

Forward one sixteenth part to John Galloway one sixteenth part —  
 to John Richard one sixteenth part to Joseph Cowman all —  
 That Tract or Parcell of those Three Tracts of Land called Happy —  
 Choice Clarks Grove and the Addition to Clarks Grove lying in Prince  
 Georges County near Snowdens River Beginning at a bounded Black  
 Oak & running thence North twelve perches then North Sixty —  
 Degrees East Thirty perches then South twenty three Degrees  
 East Twenty perches then North Seventy one Degrees East thirty  
 four perches then North Sixty one Degrees East twenty perches —  
 then South Seventy Degrees East Forty perches then South Eight —  
 Degrees West Eighty perches then South Forty two Degrees West one  
 Hundred & twenty perches then West one hundred & thirty six perches  
 and a half and from thence with a straight Line to the Beginning —  
 bounded Black Oak containing & laid out for one hundred & fifty five  
 Acres more or less Together with all Dwelling Houses Mesuages —  
 Buildings Barns Stables Gardens Orchards, Out Houses Mills &  
 Commodities Advantages & Appurtenances whatsoever to the same —  
 belonging or in anywise appertaining and the Provision & Provisions  
 Remainder & Remainders & all Patents Deeds Writings and Evidences  
 touching the same or any part thereof To have and to hold all —  
 the said Parcels of Land & the premises aforesaid with the appurtenan-  
 ces unto the said Richard Snowden, Edmund Fenings Jonathan Forward —  
 John Galloway John Richard & Joseph Cowman their & Every of their  
 Heirs and assigns According to their Several & respective Shares and  
 Proportions as aforesaid And the said Thomas Knighton & Heyser Knighton  
 for themselves their Heirs Executors & Administrators Do hereby Covenant  
 promise Grant and Agree to & with the said Richard Snowden, Edmund  
 Fenings Jonathan Forward John Galloway John Richard & Joseph —  
 Cowman they & Every of their Heirs and assigns by these Presents That  
 the said Thomas & Heyser at the time of the Enrolling & Delivery —  
 of these Presents are Seized in their Demens of Good & and in the  
 above mentioned bargained premises with the Appurtenances of a Good  
 Sure and Indisputable Estate of Inheritance in Fee Simple Free and  
 Discharged of all Incumbrances whatsoever and are the true & perfect  
 Owners of the said hereby bargained premises & have in themselves —  
 Good Right and Lawfull Interest & Authority to Grant bargain sell  
 and Assign over the same premises to the said Richard Snowden  
 Edmund Fenings Jonathan Forward John Galloway John Richard and  
 Joseph Cowman they & Every of their Heirs for Ever in Manner and Form —  
 as follows