Property Possession claim and Demand whatsoever of the said Richard Ponsonby and his Heirs of in or to the whole of that Lot of Ground in the Town of Bladensburgh aforesaid known and distinguished by the Number Thirty Five the bounds whereof may be known by having recourse to the Plot of said Town, together with all and singular the Improvements Advantages Rights Hereditaments Priviledges and appurtenances to the same belonging or in any wise wise appertaining and all and singular the Reversions Remainder and Remainders Rents Issues and profits of the said Richard Ponsonby and his Heirs of in and to the said Lot of Ground and Improvements To have and To hold the said Lot of Ground and all and singular the premises and Appurtenances and every part thereof unto the said Catherine Hellem her Heirs and Assigns to her and their only proper use and behoof and to and for no other use intent or purpose whatsoever and the said Richard Ponsonby and his heirs Doth hereby Covenant Grant and agree to and with the said Catherine Hellem her Heirs and Assigns that the said Richard Ponsonby is seized of a good sure and indefeazable Estate of Inheritance in fee simple of and in the said Lot of Ground and premises and that he has good Right and Lawful authority to Convey the same to the said Catherine Hellem her Heirs and Assigns free and clear of and from any and all manner of Incumberances whatsoever. And that the said Richard Ponsonby shall and will from time to time and at all times hereafter at the Cost and Charges in the Law of the said Catherine Hellem her Heirs and Assigns, Execute any further or other Act or Acts Deed or Deeds for the more perfect Conveying and Assuring the said Lot of Ground and premises and every part thereof to the said Catherine Hellem her Heirs and Assigns as by her or them her or their Council Learned in the Law shall be reasonably devised advised or required. And further that the said Richard Ponsonby for himself and his Heirs doth by these presents Covenant Grant and agree to and with the said Catherine Hellem her Heirs and Assigns that he the said Richard Ponsonby his Heirs Executors and Administrators the said Lot of Ground and premises and every part thereof to the said Catherine Hellem her Heirs and Assigns shall and will well and truly Warrant and forever Defend from and against the claim or claims of all manner of Persons whatsoever In Witness whereof the said Richard Ponsonby hath hereunto set his hand and affixed his Seal the Day and Year above written

Signed Seal'd, Acknowledged and Delivered in the presence of } R d Ponsonby (seal)

J. F. Hanson

(on)