

Land and premises and every part and parcel thereof with their Appurtenances shall henceforth for ever remain and continue unto the said John Hepburn his heirs and Assigns freely Acquitted Exonerated and Discharged of and from all manner of Former Bargains Sales Gifts Grants Dowers Joyntures Leases Rents Arreages of Rents the Rents and Services from henceforth to grow due to the Lord of the Fees excepted and forewaived / And the said John Richards doth further Covenant for himself his heirs Executors Administrators and Assigns to and with the said John Hepburn his heirs and Assigns that he the said John Richards or any Person or Persons Lawfully claiming or to claim by from or under him shall and will at any time hereafter upon the reasonable request and at the proper Cost and Charges of the said John Hepburn or of the Person for the time being claiming under him by Virtue of these presents make do Acknowledge and execute all and every such further and other Lawfull Acts Things Devices Conveyances and Assurances in the Law for the better more perfect and Absolute Conveying Assuring and Confirming of all and Singular the hereby Given Granted Aliened Bargained and Sold premises with the Appurtenances to the said John Hepburn his heirs and Assigns forever as by the Council of the said John Hepburn or of such Person for the Time being claiming under him aforesaid requiring such further Assurance shall be Devised Advised or required and lastly the said John Richards for himself his heirs Executors Administrators and Assigns doth Covenant and Agree to and with the said John Hepburn his heirs and Assigns that he the said John Richards his heirs Executors Administrators and Assigns all and Singular the before Bargained Premises with their Appurtenances and every part and parcel thereof unto the said John Hepburn his heirs Executors Administrators & Assigns to the use and behoof of the said John Hepburn his heirs and Assigns against him the said John Richards his heirs Executors Administrators and Assigns and against all and every Person or Persons whatsoever claiming by from or under him or them shall and will warrant and for ever defend by these presents In witness Whereof the said John Richards has hereunto sett his hand and Affixed his Seal the Day and Year above written

Signed Sealed and Delivered }
 in presence of _____ } John Richards 

Charles Jones, David Lynn

On The Back of the aforesaid Deed was Thus written Viz^t
 1766 July 16th. Received of John Hepburn Twenty five pounds Current Money in full Satisfaction for the Consideration of the Land Conveyed in the within Deed by me Witness Charles Jones, David Lynn
 John Richards