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his Heirs, Executors Administrators and Assigns and every of them by these Presents have and each of them hath given, granted, bargained, sold aliened, released, enfeoffed, and confirmed, and by these Presents do and each of them doth give, grant, bargain, sell, alien, release, enfeoff and confirm unto him the said Robert Lawson, his Heirs and Assigns forever, all that Tract or Parcel of Land called Wants Water containing one hundred Acres lying and being in Charles County devised in Tail by Richard Jones to his Grandson Richard Higgins one of the Parties to these Presents together with all the Houses, Buildings, Gardens, Orchards, Ways, Waters, Water Courses, Timber, Timber Trees, Woods, Under Woods, Profits, Priviledges, Easements, Advantages and Appurtenances whatsoever to the said Tract or Parcell of Land belonging or in any wise appertaining and the Reversion and Reversions Remainder and Remainders, Rents, Issues and Profits thereof and of every part and Parcel thereof and all the Estate, Right, Title, Interest, Use, Trust, Possession, Property, Claim and Demand of them the said John Delazier and Richard Higgins and each of them, their and each of their Heirs of, in and to the said Tract and Parcel of Land and every part thereof. To have and to hold the said Tract and Parcel of Land with its Rights, Members and Appurtenances to him the said Robert Lawson his Heirs and Assigns, to the only proper Use and Behoof of him the said Robert Lawson his Heirs and Assigns forever. To the Intent to make him the said Robert Lawson Tenant of the Freehold of the said Premisses against whom a Common Recovery of the said Tract of Land and Premisses by double or by single Voucher may be had and suffered at the next ensuing Provincial Court or at some succeeding Provincial Court which said Recovery so to be had and suffered shall be and enure and shall be adjudged, deemed, and taken to be and enure To the Use and Behoof of the said Robert Lawson and his Heirs and Assigns forever and to or for no other Use, Intent or Purpose whatsoever. And the said John Delazier and Richard Higgins each of them for themselves, their and each of their Heirs, Exors. and Admrs do and each of them doth hereby covenant and grant to and with the said Robert Lawson, his Heirs and Assigns in Manner and Form following to Wit that they the said John Delazier and Richard Higgins and each of them and their and each of their Heirs the Tract of Land aforesaid with its Rights, Members and Appurtenances from and against all and every Person or Persons whatsoever to the aforesaid Robert Lawson, his Heirs and Assigns shall and will warrant and forever defend, and further that the said John Delazier and Richard Higgins and each of them and their and each of their Heirs and all Persons claiming or to claim by, from or under them or either or any of them shall and will at any Time and Times hereafter on the reasonable Request, Costs and Charges in the Law of the aforesaid Robert Lawson, his Heirs and Assigns make do, suffer, acknowledge and execute all and every such further Acts, Deeds and Assurances as shall or may be advised, devised or required for the more effectual assuring and conveying the said Tract or Parcel of Land

(and)