

By a deed which is recorded in Southampton Court containingly Estimation one hundred
 and fifty acres be the same more or less and all houses, Buildings, Orchards, ways,
 Waters, water Courses, Profits, Commodities, Hereditaments, and appurtenances
 whatsoever, to the said premises hereby granted, or any part thereof belonging, or in any
 wise appertaining; and the Reversion and Reversions Remainder & Remainders,
 Rent, Issues, and Profits thereof, and also all the Estate, Right, Title, Inheritance, and
 Property, Claims, and Demand whatsoever of them the said Benj^r Baker & Sally
 his wife of, in, and to the said premises, and all deeds, Evidences, and writings, touching
 or in any wise concerning, the same. To have and to hold the lands hereby conveyed
 all & Singular other the Premises hereby bargained and sold, and every part & parcel
 thereof, with their and every of their Appurtenances unto the said Math^r Gardner his heirs,
 and assigns forever, to the only Proper use and behoof of him the said Math^r Gardner and of his
 heirs, and assigns forever. And the said Benj^r Baker and Sally his wife for themselves their
 heirs, Executors, Administrators, doth covenant, promise, and grant, to and with the said Math^r Gardner
 his heirs, and assigns, by these presents, that the said Benj^r Baker is now at the time of
 sealing and delivering of these presents, Seized of a good, Sure, Perfect and indefeasible Estate
 of Inheritance, in fee Simple, of and in the premises hereby bargained and sold, and that he hath
 Good Power, and lawful and absolute Authority, to Grant and Convey the Same to the said
 Matthew Gardner in manner & form aforesaid. That the said Premises now are, and forever hereafter
 shall remain, and be free and clear of and from all former and other Gifts, Grants, bargains,
 Sales, Dower Right, and title of Dower, Judgments, Executions, Fines, Troubles Charges &
 Encumbrances, whatsoever, made, done, committed, or suffered, by the said Benj^r Baker
 and Sally his wife or any other Person or Persons whatsoever before or after the date of these presents
 hereafter to grow due and Payable to his Majesty his heirs and Successors, for and in
 respect of the Premises only Excepted and excepted) and the said Benjamin
 Baker and Sally his wife and their heirs all and Singular the Premises hereby
 bargained & sold with the appurtenances unto the said Matthew Gardner his heirs
 and assigns against them the said Benj^r Baker & Sally his wife and their heirs
 and all every other person and persons whatsoever, shall warrant, and forever Defend, by these
 presents. And lastly, that they the said Benjamin Baker & Sally his
 wife and their heirs and all and every other Person and Persons, and his & their heirs,
 anything having or claiming in the Premises herein before mentioned, or intended to
 be hereby bargained and sold shall and will, from time to time & at all times and at all
 times hereafter, at the reasonable request, and at the proper cost and Charges in the law,
 of the said Benj^r Baker his heirs, or assigns, make, do, Execute, or cause or procure to be made,
 done, and Executed, all and every such further and other lawful and reasonable Act
 and Acts, Things and things, conveyances and assurances, for the further better & more
 perfect conveying and assuring the premises aforesaid, with their and every of their
 appurtenances, unto the said Matthew Gardner his heirs, & assigns, by the said
 Benjamin Baker his heirs or assigns, or their Council learned in the Law, shall be
 reasonable desired, advised, or required. In Witness whereof the said Benj^r
 Baker and Sally his wife hath hereunto set their hands and Seals the day and year first
 above written

Sealed and delivered

In presence of

Mary Fisher

Law Baker

John Johnson

Rich^d Johnson

Elisha Darden

Benjamin Baker

Sally Baker

Rec^d May 29th 1773 in full for the consideration within
 mentioned by me

Mary Fisher
 Elisha Darden

Benjamin Baker

At a Court held for the County of Southampton the 12 day of October 1773 -
 This Indenture and the receipt thereon endorsed were proved by the oaths of Mary Fisher Richard
 Johnson & Elisha Darden Jur^s the witnesses thereto and ordered to be recorded -
 M. K. D.