Perches then by a Straight Line to the Begining Tree Containing and now Laid out for Thirteen Acres more or Less also all that Tract or parcel of Land called Arcadia lying and being in the County aforesaid begining for the second Part called Arcadia begining at the end of the Thirteenth Line of a Tract of Land called the Addition to the Rock of Dunbarton and running thence South East Fifty four Perches South by East forty four Perches East by North fifty two Perches South Sixty degrees East Sixty Perches East Thirty eight Perches North Ten Perches North fifty five degrees East Twenty eight Perches North East fifty seven Perches North Seventy degrees West two hundred fifty five Perches South West by West Thirty one Perches then by a Straight Line to the Begining containing and now Laid out for one Hundred and Twenty five Acres of Land more or Less together with all and Singular the Buildings Orchards Fences Pastures Woods Underwoods Rights Benefits Easements & Advantages whatsoever and all other Appurtenances thereto belonging or any wise Appertaining To have and to Hold the said Land Tenements and all Singular other Premises hereby granted and Sold to the said Isaac Beall his Heirs Executors Administrators and Assigns forever and the said Samuel Beall Junr for himself his Heirs Executors Administrators and Assigns the said Land and Tenements with their Rights Members and Appurtenances hereby granted bargained and Sold unto Isaac Beall his Heirs Executors Administrators or Assigns shall Warrant and Defend from him his Heirs and Assigns forever or any from by or under him the said Samuel Beall Junr or his Heirs and the said Sam Beall Junr for himself and his Heirs do further Covenant & Agree to and with the said Isaac Beall his Heirs & Assigns that he the said Samuel Beall Junr and his his Heirs shall & will from Time to Time hereafter at the Reasonable and proper Cost and Charge of the said Isaac Beall his Heirs and Assigns do Perform and Execute any further Act or Acts Conveyance or other Assurance for the better Assurance and more firm Conveyance of the Premises aforesaid according to the true intent & meaning of this Conveyance and no other Warrantee then therein mentioned In Witness whereof the said Sam Beall Junior hath hereunto set his hand and Affixed his Seal the day and Year first above Written

Signed Sealed & Delivered in the Presence of us — Philip Thomas Lee, Samuel Beall 3d

Sam Beall Junr (Seal)

On the Back of the aforegoing Deed was then Endorsed Viz.t

Septem.r 12.th 1770 Rec.d of Isaac Beall five hundred pounds Currant Money the Consideration of the within Land

Sam Beall Junr

Witness Philip Thomas Lee
Samuel Beall 3d

Frederick County On the twelth day of September 1770 came Samuel Beall Junr party to the within Deed before me one of his Lordships Justices of the Provincial Court and Acknowledged the within Land and Premises to be the Right Title and Estate of the within Named Isaac Beall as the Law Directs in such Cases made and Provided acknowledged and taken before

Philip Thomas Lee