sixty degrees west twelve perches then north sixteen degrees east twenty two Perches then north Seventy two degrees East sixty Perches then North Seventeen Degrees East eighty Eight Perches then with a straight Line to the Beginning containing and now laid out for fourteen Acres The above mentioned four Parcells of Land containing and now laid out for three hundred and twenty seven Acres of Land together with the House Orchards Comforts and improvements to the same belonging or in any wise Appertaining To have and to hold the said three hundred and twenty seven Acres of Land as aforesaid with all and Singular the Appurtenances thereunto belonging or in any wise appertaining unto them the said Absalom Beddo and Richard Sheckles their heirs and Assigns forever and the said Daniel Stephenson for himself his heirs Executors and Administrators doth covenant and Agree to and with the said Absalom Beddo and Richard Sheckles their heirs and Assigns the said Granted Land called Bear Garden Enlarged, Deer Park, First Mistake and Second Mistake containing three hundred and twenty seven Acres as aforesaid with all Singular the Appurtenances thereunto belonging unto them the said Absalom Beddo and Richard Sheckles their heirs and Assigns forever shall and will forever warrant and defend by these presents against all and every Person or Persons whatsoever claiming or which shall claim any right or title to the said Land or any part or parcel thereof from by or under him the said Daniel Stephenson his heirs Executors and Administrators or any of them or any other Person whatsoever and also that the said Absalom Beddo and Richard Sheckles their heirs and Assigns shall and may at All times hereafter forever peaceably and Quietly hold have use Occupy possess and enjoy the said Land and premises without the Lett suit trouble or disturbance of him the said Daniel Stephenson his heirs or Assigns or any other Person or persons whatsoever holding or claiming any right title or interest of in or to the said Land or any part or parcell there of from by or under him the said Daniel Stephenson or any Person or Persons whatsoever their Heirs Executors or Administrators or any of them in Witness Whereof the said Daniel Stephenson hath hereunto set his hand and Seal the Day and year above written

Signed Sealed and Delivered in the presence of
Jos. Beale
Chrpr. Lownds

Dan Stephenson (Seal)

On the Back of the aforegoing Deed was thus endorsed Lowit

Received the twenty third day of August 1770 of the within named Absalom Beddo and Richard Sheckles the sum of three hundred and forty three Pounds Seven Shillings Sterling being the Consideration within Mention'd

Witness Jos. Beall
Christ. Lowndes

Sr. mo Dan Stephenson

Memorandum that on the 23d. of August 1770 the within named Daniel Stephenson came Before us whose names are hereunto Subscribed and Acknowledged the within Indenture to be his Act and Deed and that the Land and premises therein mention'd to be the right of the within named Absalom Beddo and Richard Sheckles their heirs and Assigns forever according to the true intent and meaning of the within Indenture

Joshua Beall
Christr Lowndes

Maryland Prince Georges County I hereby Certifie that Mrs. Joshua Beall and Christopher Lowndes before the above acknowledgment was taken were at the time of taking the same and Still are two of his Lordships the right Houble the Lord Proprietary's Justices of the Peace for the County aforesaid Lawfully Authorized and Assigned to whom due Faith and Credit is and ought to be given in Justice Court as Record In Testimony whereof I have hereunto set my Hand and affixed the Public Seal of the County aforesaid this 29th Day of August Anno Domini 1770

Thos. Sim Lee Clk of
Prince Georges County

(Received)