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This Indenture Tripartite made this first day of March in the Year
 seventeen hundred and Seventy Between Richard Boulton and Mary his Wife
 of Saint Marys County of the first part James Sothoron Briscoe of the same
 County of the second part and John Rogers of Prince Georges County of the Third
 part Witnesseth that the said Richard Boulton and Mary his Wife for and
 in consideration of the sum of one Hundred and one Pounds current Money to them in
 hand paid by the said James Sothoron Briscoe at or before the Ensealing and
 Delivery of these Presents the receipt whereof is hereby acknowledged and for the
 Docketing barring and Extinguishing all Estates Tail and all Reversions and
 Remainders thereupon expectant or depending of and in the Lands Tenements
 and Hereditaments herein after mentioned they the said Richard Boulton and
 Mary his Wife by and with the Advise and Consent of the said John Rogers
 testified by his Being a party to and his Sealing and Executing these Presents
 Have given granted bargained sold aliened released enfeoffed and confirmed
 and by these Presents Do give grant bargain sell Alien release enfeoff and
 Confirm unto him the said James Sothoron Briscoe his Heirs and Assigns
 All that Tract or parcel of Land called the Yoak by Chance lying and
 being in Saint Marys County containing sixty one Acres of Land more or less
 Except that part of the said Tract of Land which was heretofore devised by a
 certain Charles Ganyott to a certain John Pant And also all that Tract or
 Parcel of Land called Ganyotts Lott lying and being in Saint Marys
 County aforesaid containing Fifty Acres of Land more or less together with all
 and Singular the Houses out Houses Edifices Buildings Gardens Ways
 Waters Water Courses Commodities Priviledges and Advantages to the same
 Lands belonging or Appertaining And the Reversion and Reversions Remainders
 and Remainders Rents Issues and Profitts thereof and of every part parcel of
 thereof And also all the Estate Right Title Interest use Trust profit Property
 Claim and Demand whatsoever of them the said Richard Boulton and
 Mary his Wife of in and to the aforesaid Lands hereby bargained and Sold
 and every part thereof To have and to Hold the said Lands hereby
 bargained and sold and every part and parcel thereof and Premises with
 the Appurtenances to him the said James Sothoron Briscoe his Heirs and
 Assigns To the Intent and Purpose that the said James Sothoron Briscoe
 may be and become perfect Tenant of the Freehold and Inheritance of the said
 Premises that a common recovery may be had and suffered against him in
 such Manner as is hereafter mentioned and for that purpose it is hereby
 covenanted granted and agreed by and Between all the said Parties to these
 Presents that before the end of next April Provincial Court one or more Writ or
 Writs of Entry sur Disseisin en lo poft at the cost and Charges of him the
 said James Sothoron Briscoe shall and may be brought and prosecuted
 against him the said James Sothoron Briscoe in the Name of him the said
 John Rogers as Plaintiff or Demandant therein of and for the aforesaid Lands
 hereby bargained and sold and Premises with the Appurtenances by
 such Name or Names quantity quality number or content of Acres or other
 Certainties and descriptions shall be apt and convenient in that behalf
 to which Writ or Writs the said James Sothoron Briscoe shall appear
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