578 Valley of Stiffe and running thence South thirty one Degrees West Seventy two Perches South thirteen Degrees West eighty six Perches North sixty Degrees West forty eight Perches North forty eight Degrees West fifty four Perches North fifty five and a Half Degrees West forty Six Perches North thirty Degrees East forty eight Perches North forty Degrees West thirty Perches North forty eight and a Quarter Degrees East forty six Perches and thence with a straight Line to the Beginning Containing and laid out for One Hundred and twelve & a Quarter Acres of Land more or less Together with all and singular the Appurtenances thereunto belonging or in any wise appertaining To have and to hold the said Land being Part of a Tract of Land called the Valley of Stiffe and containing one hundred & twelve & a Quarter Acres of Land more or less as aforesaid and the Premisses with their Appurtenances unto him the said James Grimes his Heirs and Assigns for ever to the sole proper Use and Behoof of him the said James Grimes his Heirs and Assigns for ever and to none other Use Intent or Purpose whatsoever. And the said Philip Hammond for himself his Heirs Executors & Administrators hereby covenants and agrees to and with him the said James Grimes his Heirs Executors and Assigns that he the said Philip Hammond shall and will from Time to Time and at all Times hereafter Warrant & for ever defend unto him the said James Grimes his Heirs and Assigns the above mentioned bargained Land & Premisses from & against him the said Philip Hammond and his Heirs and all Persons claiming from by or under him or them And the said Philip Hammond doth hereby covenant for himself & his Heirs to and with the said James Grimes and his Heirs that he the said Philip Hammond and his Heirs shall and will at any Time hereafter make do or suffer any other or such Act or Acts Thing or Things Assurances or Conveyances as shall at any Time hereafter be reasonably required of him the said Philip Hammond his Heirs or Assigns for the better Surety and Surmaking of the Premisses hereby bargained and Intended so to be Provided that such Act or Acts Thing or Things Assurances or Conveyances contain no other Covenants or Warranty than are herein expressed & particularized. In Witness whereof the said Philip Hammond has hereunto set his Hand and affixed his Seal the Day and

(Year)