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This Indenture Tripartite made this Sixteenth day of February in the year
four Lord Seventeen hundred and fifty nine Between Dryden Forbes of Saint
Marys County Widow of the first Part James Forbes of Saint Marys County Gentleman
of the second Part and David Downie of Saint Marys County Planter of the third
Part Witnesseth that the said Dryden Forbes for and in consideration of the sum
of Three hundred and Ninety Eight pounds Nine Shillings and Six pence Sterling
to her in hand paid by the said David Downie at or before the Sealing and Delivery
of these Presents the Receipt whereof is hereby acknowledged and for the docking
Barring and Extinguishing all Estates Tail and all Reversions and Remainders
thereupon expectant or depending of and in the Lands Tenements and Heredita-
ments herein after mentioned (by and with the Advice and Consent of the said
James Forbes testified by his being a Party to and his Sealing and Executing
these Presents) Hath granted bargained Sold released and confirmed and by these
Presents Doth grant bargain Sell release and confirm unto him the said David
Downie (in his Actual Possession now being by Virtue of a bargain and Sale to him
thereof made by her the said Dryden Forbes bearing Date the Day next before the Day
of the Date of these Presents for one whole Year commencing from the Day next before
the Day of the Date thereof and by force of the Statute for Transferring uses into
Possession) his Heirs and Assigns All that Tract or Parcel of Land lying and being
in Saint Marys County aforesaid near Saint Marys River called Dryden
Containing four hundred and Eighty three Acres and an half Acre of Land
Together with all Edifices Buildings Gardens Orchards Ways Waters Water
Courses Commodities Privileges Improvements Emoluments Advantages
and Appurtenances whatsoever to the same Tract or Parcel of Land belonging
or appertaining and the Reversion and Reversions Remainder and Remainders
Rents Issues and Profits thereof and of every part and Parcel thereof and also
all the Estate Right Title Interest use trust Property Claim and Demand what-
soever of her the said Dryden Forbes of in to or out of the aforesaid Tract or
Parcel of Land or any part thereof To have and to hold the said Tract
or Parcel of Land and all and singular the Premises with its Rights Members and
Appurtenances to him the said David Downie his Heirs and Assigns To the Intent

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