

North quarter, bargained, sold, aliened, conveyed and confirmed, and by these presents doth grant, have in, sell, alien, excepted and confirmed, unto the said John Morgan his heirs and assigns, all and every part of a parcel of land lying in the upper part of said county, and on the South side of the said leading, from Sutters Dog heads to heading in the Delaware State, and bounded on the North by said road, and being all the Lands owned by said Simmons and wife, on the South side of said road, and adjoining a former inclosed made in said portion of the same tract of land, from said Darby Simmons then Barbary Dudley, and beginning at the North East Corner of said former inclosure, and running up said road until it intersects a diagonal line between the lands now sold, and the lands of James Peters, and then with said line proceed to its beginning, and from thence North fifty degrees West until it intersects said Morgans first purchase of said Darby Simmons then Barbary Dudley, and then with the line of said former purchase to the place of beginning containing five acres more or less; together with all and singular the inclosures, woods, ways, water courses, with a liberty to extend a ditch or drain through the said tract of land herein after named until it intersects a large ditch in a field on the North side of the above said road on said lands with the hereditaments and appurtenances whatsoever therunto belonging, and all the estate, right, title and interest whatsoever of them the said William Simmons and Barbary his wife both at law and in equity of, in, to and out of the said parcel of land and howsoever hereafter obtained and sold or meant, mentioned or intended hereby so to be, and every part and parcel thereof of, to, to use and to hold, the said parcel of land so as aforesaid described, and being part of a tract of land called Deepens Manor, together with the appurtenances, and all and singular other the premises hereby bargained and sold, a mean, mentioned or intended hereby so to be, and every part and parcel thereof, with there and every of their appurtenances, unto the said John Morgan, his heirs and assigns forever, and to and for no other use, intent or purpose whatsoever. And the said William Simmons and Barbary Simmons for themselves their heirs, executors and administrators doth hereby covenant, grant, promise and agree, to and with the said John Morgan, his heirs, executors, administrators or assigns, that they the said William Simmons and wife also, and their heirs the said parcel of land and howsoever hereby granted, bargained and sold, and every part and parcel thereof, with the appurtenances therunto belonging to the said John Morgan, his heirs and assigns, against them the said William Simmons and Barbary his wife, and their heirs, and against all and every person or persons whatsoever claiming or to claim any right, title or interest in and to the land, or any part thereof, shall and will hereafter warrant and forever defend by these presents. In witness whereof the said William Simmons and Barbary Simmons hath hereunto subscribed their names and affixed their seals, this day and year first before written.

Signed, sealed and delivered in presence of us
Edward Cophage, Arthur E. Justice

William Simmons
Barbary Simmons

On the back of the original Deed was thus endorsed to wit:

The lands, containing five acres more or less, between the 26th and 27th lines of the Deed, and the end, half, between the 55th and 56th lines was returned before the sealing and delivery of said Deed.

Edward Cophage
Arthur E. Justice

On the day of the date of the within Deed there received of John Morgan the sum of fifty dollars, it being in full and the consideration money within mentioned

In witness whereof us Edward Cophage, Arthur E. Justice

William Simmons
Barbary Simmons

Shire of Maryland, Queen Anne's County, Court. On this 21st day of September, in the year of our Lord one thousand eight hundred and twenty five, personally appears William Simmons and Barbary Simmons, wife of the said William of said county, being the parties named in the above instrument before us the undersigned two of the Justices of the peace in and for said county, and acknowledge the above instrument of mine to be their act and deed, and the lands and premises therein mentioned, and hereby bargained and sold, to be the right and estate of the within named John Morgan, partly granted also therein named his heirs and assigns forever, according to the full true intent and meaning of the said instrument of writing, and the acts of assembly in such case made and provided. And the said Barbary Simmons being by us privately examined apart from, and out of the hearing of her husband, acknowledge that she doth make her acknowledgment of the same willingly and freely and without being induced thereto by fear or threats of, or ill usage to her husband, a fear of his displeasure. Taken and certified this day and year above written.

Edward Cophage
Arthur E. Justice

Queen Anne's County Court, Baltimore, that on this tenth day of October, eighteen hundred and twenty five the following Deed was brought to be recorded, to wit:

This Indenture, made this twentieth day of September in the year of our Lord eighteen hundred and twenty five, between Virginia Emory and Anna Emory his wife, of Queen Anne's County in the State of Maryland of the one part, and Thomas Dooney of the County and