

Prince Georges County in the Province aforesaid Gentleman of the other part  
 Witnesseth that the said John Richards as well for and in Consideration of the  
 Sum of Twenty five Pound Currency to him in hand paid before the Sealing and  
 Delivery of these Presents by the said John Hepburn the Receipt whereof the said  
 John Richards doth hereby Acknowledge and himself therewith fully content  
 and paid and of every part and parcel thereof doth hereby acquit and discharge  
 the said John Hepburn his heirs Executors Administrators and Assigns and  
 every of them by these Presents as also for other Good causes and Considerations  
 him hereunto moving Hath Given Granted Alienated Bargained and sold by  
 These presents doth Give Grant Alien Bargain and Sell unto the said John  
 Hepburn all his Right to that part of a Tract or Parcel of Land now in the  
 Actuale Possession of the said John Hepburn called Prevention Situate  
 lying and being in Frederick County aforesaid on the East side of Rock Creek  
 Branch and Bounded on the West by the said Branch and on the South and East  
 by that part of the Hermitage now in the Possession of the said John Hepburn  
 containing by estimation Twenty five Acres more or Less together with  
 all and singular the Houses Edifices Buildings Yards Gardens Orchards  
 Woods Under Woods Deeds Writings and all Commodities Advantages and  
 Appurtenances whatsoever to the said Tract of Land and all other the premises  
 by these presents Granted or any of them any ways incident belonging or  
 or Appurtenant To have and to hold the said Tract of Land and all other  
 the premises with their and every of their Appurtenances unto the said John  
 Hepburn his heirs and Assigns to the only proper use and Behoof of him the  
 said John Hepburn his heirs and Assigns forever and the said John Richards  
 Doth for himself his heirs Executors Administrators and Assigns Covenant  
 Promise Grant and Agree to and with the said John Hepburn his heirs and  
 Assigns that he the said John Richards at the Time of the sealing and delivery  
 of these presents is and stands Lawfully and Rightfully Seized on his Demense  
 as of Fee simple or Fee Tail in his own Right and to his own Right use without  
 any Condition Limitation or other use or trust to Alter change or Determine the  
 same Estate of and in the said Land and Premises before mentioned to be  
 hereby Granted Alienated Bargained and Sold and of every part and parcel  
 thereof and that he the said John Richards has full power Just Right and  
 Lawfull Authority to Grant Alien Bargain and Sell the Same and Every  
 part and parcel thereof with their Appurtenances unto the said John Hepburn  
 his heirs and Assigns as before in these presents expressed and that the said  
 (Land)

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