This Indenture made this Eighteenth day of August in the Year of Our Lord One thousand seven hundred and eighty five Between Thomas Beall son of Samuel of Washington County and State of Maryland of the one part and Richard Eaton of the other Part Witnesseth that the said Thomas Beall son of Saml. for and in consideration of the sum of Thirty pounds Current Money to him in hand paid by the said Richard Eaton at or before the sealing and delivery of these presents the receipt whereof he doth hereby acknowledge and therof and therefrom and of and from every part and parcel thereof Doth release acquit and discharge the said Richard Eaton his Heirs Executors & Administrators and Assigns and every of them by these presents Hath given granted bargained and sold Aliened Released Enfeoffed and Confirmed and by these presents Doth give grant bargain sell alien release Enfeoff and confirm unto him the said Richard Eaton his heirs and Assigns forever All those two Lotts or portions of Ground in the Town of Washington in Washington County State of Maryland distinguishing on the plan of said Town by No. 38 & No. 97 together with all and singular the Previledges Easements Advantages and Appurtenances to the said two Lotts belonging or in any wise appertaining and all the Estate right Title claim possession and Demand of him the said Thomas Beall of into or out of the said Lotts or portions of Land, he the said Richard Eaton His heirs or Assigns Yielding and paying therefor to the said Thomas Beall his heirs and Assigns the annual Rent of One Spanish Milled Dollar for each of the aforesaid Lotts which Rent becomes due and payable on the first day of Jany in the Year of our Lord One thousand seven hundred and Eighty six, and payable on that day in every Year hereafter forever To have and To hold the said Lotts or Portions of Land and premises with its rights Members and Appurtenances unto him the said Richd Eaton his Heirs and Assigns for ever and to his or no other use intent or purpose whatsoever and the said Thomas Beall for himself his Heirs Executors and Administrators Doth hereby covenant and agree to and with the said Richard Eaton his heirs Ex. Administrators and Assigns that he the said Thomas Beall and his heirs the Lotts or portions of Land aforesaid and every part thereof and premises with the appurtenances unto him the said Richard Eaton his Heirs and Assigns against him the said Thos. Beall and his heirs and all persons claiming or to claim by from or under him or them shall & will warrant and for ever defend by these presents In Witness whereof the said Thomas Beall hath hereunto set his hand and affixed his Seal the day and Year first Written

Signed Sealed & Delivered in presence of
Andw. Bruce } Lem. Barit } Thos. Beall of Saml. (Seal)

On the back of the above Deed was thus Endorsed to wit

Received Augt. 1785 of Richard Eaton thirty Pounds Currency it being the Consideration within Mentioned to be by him paid to me
Witness Andw. Bruce, Lem. Barit } Thos. Beall of Saml.

On the Eighteenth day of August 1785 Came Thomas Beall Party to the foregoing Deed before us two of the Justices of the peace for Washington County and Acknowledged the same to be his Act and Deed and the Lands and premises therein Mentioned to be the right and Estate of the within named Richard Eaton his heirs and Assigns forever according to the true intent and meaning of the said Deed at the same time came before us Orlinda Beall Wife to the said Thomas Beall and being by us examined apart from and out of the hearing of her said Husband did release and relinquish her right and claim of Dower to the above Land acknowledged she did the same of her own free will without being induced thereto from fear of the image of her said Husband or fear of his displeasure according to the act of Assembly in such case made and provided

Acknowledged Before Andw. Bruce
Lem. Barit

6 1/2 Sides

Recorded February 10th 1785