[illegible] executed & delivered unto the Contracting Parties aforesaid, [illegible] & [illegible] of the State of Virginia, being appointed & sworn, and duly Commissioned?

Thos. H. Wharton, Clk.

Commonwealth of Virginia County of Southampton, to wit:

This Indenture made this the 8th day of July in the year of our Lord Eighteen hundred & seventy two between Jesse W. Ricketson and Mary E. Ricketson of the County of Isle of Wight, parties of the first part, Andrew L. Ashby of the County of Southampton, party of the second part, Witnesseth, that the said parties of the first part for and in consideration of the sum of Ten thousand dollars, lawful money of the United States to me duly paid before the delivery hereof, have bargained & sold, & by these presents do grant and convey to the said party of the second part their heirs & assigns forever, all that certain piece or parcel of land situate lying & being in the County of Southampton, aforesaid, & bounded as follows, Commencing at a stake in the line of Richard H. Edwards, running thence with the [illegible] side of the road through the land of Abbington to a pine in the road leading from Mt. Pleasant to Stephens's Bridge, thence some six rods running with a straight line of Meadow land to a Persimmon tree, a corner in the line of Blanchard Johnson and Jonathan Arnold's as follows, by the lands of Isaiah Arnold, Dennis & Francis, Mt. T. Stephens and Mills E. Stephens to a hickory stump, thence South in the line of Richard H. Edwards to the first appointed, together with all & singular the Tenements, Hereditaments & appurtenances thereunto belonging, and all the Estate, title & interest of the said parties of the first part, and the said Jesse W. Ricketson & Mary E. Ricketson do hereby for themselves their heirs & personal representatives, do covenant grant and agree to & with the said party of the second part their heirs & assigns that at the time of the delivery hereof they are the lawful owners of the premises above granted and hereby thereof in fee simple absolute so that they will & shall and forever defend the the above granted in the quiet & peaceable possession of the said party of the second part against any & all persons whomsoever lawfully claiming the same. Witness our hands & seals this day & date above written.

Witness:

Jesse W. Ricketson (Seal)
Mary E. Ricketson (Seal)

State of Virginia County of Southampton, to wit:

I, W. Drake and R. Lewis Notary of the County aforesaid in the State of Virginia, do certify that Jesse W. Ricketson whose name is signed to the writing hereto annexed bearing date on the 8th day of July 1872, they acknowledged the same before us in our County aforesaid. Also we do further certify that Mary E. Ricketson, the wife of the said Jesse W. Ricketson whose name is signed to the writing hereto annexed bearing date as aforesaid, personally appeared before us aforesaid from her husband and having the contents aforesaid fully explained to her, she the said Mary E. Ricketson acknowledged the same according to the law, and declared that she the said writing executed the same of her own free and voluntary act without the coercion or compulsion of her husband. Given under our hands this 8th day of July 1872.

W. H. Drake N.P.
R. Lewis N.P.