

uses intents and purposes hereafter specified hath given granted bestowed & confirmed and by these presents do give grant bestowed & confirm unto the said John Howdell and Robert Foster and their heirs and assigns for ever all that the Manor of St. Clements in the County of St. Maryes aforesaid lying between Winton = tonure River and St. Clements Bay with all and singular the rights members & appertinances thereof and of and in all and singular the messuages Conom<sup>ts</sup> Houses Buildings outlands Lands meadows Pastures Foddings Comons Woods Under = woods Reversions Rents Services Wafts Strays Royalties Liberties Privileges Jurisdictions Hereditaments and all other the Rights members and Appertinances whatsoever to the said Manor belonging for in any wise appertaining or annexed reputed taken taken or known or occupied demised or letten as part partell or member thereof together also with all rents and yearly profits reserved due or payable by or upon any demise lease or grant demised lease or grants made thereof any part partell or member thereof And all and singular other the messuages Lands Conom<sup>ts</sup> Reversions Services and Hereditaments whatsoever whiche the said Justiman Gerard standeth seized of in any Estate of inheritance situate within the Province of Maryland aforesaid in the Colony of Virginia or in the Kingdom of England with the reversion and reversions remainders and remainders of all and singular the said premises And all the said Right Titles Interest Claim and Demand whatsoever of him the said Justiman Gerard of in and to the same premises and every or any part or partell thereof all all sure Deeds Charters Grants Writings Evidences Papers and Inculments as the said Justiman Gerard now hath or ought to have for or concerning the same do have and to hold the said Manor Lands Conom<sup>ts</sup> and Messuages and all and singular other the premises before by these presents granted or mentioned meant or intended to be granted (to wit) all the said Right Titles Interest and Estate of him the said Justiman Gerard of in and to the same with their and every of their appertinances unto the said John Howdell and Robert Foster their heirs and assigns for ever to the uses intents and purposes hereafter in these presents limited expressed and declared and to none other use intent or purpose whatsoever (that is to say) to the use and behoof of him the said Justiman Gerard and his assigns for and during the term of the natural life of him the said Justiman Gerard without impeachment of or for any manner of waste and after the decease of the said Justiman Gerard then to the only use and behoof of the said Sarah Gerard his wife for and during the term of her natural life for and in the name of her Jointure and in full recompense of her dower and Dites of dower whiche the said Sarah shall or may have of or to the Lands Conom<sup>ts</sup> and Hereditaments of the said Justiman Gerard And after the decease of the said Justiman Gerard and Sarah Gerard then to the use and behoof of the heirs of the Body of the said Justiman Gerard lawfully begotten or to be begotten And for default of sure Issue to the use and behoof of the said John Howdell and Robert Foster their heirs and assigns for ever, upon their hope trust and confidence nevertheless in them reposed by the said Justiman Gerard & they the said John Howdell and Robert Foster and the survivor of them and his and their heirs and assigns And at all times after the ending of the said Estates of the said Justiman Gerard and Sarah his wife of and in the said Manor Lands Conom<sup>ts</sup> messuages and premises to them above limited shall make sure grants and conveyances of the same and dispose distribute and employ the Rents issues and profits thereof to sure persons and persons and in sure manner and form as the said Justiman Gerard or Sarah the said wife either of them shall survive and be the longer liver / by his or her last will and testament in writing (by him or her) to be subscribed with his or her own hand and sealed with his or her seal in the presence of three or more witnesses or by any other writing to be by him or her subscribed and sealed in the presence of so many witnesses as aforesaid shall nominate declare or appoint. And for cause in default of sure denomination or appointment then that the persons trusted or the survivor of them his or their heirs and assigns shall convey and others the