

311 This Indenture made on the 19th day of March in the year of our lord,
Washington three hundred and four = Between Lavinia Washington, Widow
of William Washington Decd of the one part, and William Evans of St. James
County and State of Virginia of the other part, Witnesseth, that where
as the said Lavinia during this life, possessed with a certain tract, place
-tion or piece of Land of two hundred and forty acres more or less, and the
said Lavinia Washington being entitled to her right of Dower in the
same, being on this part decreed to law, now This Indenture
Sheweth, Witnesseth, that the said Lavinia for and in consideration of
the sum of two hundred Silver dollars to her in hand by the said
Evans at or before the sealing and delivery of these Presents, the
receipt whereof, is hereby acknowledged, have bargained, sold, aliened,
released, Enfeoffed, and confirmed, and by these presents doth hereby sell,
alien, alien, release and forever Confirm unto the said W. Evans, his
heirs, and assigns, all the right title Interest, Claim and Demand
whatsoever, which the said Lavinia, now has may have, in and to the said
Land, by Virtue of her right of Dower, or which she has or may have
or assign, have, might, or may have, in the premises aforesaid, amongst
things, to have and to hold the said Land, with all and every the
Appurtenances unto him the said W. Evans his heirs and assigns forever
to him, his heirs and the said Lavinia Washington, doth hereby Covenant
promises and agree, to and with the said W. Evans his heirs and assigns
and assigns, that she the said Lavinia for her self, his heirs and assigns, will
in time to time and at all times hereafter Warrent and Defend the said
Evans (at the demand of said Evans) against all persons, persons whatsoever Claim
or Demand the same, unto him the said W. Evans, his heirs and assigns forever
on Evances whereof the said Lavinia, hath hereunto set her hand and Affix
her seal this day and year first above Written

Signe hand and sealed
In presence of
James Beale
John Woodard
Joseph Duck
the County

Lavinia Washington