

and running thence with said Harris his Land North South one degree and one Quarter of a degree East one Hundred and fifty six Perches to the South Line of a Tract of Land called Winnoxbergh then South with said Land to the end of said Line or a parcel of Land formerly said out for Henry Watson and now in the Possession of Benedict Calvert Esq. and running with the said Land West one Hundred and Eighteen Perches and one Third part of a perch to the Land of James Sayers then still West with said Sayers his Land Three perches then with Sayers his Land North Twenty eight perches to Benjamin Perrys Land called for the use of his Family then with said Land to the Beginning Containing by Estimation One hundred and Sixteen Acres of Land be they more or less To Have and to Hold the same together with all Singular the Houses Buildings and improvements on or to the same belonging or in any wise Appertaining to him the said Benjamin Harris his Heirs and Assigns for ever and to the only proper use and behoof of him the said Benjamin Harris his Heirs Assigns for ever and to no other use intent or purpose whatsoever and the said Jeremiah Simpson doth here for himself his Heirs Executors & Administrators Covenant promise grant and Agree to and with the said Benjamin Harris his Heirs and Assigns that the said Parcel of Land & Premises at the Time of Envealing and delivery of these Presents is freely and clearly acquitted exonerated and discharged of and from all former grants Bargains sales Mortgages and incumbrances whatsoever (The Quit Rent to Lord Baltimore only excepted and that the said Jeremiah Simpson hath good right lawful and Absolute Authority to sell Transferr Convey and make over the said parcel of Land and Premises so as in Manner and form aforesaid And Lastly the said Jeremiah Simpson doth hereby for himself his Heirs Executors and Administrators covenant Promise and grant that he the said Jeremiah Simpson his Heirs Executors and Administrators the said parcel of Land and Premises to the said Benjamin Harris his Heirs and Assigns against me my Heirs Executors and Administrators claiming any Right or Interest therein or thereto shall & will Warrant and for ever defend by these Presents In Witness whereof the said Jeremiah Simpson hath hereunto set his Hand and affixed his Seal the Day and Year first above Written Signed Sealed & Delivered

Jeremiah Simpson

in the Presence of

J. Hepburn  
Sam<sup>r</sup>. Hepburn

On the Back of the foregoing Deed was thus Endorsed *Viz*  
 Frederick County the 12<sup>th</sup> January 1770 Then Received of Benjamin Harris within mentioned the within mentioned sum of Fifty pounds Currency being the Consideration Money by me  
 Testis J. Hepburn

Jeremiah Simpson

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