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other Charges and Incumbrances whatsoever (the rent or service  
 hereafter to become due and payable to the said Lord of the fee only  
 excepted) and the said George for himself and his heirs doth hereby  
 further Covenant promise grant and agree to and with the said  
 John Ingram and his heirs and assigns that he the said George  
 Wells and his heirs shall and will from time to time and at all  
 times for ever hereafter warrant and defend the said tract of Land &  
 premises with the appurtenances to the said John Ingram by these  
 presents bargained and sold or intended to be hereby bargained and  
 sold and every part and parcel thereof unto him the said John  
 Ingram his heirs and assigns from and against him the said George  
 and his heirs and from and against all manner of persons whatsoever  
 And the said <sup>George</sup> for himself and his heirs doth hereby Covenant  
 promise grant and agree to with the said John Ingram his heirs  
 and assigns that he the said George and his heirs shall and  
 will from time to time and at all times hereafter do make  
 acknowledge suffer and execute or cause to be made done and  
 executed suffered & executed all and every such further and other  
 and or all thing or things conveyance or assurance in the  
 Law whatsoever as by the said John Ingram his heirs and  
 assigns or his or their Council learned in the Law shall be  
 reasonably devised advised or required for the better & further  
 assurance Surety and suremaking of all and singular the  
 premises unto him the said John Ingram his heirs assigns  
 according to the true intent and meaning of these presents  
 In Witness whereof the parties to these presents have  
 hereunto set their hands & affixed their seals the day &  
 year first above written George Wells Sealed

Seal & date in the  
 Office of Proctor  
in Court

On the basis of these deeds thus endorsed by  
 July 9 18<sup>th</sup> 1712  
 Then came the within mentioned George Wells  
 and acknowledged & witnessed the said deed  
 according to all of Assembly before me being one of his  
 Majesty's Justices of the peace for the County of Maryland  
Sam<sup>l</sup> Young

recorded Janly 9 1712

(July)