

All that part of a tract or parcel of Land called Prospect Bay or by whatever name or names the same may be called lying and being in King Necks in Queen Anns County included in the following lines miles and boundaries Beginning at a Chesnut tree on the side of a brook called Dugbys Creek it being the end of the first line of a lot or parcel of Land heretofore conveyed by the said Ann M. Emory to the said Thomas Horney and running from thence with the second line of said lot South eighty one degrees and thirty minutes East fifty perches to the lot of John Collier thence with the lot North one degree fifteen minutes East three and three quarter perches to the lot of Samuel Kirby thence with the lot North twenty eight degrees fifteen minutes East ten perches thence North eighty one degrees and thirty minutes West fifty perches to the brook aforesaid and from thence to the beginning aforesaid containing three acres and thirty six perches more or less together with all and singular the buildings Improvements woods ways waters water courses, privileges and hereditaments to the same belonging or in any wise appertaining and all the estate right title interest claim and demand of them the John M. Emory and Ann M. Emory to and out of the said bargained and sold premises both at law and in Equity and remainders and reversions rents issues and profits thereof, To Have and To Hold the said bargained and sold premises and every part and parcel thereof unto the said Thomas Horney his heirs and assigns forever and to and for no other use intent and purpose whatsoever. And the said Ann M. Emory for herself her heirs executors and administrators doth hereby covenant grant promise and agree to and with the said Thomas Horney his heirs and assigns that she the said Ann M. Emory her heirs executors and administrators the aforesaid bargained and sold premises and every part and parcel thereof against herself her heirs and against all and every other person or persons whatsoever claiming or to claim any right title or interest in and to the same or any part thereof shall and will here after warrant and defend by these presents. - In witness whereof the said John M. Emory and Ann M. Emory have hereunto set their hands and seals this day and year first above mentioned. -

Signed Sealed and delivered in the presence of
 of Wm. Harper Dr. John M. Kelly

John M. Emory (Seal)
 Ann M. Emory (Seal)

Maryland, Queen Anns County, &c. We it remembered that on this Eighteenth day of December Eighteen hundred and thirty two personally appeared John M. Emory and Ann M. Emory of the County and State of Maryland party grantors within named before us the Subscribers two of the Justices of the peace in and for said County aforesaid and acknowledge the foregoing Indenture or Instrument of writing as and for their act and deed for the uses intents and purposes therein mentioned and the Lands and tenements therein mentioned and described and thereby bargained and sold to be the right and estate of the said Thomas Horney party grantee his heirs and assigns forever, and we further certify that we are satisfied that the persons acknowledging as aforesaid are the persons who are named and described as and professing to be party grantors in the within deed or Instrument of writing. -

Wm. Harper Dr.
 John M. Kelly

Queen Anns County, to-wit: We it remembered, that on the twenty sixth day of December in the year Eighteen hundred and thirty two, the following Deed was brought to be recorded, to-wit,

This Indenture made this Eighteenth day of December in the year of our Lord one thousand eight hundred and thirty two between John M. Emory and Ann M. Emory of Queen Anns County and State of Maryland of the one part and Samuel Kirby of the County and State aforesaid of the other part. Whereas the said Ann M. Emory for a good and valuable consideration has sold unto the said Samuel Kirby a certain parcel of land herein after mentioned and described. And whereas the lands and tenements &c. of the said Ann M. Emory have been heretofore conveyed