This Indenture made on the 21 day of November in the year of our Lord One thousand seven hundred and Eighty four, Between John Carter of Kent Island Queen Anne's County Maryland of the one part, and William Wren and Martha his Wife Sister of the said John Carter of the same place of the other part. Witnesseth that the said John Carter for and Consideration of the Rents herein after mentioned, and also for the Love and Affection which he hath for his said Sister Hath granted and to Farm lett, and by these prevents Doth grant and to Farm lett, One Tenement of Land on Kent Island of about forty acres, being a part of two Tracts of Land the one being called Coppages Range, the other Crancy or Crancy Neck, the said Land being the same where William Seedars formerly lived, Together with all the appurtenances thereto belonging or in any wise appertaining to her the said Martha Wren dureing her natural life, on Conditions the said William Wren pay unto the said John Carter Six pounds Current Money of Maryland equivelant to Sixteen Spanish Dollars as Yearly Rent to him and his Heirs, Exrs. Adm.rs or Assigns as Rent for the same, together with any Tax or duty which shall hereafter dureing the term af.d be by any Law laid on the said forty Acres of Land, Together with the Privilege of geting necessary fire Wood, and every kind of Timber for the use of the said forty Acres of Land, from such parts of the said Land as the said John Carter or his Heirs shall think proper under the penalty of twenty Shillings p.d Tree. In Case that the said William Wren shoud die before the lawfull Sum of Money twenty four Pounds five Shillings due from her said Brother John Carter, and the said building of three Houses is discounted in the Rent af.d then Martha his Wife doth agree to discount the said Money and Building as af.d and after the Money and Buildings af.d is discounted in the Rents af.d Then Martha Sister to said John Carter is to live on the said Land Rent free, during the time she Continues the Widow of s.d William Wren and no longer only, paying any Taxes or Duty which shall be by any Law laid on the said Land, and in Case that Martha his Wife shoud die before the Sum of twenty four pounds and five Shillings and the building of three Houses af.d is discounted then William Wren her Husband is to live on the said Land, untill the lawful Money and Buildings is discounted as af.d and no longer. And further the said William Wren doth agree and Martha his Wife not to fix any Tenant on the said Land without the approbation of the af.d John Carter or his Heirs under the penalty of One hundred Pounds Current Money of Maryland. In Witness whereof the parties have hereunto set their Hands and Seals the day and year above Written.

Signed, Sealed and Delivered
In the presents of
Benj: Richardson
Benj.a Richardson Junr.
John Richardson

John Carter (Seal)
Martha Wren (Seal)
Wm. Wren (Seal)

Queen Anne's Cty. Sct. February 4th 1785. The above John Carter and William Wren acknowledged before us, two of the Justices of Queen Anne's Cty. the within Instrument of Writing to be their Act and Deed,

T. M. Forman
Jacob Ringgold

Recorded this 28th day of April 1785.