the said John Boards and Elizabeth his wife
the receipt whereof he doth hereby acknowledge
Hath granted bargained sold aliened enfeoffed released
and confirmed and by these presents doth grant bargain sell alien enfeoff release
and confirm unto the said John Boards and Elizabeth his wife
and to their heirs and assigns for ever
All that parcell of Land called Rich Hill Lying in Kent County
on the North Side of Chester River beginning at a marked Red oak standing
near ye river side on Christ: Thom: Veazeys line running north three hundred and twenty
perches to a stake from ye end of ye north line with a line Drawne West fifty perches to
a stake from ye end of ye west line with a line Drawne south three hundred & twenty perches
and from ye end of ye south line with a line Drawne East fifty perches to ye first
bounded Red oak: containing and hundred acres of Land more or less taken out of a tract
of one hundred & fifty acres. Which is adjoyning to a parcell of Land formerly taken up
by Thomas North Deceased called by ye name of Cuckold Hall Beginning
ye said Land for euer together with all ways Easements Priuiledges to the same belonging or
appertaining together with all mannors Woods Waters Watercourses
Easts or parcell of Land lying and being within the bounds limits or precincts of ye
Lands aforesaid or any part thereof together with all Meadows Feedings pastures woods Underwoods
Fowles Fishings Fowlings ways passages Easements Profits Commodities Emoluments
hereditaments whatsoeuer to the same belonging or appertaining to ye said Land & premises
or any part or parcell thereof or the reuersion of ye said John Boards and also all the estate Right title and interest
use possession property Claime and Demaund whatsoeuer of him ye said John Boards his heires
his heires of in and to ye same with all writting and all Deeds euidences Charters Court Rolls
Fines Fallents Court Leets Leets Liberties & Priuiledges Whatsoeuer touching or concerning
ye premises or any part or parcell thereof To haue and to hold the said
manor warrant & Tenements by these presents granted bargained sold aliened enfeoffed released
& confirmed or mentioned or intended to be granted bargained sold aliened enfeoffed released
& confirmed as aforesaid with their and euery of their appurtenances unto the said John Boards
and Elizabeth his wife & to the heires and assigns of them the said John Boards
for euer to the only proper use benefit and behoofe of them the said John Boards
and Elizabeth his wife & the heires and assigns of them the said John Boards
for euer And the said Cecilius Lord Baron of Baltimore for himself his heires executors
administrators and assigns doth by these presents covenant promise grant and agree to and
with the said John Boards and Elizabeth his wife their heires and assigns in manner and
forme following that is to say That he the said Cecilius Lord Baron of Baltimore his heires
and assigns shall and will warrant and for ever defend by these presents all and singular the
premises with their and euery of their appurtenances unto the said John Boards and Elizabeth his wife
their heires and assigns against him the said Cecilius Lord Baron of Baltimore his heires
and assigns and against all and euery person and persons whatsoeuer lawfully claiming or to claime
the same or any part thereof by from or under him them or any of them And that he the said
Cecilius Lord Baron of Baltimore his heires and assigns and euery of them shall and will by
force & vertue of these presents from time to time and at all times hereafter
lawfully and peaceably and quietly have hold and occupie and possess and injoy the
said Land and all and singular the before granted premises with their and