Hath given Granted bargained and Sold and by these presents doth fully Clearly and absolutely give grant bargain and Sell unto the said Charles Hipsley his heirs and assings for Ever. Eighty one Acres of Land being part of a tract of Land Called Edwards Discovery the Said part Lying in Ann Arundle County on the South Side of the Western falls of the main falls of Patapscoe River. Beginning for the said part at a bounded Red Oak and a bounded white Oak Standing on the South side of the Western falls they being the beginning bounded Trees of Edwards Discovery and Running thence North thirty Six Degrs. west Six Perches to the said western falls then down and bounding on the Said falls the Nine following Courses Viz. North Eighty degrs. East fifty perches. North Seventy two degrs. East twenty Six perches. North Sixty Six degrs. East twenty perches. North Seventy degrs. East twelve perches. South forty one degrs. East twenty Seven perches. South forty Six degrs. and thirty Minutes West Twenty one perches. South twenty Seven degrs. west ten perches. South thirty three degrs. and thirty Minutes East. Eighteen perches. South two degrs. East thirty four perches. then South Sixty one degrs. west Seventy Seven perches. to the End of the North twenty three degrs. East Eighty perch Line of the said Land Called Edwards Discovery then with the said Land the four following Courses Viz. North twenty Seven degrs. West thirty perches. South Seventy degrs. West forty perches. North Seventy four degrs. West forty perches North thirty Eight perches. then with a Straight Line to the Beginning Con:taining and Laid Out for Eighty One Acres of Land More or Less To Have and to Hold the said parcel of Land with the appertenances thereunto belonging or any wise appertaining. for the only proper use and behoof of him the said Charles Hipsley his heirs and assigns for Ever. and the Said John Brunt doth hereby Covenant Promise grant and agree with the Said Charles Hipsley his heirs and assigns that the said John Brunt at the Sealing and Delivery of these presents is and untill a good and perfect Estate shall be made and Executed of the above said Eighty one Acres of Land and Premises unto the said Charles Hipsley and his heirs. Shall Continue and be Seized of all and Singular the above mentioned bargained Land and every part thereof. of such good. Lawful Perfect. absolute. Sole. and indefeasable Estate. of inheritance in fee Simple. as the said John Brunt hath Conveyed to him of the said tract of Land and now hereby Conveyed to the said Charles Hipsley his heirs and assigns. to and for his and their own proper use and behoof without

(any)