

day of August one thousand seven hundred & twenty five
 To have and to hold the aforesaid righty two Acres
 of Land by the aforesaid bounds be the same more or less
 & all & singular its appurtenances thereupon or thereunto
 belonging unto the said John Kirby his heirs & Assigns
 forever by the said William Wood & Mary his wife & John
 Browning & Elnor his wife for them selves their heirs &c
 doth Covenant Grant & agree to and with the said John
 Kirby his heirs & Assigns that the said John Kirby his
 heirs & Assigns from time to time & at all times forever
 hereafter peaceably & quietly to have hold possess & enjoy
 the said Land & premises herein mentioned or intended
 to be hereby granted without any Lawfull lett suit
 trouble or interruption of them the said William Wood &
 Mary his wife and John Browning and Elnor his wife
 their heirs &c. or any other person or persons whatsoever
 and the same clearly Acquitt & discharge of and from all
 other manner of former gifts grants bargains sales
 leases & of & from all Incombrances whatsoever (the Right
 & Yearly profits which shall grow due to our Sovereign
 Lord the King his heirs & Successors only Excepted) and the
 said William Wood & Mary his wife & John Browning &
 Elnor his wife their heirs & Executors & Administrators the
 aforesaid righty two Acres of Land shall & will warrant
 & defend from the claim of them the said William Wood
 & Mary his wife & John Browning & Elnor his wife
 their heirs & Assigns & from every other person or persons
 Lawfully claiming or to claim by from or under them or
 any of them As Witness our hands the day & year above written

Sealed and delivered
 in presents of us
 Elias Fort
 Moody & Kirby
 marks

William Wood, Esq,
 John Browning, Esq,
 Mary Wood, Esq,
 Elnor E. Browning, Esq,
 marks