

four per^{cent} thence East South South East one hundred of thence South thirty five
 degrees westerly one hundred eighty eight perches to the land laid out for the
 said thence bounding on and with the said land to the first tree (Cedar) in
 one hundred acres of land together with all and singular the improvements
 conveniences advantages and benefits thereon all hereto belonging in as
 full and ample manner as originally granted to the said James and to the
 said thence acres of land and premises unto him the said Thomas Hickey his
 heirs and assigns for ever to his heirs their only proper use and behoof and
 to no other use intent or meaning whatsoever and the said James doth for
 himself and his heirs Covenant promise Grant and agree to and with the said
 Thomas Hickey his heirs and assigns to warrant and defend the land and premises
 of and from all former bargains sales conveyances dower titles of Dower
 Rentals Judgments recognizances rents Charges and Arrears of Rent which
 became due and owing to the Lord property until the twenty ninth day
 of Sept^r last and of and from all other incumbrance whatsoever that
 rents which became due to the Lord of the fee since the 29th of Sept^r
 last as if always foregrievd and excepted and further the said Ja^{mes}
 doth for himself and his heirs Covenant promise and agree to and with
 the said Tho^s Hickey his heirs and assigns that he the said James
 and his heirs shall and will forever hereafter warrant and defend
 the land & Premises of as well ag^t himself the said James his heirs
 and assigns as also ag^t all manner of Persons whatsoever his
 Executors whereof the parties to these presents have subscribed and
 set their hands and affixed their seals the day and year above
 written

Witness and delivered in the Presence
 of us - Joseph Howard - Thomas N. Gaubride
 Joseph Power

James Carroll Seal

July 30th 1715 Then came James Carroll within mentioned before me
 Sam Young Esq. one of his Majesty's great Court Justices and
 acknowledged the within deed according to Act of Assembly in that case
 made & provided

Witnessed & sealed the 22nd of Sept^r 1715

Maryland

To all Christian People
 to whom these presents shall come Know that found in
 Consideration that John Watkins of Annapundell County in the
 Province of Maryland Son and heir of John Watkins formerly