aps. Farmer of the other part Witnesseth that the said John Digges for and in consideration of the sum of twenty Pounds in Gold to him the said John in hand paid. Hath given granted Bargained and sold as by these Presents he the said John Digges doth for himself his Heirs give Grant Bargain and sell alien Enfeoffe Confirm and make over unto the said Frederick Sheats his Heirs and Assigns forever all that Tract or parcell of Land herein after described that is to say being part of a tract of Land called Diggs's Choice beginning at a white oak tree standing at the end of the fifth line of Jacob Vert's Land running thence south fifty-five Degrees west twenty two perches thence south six Degrees East forty two perches thence south seventy-five Degrees East fifty seven perches thence North thirty Degrees East one hundred and forty one perches. thence south sixty Degrees East twelve perches thence north twenty three Degrees East one hundred seventy and three perches thence West seventeen perches thence by a Direct line to the beginning Containing One Hundred Acres together with all and singular the Improvements, Conveniences and advantages to the said Tract of Land belonging or anyways appertaining to the only proper use and Behoofe of him the said Frederick Sheats his Heirs and Assigns and to no other use intent or purpose whatsoever To have and to hold the aps Tract of Land with all and singular the Premisses unto him the said Frederick Sheats (the quit Rents due and to become due to the Lord Proprietor Excepted) his Heirs and Assigns forever, and the said John Digges doth for himself his Heirs Ext and Adm^rs Covenant Promise Grant & agree to and with the said Frederick Sheats his Heirs and Assigns the aps. Tract of Land and premisses against him the said John Digges and all manner of persons lawfully claiming or to claim from by or under him forever hereafter to Warrant and Defend and at any time hereafter at the Request but the Cost and Charge of the said Frederick Sheats his Heirs and Assigns to sign Seal deliver and execute or cause to be signed sealed delivered and executed any other Deed or Instrument in writing or do any other lawfull act as the said Frederick Sheats his Heirs or assigns his or their Council learned in the Law shall reasonably devise or advise for the further and better assurance surety or sure making the Land and Premisses hereby bargained and sold unto him the said Frederick Sheats his Heirs and assigns for ever In witness whereof the Parties to these Presents have Interchangeably set their hands and Seals the day and year first above written.

John Digges (Seal)

Signed Sealed and delivered in the Presence of us Geor Buchanan Jam Owings } An the back of the aforegoing Deed was thus Endorsed Viz^t.

Novemb. 15. 1749. Recd then of Frederick Sheats the Consideration Money within mentioned being twenty pounds in Gold p me John Digges.

Test Jam^s Owings — Memorandum Novem 16. 1749. the within Deed was acknowledged by the within named John Digges in due form as the Laws requires before us two of his Lordships Justices of Baltimore County Geor Buchanan
Novem the 17 1749. Jam^s Owings.

Received of Frederick Sheats four shillings sterling for his Lordships use (it being the Alienation fine on the within mentioned one hundred acres of land) by Value of a Commission from Benjamin Tasker Esqr his said Lordships agent and Receiver General Richd Dorsey

6. Ex^d Recorded December 8th 1749.

This Indenture made the fifteenth day of November in the year of