

Westerly twenty seven degrees thirty three minutes three perches thence South twenty seven Degrees Westerly
Twenty seven Degrees Easterly forty eight perches thence South
forty eight perches thence South three Degrees Westerly seventy nine perches to a marker being a sapling
being the center and being a Downfall standing at the head of a Glade issuing out of the said Creek
dividing the said land from a Tract of Land formerly surveyed for Robert Hart thence with a line
drawn into the woods South West three hundred and twenty perches to a sapling Pine marked with sixteen
notches thence North West three hundred and sixteen perches to another pine marked with sixteen notches
standing by the side of a marsh and from thence with a right line drawn to the first boundary the mouth
of Hart's Creek etc. containing and laid out for Eight Hundred and fifty acres of Land by the same
more or less together with all the said Improvements Profits Privileges Hereditaments and appurtenances
whatsoever unto the said Tract of Land belonging or in any manner appertaining and the Accursions
and Remainders Rents Issues and Profits thereof in incident thereto To have and to hold
the said Messuage Tenement Lands and Premises above mentioned and every part and parcel
thereof with the appurtenances unto the said Richard Waters and his Heirs for ever to the intent and
purpose only that the said Richard Waters may become perfect Tenant of the Freehold of the said
Messuage Lands and Premises and shall and may stand and be seized thereof until a good
and perfect common Recovery with double Vouchers over may be duly had suffered and executed
of the said Messuage Tenement Lands and Premises according to the usual course of common
Recoveries for the assurance of Lands and Tenements in such cases used and accustomed, and
thereupon it is covenanted concluded and agreed by and between all the said parties to these
presentes for themselves and their heirs and every of their Heirs by these presents in manner following
that is to say that the said Richard Waters shall and will permit and suffer the said John Williams
before the end of October term next coming to sue forth and prosecute against him the said Richard
Waters one Writ of entry sur Disseisin in the Part Returnable before his Lordships Justices of the
Provincial Court at the City of Annapolis thereby demanding against the said Richard Waters the
said Messuage Tenement Lands Hereditaments and Premises herein before mentioned by
such name and names number of Acres Quantities Qualities terms and descriptions in the
said Writ to be contained and in such manner and form as by counsel learned in the law
shall be advised unto and upon which said Writ of Entry so to be prosecuted and sued
forth the said Richard Waters shall appear in person and vouch to warranty the said Thomas Jones
which said Thomas Jones shall appear either in person or by attorney lawfully authorized and
enter into warranty and after his Entry into Warranty shall vouch to warranty the common
toucher who shall likewise appear and Imparle and afterwards make default and depart
in Contempt of the Court so that Judgment may be thereupon had and given for the said John
Williams to recover the said Messuage or Tenement Lands Hereditaments and Premises against
the said Richard Waters and for the said Richard Waters to recover in value against the
said Thomas Jones and for the said Thomas Jones to Recover in value against the common
toucher to the end one perfect common Recovery with Double Vouchers may be thereupon had
and suffered and all and every other thing and things to be done and suffered needfull and
convenient for the having and suffering the same recovery according to the course of common
Recoveries in such cases used and the same recovery is also to be executed by one Writ of
Habere facias Seisnam accordingly And it is hereby further covenanted concluded and
agreed by and between all the said parties to these presents for themselves and every of them
their heirs and every of their Heirs that the said Recovery so as aforesaid or in any other
manner to be had and suffered of the said Messuage Tenement Lands Hereditaments
and Premises above mentioned shall be and ensue and shall be deemed adjudged
and taken and is meant and intended in and by all the said Parties to these presents
is hereby declared to be and entered and the said Richard Waters and his Heirs from
and immediately after suffering the same shall stand and be seized of all and
singular the said Messuage Tenement Lands and Hereditaments above mentioned

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