

doth Give Grant Bargaine, Sell, Alien, Enfooffe, & Confirme unto the said Robert Dixon his Heires
 and Assignes for ever, All that tract or parcell of Land called Hodgkins Clift lying on the west side
 of Chesapeake Bay Beginning at three Holes Marked in the Clift the said being the Southernmost
 bound of William Stevenss Land & running South East & by South from the said Holes downe
 the Bay for the length of Sixty four yperches to a Marked Court Tree. Bounding on the South
 with a line drawne West from the said Court for the length of five hundred yperches on
 the West with a line drawne North East & by North untill it Interssect a yparallel drawne
 from the Land of the said Stephens on the North with the said Land on the East with the said
 Bay Contoyning & laid out for two hundred Acres more or lesse Together with all &
 singular the houses, out houses Edifices & buildings and all the Orchards, Gardens, pastures
 Cornfields, fences, And all other the Rights yprofits benefitts yperquisites ypriviledges &
 Appurtenances to the said parcell of Land belonging or any wise Appertoyning Royall Mines
 excepted & every part & parcell of them Together with all & singular the writings doods
 patents Evidences & Escripts touching or any waies Concerning the ypromises or any part or
 parcell of them or any waies belonging to the same To have and To hold all & singular the
 bargained ypromises with the Appurtenances unto him the said Robert Dixon his heires
 & Assignes for ever To the only yproper & Absolute use & behoofe of him the said Robert
 Dixon his Heires and Assignes for ever And the said John Edmundson for himself his
 Heires Executors and Administrators & every of them by thow yresents doth Covenant &
 Grant To & with the said Robert Dixon his heires & Assignes in manner & forme following
 That is to say That the said John Edmundson now att y Ensoaling & delivery of these yresents
 Standeth & is solely only & Rightfully seized & untill the Estato hereby to be granted shall
 be sufficiently passed unto and vested & settled in the said Robert Dixon his heires & Assignes
 shall so remaine seized of all the said Land & ypromises with the Appurtenances of a good sure
 perfect Absolute & Indefeizable Estato of Inheritance in free & Comon Soage To him & his
 heires for ever In his own Right & to his own use without any manner of Condition
 Right title, or Limitation of use which may any waies after destroy or defeat y same And
 that the said John Edmundson Now hath good Right full power & lawfull Authority in his
 own Right to grant Convey & assure y said bargained ypromises & every part therof unto
 the said Robert Dixon his heires & Assignes In manner & forme aforesaid according to the true
 Intent & meaning herof & that the said Robert Dixon his heires & Assignes shall & may for
 ever hereafter peaceably & quietly have hold use & Enjoy all & singular the said granted ypromises
 with the Appurtenances according to the true meaning herof without any sort suit Trouble
 or Charge whatsoever of or by the said John Edmundson his heires or Assignes or any other
 person or persons whatsoever And the said John Edmundson for himself his heires Executors
 and Administrators & every of them doth further Covenant & ypromise to and with the
 said Robert Dixon his heires & Assignes That he the said John Edmundson his heires
 Executors & Administrators & every of them the said parcell of Land & ypromises with their and
 every of their Appurtenances unto him the said Robert Dixon his heires & Assignes against
 all manner of persons whatsoever shall & will for ever hereafter warrant & Defend by their
 yresents the rents & services which from henceforth from time to time shall grow due and
 payable to the Sheriff Lord or Lords of the fee Only excepted & foryprized And further the
 said John Edmundson for himself his heires Executors & Administrators and every of them
 doth further Covenant ypromise & grant To & with the said Robert Dixon his heires
 & Assignes that he the said John Edmundson his heires Executors & Administrators & every
 of them shall & will from time to time and att all times hereafter During the space of ten
 yeres at the request and att the yproper cost and Charges in the law of the said Robert
 Dixon his heires or Assignes Make Do Execute & suffer or cause to be made done, executed