

This Indenture made the seven & twentieth day of March in the eighth year of the Dominion of the right Hon<sup>ble</sup> Charles Absolute Lord & Prop<sup>r</sup> of the provinces of Maryland & Avalon Lord Baron of Baltimore & Annoq<sup>ue</sup> Domini 1653 Between William Gutter of St<sup>h</sup> Maries County in the province of Maryland Planter on the one part and John Howollin of the City of St<sup>h</sup> Maries in the province aforesaid Gent on the other part 3<sup>rd</sup> Witnesseth that for & in consideration of the sume of twenty two thousand pounds of good sound Merchandable tobacco in Casque to the said William Gutter in hand paid all & before the ensuing hereof by the said John Howollin The receipt whereof he the said William Gutter doth hereby acknowledge accordingly & himself to be therof & therewith fully satisfied & therof & of every part therof doth clearly acquitt exonerate & discharge the said John Howollin his hoires Executors & Administrators & every of them by these presents he the said William Gutter hath granted bargained sold Allioned Enfooffed Released & Confirmed and by these presents doth fully clearly & absolutely Grant bargain, sell alion Enfooff release & Confirme unto the said John Howollin & his hoires All that Messuage or Tenement plantation & tract or parcell of land lying on the West side of Chesapeake Bay in St<sup>h</sup> Maries County aforesaid Beginning & butting & bounding (according to survey thereof lately made) as hereafter is particularly mentioned (That is to say) Beginning all a lowest post standing on the West side of Chesapeake Bay by the Bay side from thence running severall courses bounding by a Marsh & Brooke called St<sup>h</sup> Hollens Brooke Including & taking in all the severall points of land as the same runoth to a bounde Pokohory at the head of a small branch of the said Brooke & from the said Pokohory running into the woods North North West one hundred ninety eight perches to a bounde white Oake standing in a swamp thence East North East one hundred & sixty perches to a bounde Gumme standing by the Bay side thence binding with the said Bay to the first mentioned lowest post Contoyning & laid out for two hundred acres more or less Together with all the marsh on the bay and Brooke side Which said Plantation & parcell of land hereby granted or Intended to be granted lately was in the terme or Occupation of the said William Gutter and is part & parcell of a tract of land formerly hold by William Hawly deceased by patent bearing date the twelveth day of September 1653 and by him the said William Hawly by his last will & testament Devised to the said William Gutter and to his hoires & Assignes for ever The whole tract then contoyning five thousand seven hundred acres Together also with all houses Out houses edifices buildings gardens orchards woods Underwoods timber & trees & all other proffits comodities & Appurtenances to the said two hundred acres of land of right belonging or many waies appertoyning To have and to hold the said Messuage or tenement tract & parcell of land hereby granted or Intended to be granted unto the said John Howollin his hoires & Assignes To the Only proppor use & behoofe of the said John Howollin his hoires & Assignes for ever yeilding paying therefor to him the said William Gutter his hoires and Assignes yearly and every year at the feast of the Nativity of Our Lord the full & iust quantity of four Bushells of shole Indian Corne (if lawfully demanded) And the said William Gutter for him his hoires Executors & Administrators & for every of them doth Covenant grant & Agree to & with the said John Howollin his hoires & Assignes by these presents That the said tract of land hereby granted with the Appurtenances now is & from henceforth shall be remaine continue & endure unto the said John Howollin his hoires & Assignes for ever free & clear of and from all & all manner of former & other bargaines sales gifts graunts leases boyntures Dowors & of & from the Law or title of Dowor of Barbara Christina wife of the said William and of & from all other titles Charges & Encumbrances whatsoever And that he the said William Gutter Barbara Christina his wife & their hoires & all others any estate having or lawfully claiming in or to the premises shall & will at any time hereafter upon reasonable request make & grant unto the said John

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