

Said two severall tracts of land and all and singular other the premises hereby bargained  
 and sold or heroin or heroby, mentioned or intended to be granted bargained sold with their  
 and every of their appurtenances unto the said Baron sayor his heirs and assigns to the only  
 proper use and behoofe of the said Baron sayor his heirs and assigns absolutely and for  
 ever to be holden of the said Lord or Lords of the fee or fees of the premises by  
 the rents and services therof due and of right accustomed and the said Ignatius Payercroft  
 for himselfe and his heirs and for the said Sophia the said five hundred acres of land  
 and premises with the appurtenances unto the said Baron sayor and his heirs shall and  
 will warrant and defend by their persons And also the said Ignatius Payercroft  
 for himselfe his heirs Executors and administrators and for the said Sophia his wife  
 doth covenant grant and agree to and with the said Baron sayor his heirs and  
 assigns by their persons in manner and forme following (that is to say) That the said  
 Ignatius Payercroft and Sophia his wife or one of them now and then stand or is or  
 standeth Rightfully and indefeasibly seised of and in the said two tracts of land and  
 premises and of and in every part and parcel therof of a good true perfect Lawfull and  
 absolute Estate of Inheritance in fee simple without any manner of restraint matter or  
 thing to alter change charge or diminish or make void the same And that they or one of them  
 have good right full power and Lawfull and absolute Authority to grant and convey the same  
 to the said Baron sayor and his heirs in manner and forme aforesaid And that the said bargained  
 premises and every part of the same now are and be and to from henceforth shall be remaine  
 continue and endure unto the said Baron sayor his heirs and assigns free and cleane and freely  
 and clearly acquitted exonerated and discharged of and from all and all manner of former and  
 other quites graunts bargains sales Leases mortgages jointures dower and titles of dower wills  
 entails troubles charges and encumbrances whatsover had made committed or done by the said John  
 Russell and Henry Boddles deceased or any claiming under them or by the said Ignatius Payercroft  
 and Sophia his wife or any claiming or to claim by from or under them or either of them  
 And further that the said Baron sayor and his heirs and assigns shall and may from  
 time to time and at all times hereafter peaceably quietly have hold occupy possess and enjoy  
 the said two severall tracts of land and premises with the appurtenances without the let suite  
 trouble interruption vision or disturbance of the said Ignatius Payercroft and Sophia his  
 wife or any claiming under them or either of them or under the said John Russell and Henry  
 Boddles deceased or either of them And moreover that they the said Ignatius Payercroft  
 and Sophia his wife and their heirs and all claiming under them or either of them or under  
 the said John Russell and Henry Boddles shall and will at all times hereafter upon the  
 reasonable Request and at the cost and charges of the said Baron sayor his heirs and  
 assigns do make acknowledge levy suffer and execute or procure to be done made  
 suffered carryed and executed all and every such further and other Lawfull and reasonable  
 Act and Act thing and things services and performances in the law whatsoever for the  
 better conveying and assuring the said tracts of land and premises and every part and  
 parcel of the same unto the said Baron sayor and his heirs for ever And it by fine  
 Recovery or by deed or by any other Lawfull and reasonable wayes or means whatsoever  
 that by Council learned in the law of the said Baron sayor his heirs or assigns shall be  
 reasonably advised or advised and required all which further assurances shall be and  
 inure and shall be deemed accepted construed and taken to be and inure to the  
 only proper use and behoofe of the said Baron sayor his heirs and assigns for  
 ever and to and for never other use intent or purpose whatsoever In Witness  
 whereof

3 for  
 by  
 of  
 Count  
 by a  
 Russell  
 ing up  
 which  
 to the  
 worst  
 be John  
 son  
 or left  
 Russell  
 by and  
 words of  
 the  
 unto the  
 said out  
 to him  
 and services  
 whole  
 ing together  
 the other  
 to do  
 as aforesaid  
 that for  
 money of  
 the said  
 by acknowledgment  
 part thereof  
 rents and  
 Payercroft and  
 James and  
 Malin  
 should the  
 every of them  
 and bound  
 stable or  
 common to grow  
 ways by  
 the premises  
 done or  
 the recovery  
 and to hold  
 the