

the following courses and distances, being miles and hands to wit: Beginning at a stone set down on the south east side of the road leading from Hunting Creek to Federal King and four chains to run with the land formerly belonging to James Parker the five following courses to wit: south forty four degrees west three perches then south twenty degrees west forty perches then south west eighty seven perches then south fifteen degrees west sixty eight perches then west twenty perches then with and through a lane to the thirtieth degree west sixty one perches to another Surveyors fence then ^{with} the same north thirty five degrees east twenty five perches to the twenty fourth line of Summers road back then with the same by running north east forty six perches to the same Commonly called Whitelys land then with the same south sixty eight degrees and forty five minutes east forty perches then by a straight line to the first beginning stone containing fifty five acres of land be the same more or less together with all and singular the buildings improvements woods ways water water courses rights liberties privileges hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining and the revenues and annuities, rents issues and profits thereof and all the estate right title and interest whatsoever of them the said John Powers and Sarah Powers his wife both at law and in equity of us to and out of the said part of a tract or parcel of land and premises hereby bargained and sold or meant mentioned or intended hereby to be and every or any part and parcel thereof to have and to hold the said part of a tract or parcel of land so as aforesaid described called Summers road back, or by whatever name or names the same may be called together with the buildings and appurtenances and all and singular other the premises hereby bargained and sold or meant, mentioned or intended hereby to be and every part and parcel thereof with there and every of their appurtenances unto the said Samuel Hubbard his heirs and assigns forever and to and for no other use interest or purpose whatsoever. And the said John Powers and Sarah Powers his wife for themselves their heirs, executors and administrators do hereby covenant grant promise and agree to and with the said Samuel Hubbard that they the said John Powers and Sarah Powers his wife their their heirs the said part of a tract or parcel of land and premises hereby granted bargained and sold and every part thereof with the appurtenances thereto belonging to him the said Samuel Hubbard his heirs and assigns against them the said John Powers and Sarah Powers his wife and their heirs and against all and every person or persons whatsoever claiming or to claim any right title or interest in and to the same or any part thereof shall and will hereafter warrant and forever defend by these presents. In witness whereof they the said John Powers and Sarah Powers his wife have hereunto subscribed their names and affixed their seals the day and year first herein before written.

John Powers (1777) Sarah P. Powers (1777)

Signed sealed and delivered in presence of Tho: Cason P. Robinson
 State of Maryland Talbot County Feb: it remembered, and it is hereby certified that on this Fifth day of June in the year of our Lord one thousand eight hundred and forty nine before the undersigned two Justices of the peace of the State of Maryland for Talbot County personally appears John Powers and Sarah Powers his wife they being known to us to be the persons who are married and described as and professing to be the parties to the foregoing deed or indenture and do severally acknowledge the said Indenture or instrument of writing to be their respective act and deed and the said Sarah Powers having signed and sealed said indenture before us out of the presence and hearing of her husband and the said Sarah Powers being by us examined out of the presence and hearing of her said husband whether she doth execute and acknowledge the same fully and voluntarily

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