

To have and To hold the afo Parcel of Land and Premises and every
part thereof to the said Philip Key his heirs and Assigns to his and their proper Uses
for ever and to no other Use Intent or purpose whatsoever and the said John Gardiner
for himself his Heirs Executors and Administrators doth hereby Covenant Grant and agree
to and with the said Philip Key his heirs and Assigns that he the said John Gardiner now and
at the Time of the sealing and delivery of these presents is and stands seized of a good
sure perfect and absolute Estate of Inheritance in Fee Simple of in and to the afo parcel
of Land and premises hereby bargained and sold and every part thereof and hath in
himself good Right full power and Lawful and absolute Authority to Grant Bargain
sell and Convey a good sure and perfect and absolute Estate of Inheritance in Fee
Simple of in and to the same Land and premises and every part thereof to the said
Philip Key his heirs and Assigns in manner afo and that it shall and may be Lawful
for the said Philip Key his Heirs and Assigns from Time to Time and at all Times for ever
hereafter peaceably and Quietly to have hold Use possess and enjoy the afo parcel of Land
and premises hereby bargained and sold and every part thereof without the Lett or hindrance
of any person whatsoever and that he the said John Gardiner and his heirs the same Land
and Premises against him and his Heirs and against all manner of Persons whatsoever
to the said Philip Key his Heirs and Assigns shall and will Warrant and forever Defend
and further that he the said John Gardiner and his heirs shall and will at all Times
Hereafter when thereto required by the said Philip Key his Heirs and Assigns acknowledge
his Deed and do make execute and acknowledge and suffer all and every such
further and other Acts Deeds Assurances and Conveyances for the further and better
assuring confirming and conveying the afo parcel of Land and premises to the said Philip
Key his heirs and Assigns as by the said Philip Key his Heirs or Assigns or his or their
Council Learned in the Law shall be advised devised or required And Whereas
at a Provincial Court held at the City of Annapolis the second Tuesday in April
last past the afo John Ross by a Writ of Injuria Jur Dispensio in Le Post did
demand against the afo Philip Key the afo Parcel of Land and premises with the
appurtenances as his Right and Inheritance and into which the said Philip
Key