

Wilkinson & James Calver the receipt whereof is hereby acknowledged
 & for several other good causes & considerations him the said
 moving hath granted admised released & confirmed & by these
 presents doth grant admise release & confirm unto the said Thomas
 Wilkinson in his actual possession now being by Virtue of a Bargain & Sale
 to him the said James Calver for one year by Indenture bearing Date the Day
 next before the Day of the Date of these presents & by Virtue of the
 Statute made for transferring Uses into possession & to his heirs and
 assigns all the aforesaid undivided Modity or half part of the Tract of Land
 called Howards Gift with the appurtenances therunto belonging
 To have & to hold all & singular the said Modity of the Tract of
 Land called Howards Gift with the appurtenances unto the same
 Thomas Wilkinson his heirs & assigns forever to the intent & purpose
 that the said Thomas Wilkinson may become for ever Tenant of
 the Freehold of the modity of the Tract of Land called Howards
 Gift with the appurtenances whereby one or more common recovery
 or recoverys shall & may thereof be had & suffered in manner & form
 hereafter following for which intent & purpose it is hereby covenanted
 granted concluded & agreed upon by & between all the parties aforesaid
 these presents that it shall & may be lawfull to & for the aforesaid James
 Calver to bring & prosecute against the said Thomas Wilkinson one
 or more Writ of Writ of Entry Sur Disseisin into post returnable
 before the Justices of the Peace Court of Maryland aforesaid at a Court
 to be held for the said Province at the City of Annapolis the second
 Tuesday of April next ensuing the Date hereof of & for the aforesaid
 Modity of the Tract of Land aforesaid called Howards Gift with the
 appurtenances to which said Writ or Writs the said Thomas Wilkinson
 shall appear gratis & vouch to Warranty thereof the same & shall
 vouch party to these presents who shall also appear & enter into
 Warranty & vouch over the common Voucher who shall also appear
 & enter into warranty for the aforesaid hereby granted promises with
 the appurtenances & shall then impale & afterwards depart