Land with their appurtenances: To have and to hold the aforesaid Tracts or Parcels of Land with their and every of their appurtenances to him the said Joseph Sprigg his Heirs and Assigns for ever and to and for no other Use Intent or Purpose whatsoever and the said Frederick Haldimand for himself his Heirs Executors and Administrators doth hereby covenant promise grant and agree to and with the said Joseph Sprigg his Heirs and Assigns that he the said Frederick Haldimand and his Heirs the said Tract of Land called Long Meadow enlarged containing four thousand one hundred and sixty three Acres with the appurtenances hereby granted bargained and sold or intended so to be and every Part and Parcel thereof unto him the said Joseph Sprigg his Heirs and Assigns against him the said Frederick Haldimand and his Heirs and all and every other Person and Persons whatsoever claiming or pretending to claim any Right Title or Interest in or to the said Land shall and will warrant and for ever defend by these presents And the said Frederick Haldimand doth further covenant and agree for himself and his Heirs to and with the said Joseph Sprigg his Heirs and Assigns that he the said Frederick Haldimand and his Heirs shall and will at any Time and at all Times hereafter do make acknowledge suffer execute or cause to be made done acknowledged suffered or executed every such Further or other Act or Acts thing or things Assurances or Conveyances in the Law at the reasonable Request and Charge of him the said Joseph Sprigg his heirs Executors Administrators or Assigns or his or their Counsel learned in the Law shall reasonably require for the further and better Assurance Security and sure making of all and singular the Lands and Premises hereby bargained and sold or intended so to be provided that the same Conveyance contain no other Clause of Warranty than herein specified. In Witness whereof the said Frederick Haldimand hath hereunto set his hand and affixed his Seal the day and year first above written by Daniel Dulany & John Ridout Esquires his Attornies for that Purpose constituted and appointed

Signed Sealed and delivered in the Presence of us
C in the Name of the aforesaid Frederick Haldimand by the aforesaid Daniel Dulany & John Ridout Esquires his Attornies as aforesaid)

Frederick Haldimand (L.S.)

Dan of St Thos Jenifer
Michael Quince

On the Back of the foregoing deed was then endorsed viz ——