

Gardner
to
Baker
sent to Com.
to Baker

This indenture made the 29th day of May in the year of our Lord 1778 between
Matthew Gardner and Mary his wife of Holloway parish in Southampton County
of the one part, and Benjamin Baker of the other parish of the same County of the other
part, Witnesseth that for and in consideration of the sum of Twenty pounds current
money of Virginia to the said Matthew Gardner in hand paid, by the said Benj^r Baker
at or before the sealing and delivery of these presents, the receipt whereof he doth hereby
acknowledge, and thereof doth release, acquit, and discharge the said Benj^r Baker his
heirs and assigns, by these presents, they the said Matthew Gardner & Mary his
wife hath granted, bargained, sold, aliened, confirmed, and by these presents doth
grant, bargain, sell, alien, and confirm, unto the said Benjamin Baker & his heirs
one certain tract or parcel of land, Situate Lying Being in the Parish of Holloway and
County of Southampton which said land was taken up by W^m Bywater bearing
Date this 27 day of Sept 1729, by the said W^m Bywater to his son John Bywater and by the said
John Bywater sold and conveyed to Matthew Gardner partly to these presents according to
the most ancient and reputed bounds thereof containing by Estimation one hundred and
Twenty five acres be the same more or less and all houses, buildings, Orchards, ways, water
waters, Water Courses, profits, Commodities, Hereditaments, and appurtenances whatsoever,
to the said premises hereby granted, or any part thereof belonging, or in anywise appertaining
and the Reversion and Reversions, Remainder and Remainders, Rents, Issues & Profits,
thereof, and also all the Estate, Right, Title, Interest, Use, Trust, property, claim, &
demand whatsoever, of them the said Matthew Gardner and Mary his wife of, in,
and to the said premises, and all deeds, Covenants, and writings touching, or in any
wise concerning, the same: To have and to hold the Lands hereby conveyed, and all
and singular other the premises hereby bargained and sold, and every part & parcel
thereof, with, and every of their appurtenances, unto the said Benj^r Baker his heirs, and
Assigns, forever to the proper use and behoof of him the said Benj^r Baker and of his heirs,
and assigns, forever. And the the said Matthew ^{Gardner} and Mary his wife for themselves
their heirs, Executors, and administrators, doth Covenant, promise, and grant, to give
the said Benjamin Baker his heirs, & assigns, by these presents, that the said Matthew
Gardner is now at the time of sealing and delivering of these presents, Seised of a good,
Sole, Pure, & undivided, estate of Inheritance, in fee Simple of good in the premises
hereby bargained and sold, and that he hath good Power, Clause and absolute
Authority, to Grant and Convey the same to the said Benj^r Baker in manner and
form aforesaid; and the said premises now are, & forever hereafter shall remain
and be free & clear of and from all former and other Gifts, Grants, bargains, Sales,
dowers, right, and title of Dower, Judgments, Executions, titles, Troubles, Charges,
and Encumbrances whatsoever, made, done, committed, or Suffered, by the said
Matthew Gardner and Mary his wife or any other person or persons whatsoever (the
Debts to hereafter to grow due payable to his Majesty his heirs Successors, for and
in Respect of the premises only Excepted and excepted) and that the said
Matthew Gardner and Mary his wife and their heirs, all & singular the premises
hereby bargained and sold with the appurtenances unto the said Benj^r Baker his heirs
and assigns against them the said Matthew Gardner and Mary his wife and their
heirs, and all every other persons and persons whatsoever, shall warrant and for
ever defend by these presents. And Lastly that they the said Matt^r Gardner
and Mary his wife and their heirs, and all every other person and persons and his heirs
anything having or claiming in the premises herein before mentioned or intended to be hereby
bargained and sold shall and will promise to time and at all times hereafter, at the
reasonable Request and at proper Cost and Charges in the Law, of the said Matt^r Gardner his heirs
& assigns, make, do and Execute or cause or procure to be made done & executed all every
further and other Lawful and Reasonable Act and Acts Thing & Things, Conveyances
assurances for the further better and more perfect Conveying & assuring the
premises aforesaid with their and every of their appurtenances unto the said Benj^r Baker
and assigns by the said Matt^r Gardner his heirs or assigns or their
& learned in the Law shall be reasonably devised advised or required.