Bargained Sold Infeoffed Confirmed and made over unto the said Mary Lucas her Heirs and Assigns for ever all that Tract or Parcel of Land called Jacksons Improvement being Part of a Tract of Land called the Friendship Enlarged lying and being in Frederick County and Province aforesaid Beginning for said Part at the Beginning Tree of the said Friendship Enlarged and running thence South ten Degrees East seventy six Perches then East and by South one hundred and thirty Perches then North and by East two hundred and seven Perches then West twenty nine Degrees North one hundred Perches then South thirty one Degrees and a half West one hundred and eighty two Perches to the first Tree Containing and laid out for one hundred ninety four Acres of Land with all the Premisses thereunto belonging or appertaining and Houses Orchards Gardens Fencing and all other Improvements whatsoever To have and to hold the aforesd. Part or Parcel of Land called Jacksons Improvement being Part of a Tract of Land called the Friendship Enlarged and Premisses aforesaid with the Appurtenances unto her the said Mary Lucas her Heirs Assigns for ever to the only proper use and Behoof of the said Mary Lucas her Heirs and Assigns and to no other use intent or Purpose whatsoever And the said Philip Jackson doth for himself his Heirs Executors and Administrators Covenant Promise Grant and Agree to and with the said Mary Lucas her Heirs and Assigns that he the said Philip Jackson and his Heirs the Tract or Parcel of Land and Premisses aforesd. with the Appurtenances unto the said Mary Lucas her Heirs and Assigns against him the said Philip Jackson and his Heirs and every other Person and Persons whatsoever shall and will well and truly Warrant and for ever Defend by those Presents and further he the said Philip Jackson doth for himself and his Heirs Covenant Promise Grant and Agree to and with the said Mary Lucas her Heirs and Assigns that he the said Philip Jackson and his Heirs shall and will at all Times hereafter make do Execute and Acknowledge any other or further Deed Conveyance or Assurance any other Recovery or Recoveries for the better or more fully Securing the aforesd. one hundred and ninety four Acres of Land and Premisses with the Appurtenances unto her the said Mary Lucas her Heirs and Assigns for