

443) or in any wise appertaining, as also all and singular the Estate Right Title Interest
Property Claim and Demand whatsoever of the said Sigan Wilson and Mary his
Wife either in Law or Equity Possession or Expectancy Reversion or Remainder of or
to the same or any part of either To have and to hold the aforesaid Tract called
Whinsale and part of a Tract called Beane's Landing with all and singular their
Appurtenances belonging to each unto him the said John Eversfield his Heirs and
Assigns for ever and to his and their own proper Use and behoof and the said
Sigan Wilson and Mary Wilson his Wife do for themselves their or either of their
Heirs Ex^{rs} Adm^{rs} and Assigns by these Presents Promise Covenant and Agree to and
with the said John Eversfield his Heirs and Assigns in manner following that is
to say. That the aforesaid Tract of Land called Whinsale and part of a Tract called
Beane's Landing thereto adjoining with their respective Appurtenances within the
Bounds Courses and Distances aforesaid are not Embarrassed or Encumbered either
in Title of Estate Certainty of Bounds or otherwise But are clear and free from all
Ancienter Surveys, Prior Titles, Bargains Sales Mortgages (excepting that specified
to John Eversfield Jun^r paid off and discharged by the Rev^d John Eversfield)
Entails, Joyners, Dowers, Loan Office Debts or Securities Judgments Executions
Arrearages of Rents and from all Incumbrances whatsoever and that they the
said Sigan Wilson and Mary his Wife have in them good Right Power and
Authority to Grant Bargain Sell and make over in Fee Simple the said Tract of
Land called Whinsale and that part of a Tract thereto adjacent called Beane's
Landing with their Appurtenances unto him the said John Eversfield his Heirs &
Assigns for ever, and that he the said John Eversfield his Heirs and Assigns shall
and may for ever hereafter Peaceably and Quietly Enjoy the said Lands and
Premises with their Appurtenances from all Suits Molestation or Disturbance
whatsoever from the said Sigan Wilson and Mary his Wife their or either of
their Heirs Ex^{rs} Adm^{rs} and Assigns and all Claimants from by or under them
or either of them or of and from any other Person or Persons whatsoever and
that they the said Sigan Wilson and Mary his Wife their and either of their
Heirs Ex^{rs} and Adm^{rs} shall and will Warrant and Defend the said
Land and Premises with their respective Appurtenances within the Bounds
Courses and Distances aforesaid against all Persons Claims and Incumbrances
whatsoever (Rents to the Proprietor hereafter becoming due Excepted and foreprized)
And lastly will any time do make Execute Seal and Acknowledge any other
Deed or Instrument of Writing unto him the said John Eversfield his Heirs or
Assigns for the more sure perfect and absolute making over and confirming the
said Lands and Premises with their respective Appurtenances unto him the said
John Eversfield his Heirs or Assigns such as by him or those claiming under
(him)