

them the one Tract called Watkins his Purchase containing according
 to the Grant thereof five hundred and fifty four Acres more or less
 one other Tract containing according to the Grant thereof three
 hundred Acres more or less granted to John Watkins the Assignee
 of Thomas Miles on or about the Ninth day of August sixteen hundred
 and fifty eight without Name and the other called Watkins's Inheritance
 containing according to the Grant thereof three hundred Acres more or
 less which three Tracts of Land are sometimes collectively called and known
 by the Name of Watkins's Neck or be the same Piece Parcel or Tract of Land
 hereby granted bargained and sold or meant mentioned or intended so
 to be described known or reputed by any other Name or Names Quantity
 or Content of Acres Together with all Woods Edifices Buildings Names Motes
 Yards Orchards Gardens and Hereditaments whatsoever to the said Piece
 Parcel or Tract of Land hereby granted bargained and sold or meant
 mentioned or intended to be belonging or appertaining or therewith
 used and enjoyed and all closes Fields Woods Arable Land meadow
 Pasture Ground ways Water Water Courses Underwoods Springs
 Commodities Advantages and Appurtenances thereto belonging
 And the Reversion and Reversions Remainder and Remainders
 Rents Issues and Profits thereof and of every Part and Parcel
 thereof And all the Estate Right Title Interest Use Claim and
 Demand whatsoever of him the said Stephen Watkins of into
 or out of the said Piece Parcel or Tract of Land hereby bargained
 and sold or meant mentioned or intended to be and also of the
 said three entire Tracts or Parcels of Land and each and every
 of them and all Deeds Evidence writings Scripts and Memorials
 touching or in any wise concerning the Premises and every Part
 and Parcel thereof to have and to hold the said Premises
 hereby granted bargained and sold or meant mentioned or intended
 to be with their and each and every of their Rights Members
 and Appurtenances unto him the said Thomas Sprigg his heirs
 and Assigns to the only proper use and behoof of the said
 Thomas Sprigg his heirs and Assigns for ever and to or for no
 other Use Intent or purpose whatsoever, And the said Stephen
 Watkins doth hereby for himself his heirs Executors and Adminis-
 trators covenant promise and grant to and with the said Thomas
 Sprigg his heirs and Assigns in manner and form following
 that is to say That the said Stephen Watkins is and stands
 Lawfully