This Indenture made this twenty seventh day of April in the Year of our Lord one Thousand seven hundred and Seventy Between Christian Cosell of Frederick County in the Province of Maryland Farmer of the one part and Nicholas Maccubbin of the City of Annapolis in the Province aforesaid Merchant of the other part Witnesseth that the said Christian Cosell for and in Consideration of the Sum of one Hundred and thirty three Pounds six Shillings and eight pence Sterling Money of Great Britain to him in hand paid at or before the Ensealing and Delivery hereof by the said Nicholas Maccubbin well and truly paid the receipt of which the said Christian Cosell Doth hereby acknowledge and thereof and of every part and parcel thereof Doth clearly Acquit, Release and Discharge the said Nicholas Maccubbin his Heirs Executors Administrators and Assigns and every of them forever by these Presents the said Christian Cosell Doth grant Bargain sell Alien Enfeoff and Confirm unto the said Nicholas Maccubbin his Heirs and Assigns forever the two following Tracts or Parcels of Land lying and being in Frederick County as aforesaid Viz.t one called Coopers Point Beginning at a bounded White Oak standing about forty Perches North from a Branch of Monokesy River commonly called Fishing Creek and running from thence South twenty eight degrees West Seventy four Perches South twenty nine degrees East forty four Perches North seventy four degrees West one hundred & six Perches South seventy seven Degrees West Sixty Perches North forty degrees West one hundred & twelve Perches North forty nine degrees East two hundred and thirty two Perches then by a Streight Line to the Beginning Containing Two hundred Acres of Land more or Less the other Tract or parcel of Land called Millers Chance beginning at a bounded White Oak standing on the Levell on the South side of said Fishing Creek it being the beginning tree of said Millers Chance and running thence North twenty six degrees East Eighty Perches North eighteen degrees West Sixty Perches South fifty one degrees West Thirty eight Perches then South Seventeen degrees West Sixty ffches then South thirty degrees East Thirty two Perches then North Seventy three degrees West one hundred & sixty two Perches South Sixty three degrees West forty perches South fifty two degrees East Two hundred & five Perches then by a Streight Line to the Beginning Containing one Hundred Acres of Land more or Less which two Tracts or Parcels of Land aforesaid Contains Three Hundred Acres of Land more or Less with all and Singular the Edifices Improvements and Appurtenances to the said Land belonging or which are Deemed to belong to the said Land and the Reversion and Reversions Remainder and Remainders Rents Issues and other Profits of the said Land and Premises hereby granted Bargained Sold aliened Enfeoffed and Confirmed and of every part and parcel thereof and all the Estate Right Title Interest Property Claim and Demand Whatsoever Both in Law and Equity of the said Christian Cosell

(therein)