Cornelius Howard Thos: Howard & Priscilla his wife now are the true and Lawfull Owners of the said hereby Intended to be bargained premises with the Appurtenances and Every part thereof and so have full power & Lawfull and absolute Authority to grant and Convey the same and Every part thereof to him the said Robt: Ridgley his heirs and Assignes for Ever According to the true Intent and meaning of these presents —

And they the said Cornelius Howard Thos: Howard and Priscilla his wife doe hereby for themselves their heirs and Assignes for every of them Covenant promise grant and agree to & wth: the said Robt: Ridgley his heirs and Assignes that they the said Cornelius Howard Thos: Howard & Priscilla his wife and their heirs the aforementioned — to be bargained land and premises wth: appurts and Every part and parcell thereof freely and Clearly Exonerated and Discharged of & from all Incumbrances whatsoever (the said one hundred & twenty five Acres to the s: Thomas Howard — and the Quit rents hereafter to grow due only Excepted) to him the said Robert Ridgley his heirs and assignes from and agt: all manner of persons whatsoever lawfully Claiming or to Claim any right Title or Interest therein or thereto

(shall)