

being by us alone & secretly examined according to the forms of a certaine act of
assembly in that case made & provided did acknowledge that she did freely & volun-
tarily consent to the conveying the premises within mentioned to the said Philip Lynes
& his heires & Assignes for ever without being induced perwunt by force threats
or feare of her husbands displeasure. Examined by us

Thomas Tench
John Addison

This Indenture made the fifth day of aprill in the year of our Lord
One thousand six hundred Ninety & two Betweene John Shephard of St Maryes
County in the Province of Maryland Carpenter & Mary his wife of the one part and
Philip Lynes of the same County Gent of the other part Witnesseth That the said John
Shephard & Mary his wife for a valuable consideration to them in hand paid by the
said Philip Lynes before the enscaling and delivery of these presents the Receipt whereof
the said John Shephard & Mary his wife doth hereby acknowledge & therof every part
& parcell therof doo clearly acquit exonerate & discharge him the said Philip Lynes his
heires and assignes by these presents Have given granted aliened bargained & sold
And by these presents doo give grant alien bargain & sell enscall & confirm unto
the said Philip Lynes his heires & assignes for ever All That parcell or tract of land
called s^t Lawrence situate lying & being in s^t Maryes County aforesaid on the East
side of Brettons Bay & bounding on the South & West with the said Bay on the East with
a Branch of the said Bay called s^t Lawrence Branch on the North with a line drawn
from a Marked tree by the path at the head of s^t Lawrence Branch untill it fall into the
said Bay containing & laid out for Two hundred Acres more or less Together with all
& every the lands tenements Buildings edifices Orchard gardens English Members and
appurtenances to the said Land or any part or parcell therof belonging or any wayes
apperteyning And all Deeds evidences Patents Grants scrips writings & Monuments
whatsoever concerning the same To have & to hold all & singular the parcell
of Land & other the premises with their & every of their appurtenances before in these
presents bargained & sold & every part & parcell therof unto the said Philip Lynes
his heires & assignes to the only proper use & behoofe of the said Philip Lynes his heires &
Assignes for ever (the Rents Services which shall hereafter become due & payable to the Lord
or Lords of the fee of the premises only excepted & for paid) AND the said John
Shephard & Mary his wife for themselves their & either of their heires Executors and
Administrators doe covenant & grant to & with the said Philip Lynes his heires Assignes
by these presents in manner & forme following (That is to say) That they the said
John Shephard & Mary his wife at the time of enscaling & delivery of these presents
are and stand lawfully & sufficiently seized of a good perfect Lawfull absolute and
Indefeasible Estate of inheritance in fee simple & no reversion or remainder
therof to any other person or persons whatsoever without any manner of condition
or limitation of any other use or uses to alter change or determine the same Estate
of & in the said parcell of Land & all other the aforesaid premises before in & by these presents
mentioned or intended to be granted aliened bargained sold enscall & confirmed at
they the said John Shephard & Mary his wife can & may lawfully & sufficiently
grant convey & assure all & singular the parcell of Land & all other the aforesaid premises
with all & singular the appurtenances unto the said Philip Lynes his heires & Assignes
for ever according to the true intent & meaning of these presents AND also the said
John Shephard & Mary his wife for themselves their heires Executors and Administrators
doth covenant promise & grant to & with the said Philip Lynes his heires & Assignes
by these presents that all and singular the said parcell of Land and all other the aforesaid
premises with the appurtenances before in & by these presents granted aliened bargained
& sold & every part & parcell therof at the time of the enscaling & delivery
of these presents are & at all times hereafter shall be remaine & continue
clearly acquitted exonerated & discharged or other wise upon request sufficiently
sawd & kept