

Eight Degrees East eighty four Perches and an half Perch
 to the South Line of the said Tract thence South sixteen
 Perches to the end of the South Line of the said Tract—
 According to Course and Distance then South thirty two—
 Degrees West sixty Perches to Woll's Land and with the same
 Land West two hundred and six Perches to the Bay and
 from thence up the Bay the several meanders thereof and
 bounding therewith North twenty two Degrees East ten Perches
 North forty one Degrees West twenty six Perches North fifty
 eight Degrees East forty four Perches North forty three
 Degrees East twenty two Perches North eight eight Degrees
 East twenty four Perches, North forty Degrees West ten Perches
 North twenty degrees West nineteen Perches North fifty eight Degrees
 West twenty one Perches to a Point North seventy eight Degrees
 East twenty Perches and from thence with a straight Line to
 the said Beginning Locust Tree together with all Offices—
 Buildings Gardens Orchards Ways waters water Courses—
 Commodities Privileges Improvements Emoluments advantages
 and Appurtenances whatsoever And all the Estate right and
 Title Interest use Trust property Claims and Demands
 whatsoever of them the said Philip Connor Charles Connor
 and many the wife of the aforesaid Charles Connor or either
 of them of into or out of the same One hundred and thirty
 five Acres of Land belonging or in any wise appertaining And
 the Reversion and Reversions Remainder and Remainders Rents
 Issues and Profits thereof To have and to hold the aforesaid
 One hundred and thirty five Acres of Land and all by singular
 the Premises with their Rights members and Appurtenances
 unto the said James Hutchings his Heirs & assigns
 to the Intent and Purpose that the said James Hutchings
 shall and may be perfect Tenant of the Freehold of the
 aforesaid One hundred and thirty five Acres of Land & Premises
 (aforesaid)