

to the said parcels ⁽³²⁷⁾ Twenty Acres of Land or any
part or parcel thereof Royal demer excepted to stand
& to hold the said twenty Acres of Land and
every part and parcel thereof with all and singular
the premises and appurtenances to the said belonging
or in any wise appertaining to him the said John Wooden
his heirs and assigns for ever to the only proper use
and behoof of the said John Wooden his heirs and
assigns for ever and to no other use intent or purpose
whosoever And the said Edward Ferris for himself
his heirs and assigns doth Covenant promise
grant and Agree to and with the said John Wooden his
heirs and assigns that he the said Edward Ferris
by these presents that he the said Edward Ferris
now at the time of the making and delivery hereof
is and standeth seized in his demer as of fee of Land
in the County of Monmouth to be granted Land and
premises every part and parcel thereof with all
singular the parts of so good sure and indefeasible Estate
in fee simple fee and Charge and freely and lawfully
discharged of and from all incumbrances to himself
and is the true and lawful owner of the said
Monmouth Bargain and premises every part and
parcel thereof and hath in himself good right
full power and lawful authority to give grant
sell assign lease convey and confirm
the said Land and premises unto the said John
Wooden his heirs and assigns for ever in manner