of Annarundell County in the province afsd decedd are well assured
that my said father John Walkins in his lifetime fully purposed
by his will (which was not duly executed) to give unto my brother
Nicholas Watkins a tract of Land and for and in Consideration
of the Natural Love and affection I bear unto my said brother
and for divers other Good Causes and Consid.ns me thereunto moving
I do hereby GIVE and GRANT unto my said brother Nich.s
Watkins his heirs and assigns forever all my Land lying in Kent Co.y
near Swann point which Hereditarily appertain to me To have
and to hold unto him the said Nicholas Watkins his heirs and
assigns for ever free and clear of and from all former Grants or power
by from or under me and the said John Walkins party to these presents
doth for himself his heirs Ex.rs adm.rs further Covenant and agree
to and with the said Nicholas Watkins his heirs and assigns that he
the s.d Nich.o Watkins his heirs Assigns shall and may from
henceforth enter into Poss.n of the s.d Land and Premises and the
same quietly and peaceably have hold and possess and
enjoy without any let suit trouble disturbance of him the said
John Watkins his heirs Ex.rs and adm.rs or any other person or
persons by from or under him or any of them And further
the said John Watkins his heirs Ex.rs and adm.rs doth agree to
w.th the s.d Nich.o Watkins his heirs and assigns that he the said
John Watkins his heirs Ex.rs and adm.rs shall and will when
thereunto required make do acknowledge and execute any
further or other deed according to the intent of these presents
for the further and better assurance and surmaking of
all the s.d Land and premises. In Witness whereof the
party first to these presents hath put his hand and seale this
7.th day of July Anno Dom.i 1715

John Walkins (Seal)

Sealed and delivered in the presence
of John Gresham Mc Clark
Ho.o Larkin

On the back of the aforegoing Instrument
was thus Endorsed

Memd.m Md. that on the day and year within written came
John Watkins party to these presents and acknowledged the
within Land and premises to be the right of the within named
Nich.o Watkins his heirs and assigns for ever before me of
subscribers one of his Majesty Justices of the Gen.l Court

Recorded Sept 22: 1715

Wm. Holland