

Granted Bargained Sold Aligned Enfeoffed and Confirmed And by these Presents Doth Give Grant Bargain sell alien Enfeoff and Confirm unto him the said Charles Canoll his Heirs and Assigns forever All that Tract of Land situate and being in Fredericks County near the South Mountain called Pine Garden Granted unto him the said Martin Netsel the twelfth Day of August One Thousand seven hundred and forty three Beginning at a Rounded White Oak where stands four more close by and to the Eastward of Martin Netsels Spring Branch by the side of a large Swamp and running thence North Twenty two Degrees West fifty Perches then South eighty three Degrees West twenty Perches then North thirty one Degrees West One hundred Perches then North Twenty seven Degrees East fifty Perches then North Seventy five Degrees East sixty eight Perches then North fifty three Degrees East One hundred eighty two Perches then by a straight line to the beginning for One hundred and fifty Acres of Land together with all the Buildings Improvements Profits Advantages and Appurtenances thereon or thereto in any wise belonging and Appertaining To have and to hold unto him the said Charles Canoll his Heirs and Assigns forever the said Tract or Parcel of Land called the Pine Garden with its Appurtenances to his and their proper Use and behoof and to no other Use <sup>purpose</sup> Intent or meaning whatsoever And the said Martin Netsel as well for himself as his Heirs Executors and Administrators doth Covenant and Agree with him the said Charles Canoll that he the said Martin Netsel and his Heirs will from time to time and at all times hereafter well and sufficiently Warrant and forever defend the said Land called Pine Garden with its Appurtenances to him the said Charles Canoll his Heirs and Assigns forever as well against him the said Martin Netsel and his Heirs or any other by from or under him or them claiming as against all manner of Persons and Claims whatsoever the Rents hereafter to become due to the Lord Proprietor excepted Provided always and the true Intent and meaning of these Presents is that in case the said Martin Netsel shall and do pay unto him the said Charles Canoll the just and full sum of One hundred and five Pounds Current Money of Maryland with the Lawfull Interest thereof at or upon the third day of September which shall be in the Year of our Lord God One Thousand seven hundred and fifty three next ensuing that then and in such Case the foregoing Deed to become void otherwise to stand remain and be in full force and Virtue In Witness whereof and the foregoing Premises the Parties to these Presents have Interchangeably set their hands and Seals the day and Year first above Written

Sealed and Delivered

his  
Martin M<sup>r</sup> Netsel Seal  
mark

In Presence of  
Thomas Fleming  
Daniel Bennet

On the back of the foregoing Mortgage was thus Endorsed Viz

Sept. 2<sup>d</sup> 1752. Received of Charles Canoll the sum of One hundred and five Pounds Current Money of Maryland being the Consideration within mentioned.

Witness Thomas Fleming Daniel Bennet

his  
Martin M<sup>r</sup> Netsel  
mark

Sept. 2<sup>d</sup> 1752. Then Came before Robert Gordon Esq. the within named Martin Netsel and acknowledged the within Deed and the Land and Premises therein bargained & sold to be the Right and Estate of Charles Canoll his Heirs and Assigns for ever according to the Act in that Case made and Provided

Robert Gordon

Recorded Sept. 14<sup>th</sup> 1752

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