

Enfeoffed and confirmed and by these presents do grant Bargain, Sell, Alien
 Enfeoffe and confirm unto the said John Row his Heirs and Assigns forever
 all that Tract or parcel ^{part of a Tract} of land being part of a Tract of land called the addition
 to the James Springe Frederick County Beginning at the End of one hundred
 and Eighty Perches of the fifth Line of the said Tract of land called the
 Addition to the James and running South Seventy six Degrees west forty
 Perches to the end of the said fifth Line - - - - -
 then South Sixty one Degrees west Eighty perches South Seventy eight Degrees
 West Sixty Eight Perches North forty Degrees west Ninety two Perches North
 thirty six Degrees East one hundred and Eighty Perches East Seventy two
 Perches North thirty degrees East thirty six perches then with a straight line
 line to the Beginning containing and laid out for two hundred Acres of Land
 more or less and also all the Houses Buildings, Orchards Improvements
 Tenements Hereditaments Advantages and Appurtenances whatsoever to the
 said Land and Premises above mentioned belonging used or enjoyed
^{appertaining} and also the Reversion and Reversions, Remainder and Remainders rent
 Services of the said Premises and of every part thereof (the Rents hereafter
 to grow due to the Lord Proprietary only excepted) and also all the Estate
 Right, Title Interest, Claim and Demand whatsoever which he the said
 Colmore Beanes now has or hereafter may have or to the said
 Lands and all and singular the premises above mentioned and every
 part thereof To have and to hold, the said Lands and Tenements and
 Hereditaments and all and singular the said premises above mentioned
 and every part and parcel thereof with their appurtenances unto the
 said John Row his Heirs and Assigns to the only proper use and
 Behoof of the said John Row his heirs and Assigns forever, and the said
 Colmore Beanes for himself and his Heirs do put the Covenant and
 agree to and with the said John Row his Heirs and Assigns in manner
 and form following that is to say. the said Colmore Beanes do hereby
 Warrant and defend the above mentioned Bargained Lands and
 Premises against himself his Heirs ~~and Assigns~~ and also against all
 Persons Claiming by him or Under him the said Colmore Beanes
 or his Heirs and against all manner of Persons whatsoever In witness
 whereof the said Colmore Beanes has set his hand and seal the day
 and Year above written

Traced & Delivered }
 in presence of }
 (Benj Young)
 (Jn. Ashburne)

James Seal
 (February)