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Heretofore remainder and remainders unto heirs and profits thereof
 and every part and parcel thereof and the Barnaby Drake Mary his
 wife for themselves their heirs executors and Administrators doth Covenant
 promise grant and agree to and with the said Simmons Drake his
 heirs and assigns in the following manner that is to say that they the
 Barnaby Drake and Mary his wife at the time of signing and sealing
 and delivery of these presents stands lawfully seized and possessed
 in and to the said bargained premises in a good & pure estate in
 fee simple and that the same is fully freely and clearly acquitted
 of and from all manner of incumbrances whatsoever and that they
 the said Barnaby Drake and Mary his wife hath a good right and
 lawful authority to sell and convey the aforesaid tract of land &
 every parts appertenance unto the said Simmons Drake his heirs
 assigns for ever and lastly the said bargained premises with their
 appertenance unto the said Simmons Drake his heirs & assigns they
 the said Barnaby Drake and Mary his wife their heirs executors
 and Administrators will warrant and forever defend by these
 presents against the lawful claim full and every person and
 persons whatsoever and whosoever In witness whereof they
 the said Barnaby Drake Senr and Mary his wife hath hereunto
 set their hands and affixed their seals the day & Date before
 Written Signed Sealed & Delivered

In Presence of us —

Esq. ^{mark} Wick

George ^{mark} Washington

Jacob ^{mark} Barnes

Barnaby ^{mark} Drake Senr

Mary ^{mark} Drake

Memorandum that on this fifth day of Feby 1788
 quiet and peaceable possession and Seizin of the land and premises
 within mentioned was given and Delivered by the said Barnaby Drake
 Senr and Mary his wife unto the said Simmons Drake to hold to
 him his heirs and assigns for ever according to the true intent
 and meaning of the within Deed

Witnesses —

Esq. ^{mark} Wick

Geo ^{mark} Washington

Jacob ^{mark} Barnes

Barnaby ^{mark} Drake Senr

Mary ^{mark} Drake