That he the said William Boarman now at the time of the Sealing hereof is rightly & Lawfully Seiz'd of the before Bargained Premises of a good sure & Indefeasable Estate of Inheritance in fee Simple & that he hath good right and Lawful Authority to sell & Convey the said Land to the said Edward Boarman & his Heirs & Assigns as aforesaid and also that he the said William Boarman his Heirs Executors & Administrators shall & will forever hereafter save & keep Harmless & Indemnify the said Edward Boarman and his Heirs against all & every former & other Claims Titles Charges Bargains Sales Gifts grants Mortgages Joyntures Dowers Wills recognizances Judgments Extents Excheats Executions Rents Arrearges of Rents Seizures & Forfitures Whatsoever Heretofore or hereafter to be had made moved or Prosecuted by any person or persons whatsoever for and in respect of the said Premises mentioned to be sold as aforesaid in Witness Where of the said William Boarman to these presents hath hereunto set his hand and affixed his Seal the day and Year first above written

William Boarman Junr (Ls)

Signed Sealed & Delivered
in Presents of
Geo. Dent
Sam Hanson

One the back of the aforegoing Deed was thus Endorsed (Viz^t)
Charles County ss May 27th 1774

Then came William Boarman the Subscribing party to the within Deed before us two of his Lordships Justices of the Peace for the County aforesaid & acknowledged the within Deed to be his Act and Deed and the Land and Premises therein Mentioned to be the right & Inheritance of the within named Edward Boarman & his Heirs and Assigns for ever according to the purport True intent & meaning of the said Deed

Geo Dent
Sam Hanson

1774 May 27 Received of Mr. Edward Boarman the Sum of fifty Pistoles being the Consid^n within Mentioned

William Boarman Junr

Witness Sam Hanson

Recorded the 8th ~~August~~ July 1774