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their appertanances unto the said Rice B. Pierce his heirs and assigns forever
to the only proper use and behoof of him the said Rice B. Pierce and of his heirs
and assigns forever and also Thomas Chappell and Mary, his wife for them-
selves their heirs and assigns doth covenant promise and grant to with
the said Rice B. Pierce his heirs and assigns by these presents that the said
Thomas Chappell and Mary, his wife at the time of sealing and delivering
these presents is seized of a good and perfect right of the premises
lawfully bargained and sold & that they have good power and lawful authority
to grant and convey the same to the said Rice B. Pierce and that the said
premises now are and so for ever hereafter shall remain & be freed clear
of and from all former and other gifts grants bargains sales & powers rights
and titles of Powers Judgments Executions Titles & debts charges Vincum-
brances whatsoever made done committed or suffered by Thomas
Chappell and Mary his wife or any other person or persons
whatsoever the quit rents and tax hereafter to grow and payable to
the Commonwealth for & in respect of the premises only excepted and
forfeited) and that the said Thomas Chappell and Mary his wife and
their heirs all and singular the premises hereby bargained & sold with
the appertanances unto the said Rice B. Pierce his heirs and assigns
against them the said Thos Chappell and Mary his wife and their heirs
and all and every other person and persons whatsoever & shall warrant
and for ever defend by these presents and Lastly, that they the said
Thos Chappell & Mary his wife and their heirs and all & every other
person and persons and their heirs anything, having or claiming in the
premises herein before mentioned or intended to be lawfully bargained
and sold shall and will from time to time & at all times hereafter at
the reasonable request and at the proper costs and Charges in the
law of him the said Rice B. Pierce his heirs or assigns make and
execute or cause or procure to be made done and executed all and every
such further and other lawful and reasonable acts or things things
conveyances and assurances for the farther better and more perfect convey-
ing and assuring the premises aforesaid with their and every of their apper-
tanances unto the said Rice B. Pierce his heirs and assigns as by the said Rice
B. Pierce his heirs or assigns or their counsel learned in the law shall be
reasonable devised advised or required In witness whereof the said Thos
Chappell & Mary his wife hath hereunto set their hands and seals the day
and year first above written