

Anno County And did acknowledge the within Indenture to be his Act and Deed, and the Lands & Premises therein mentioned to be the right and Estate of Rachel Keene within named his Heirs & Assigns for ever, according to the true intent & meaning thereof —

Ja. Bryon

Sam Ridgeway

7.17

Queen Anno County to wit

On the Fifteenth Day of February Seventeen hundred & seventy nine the following Deed with the Receipt acknowledgment & certificate of esoxures & interlineations thereon indorsed was brought to be recorded to wit

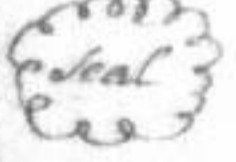
This Indenture made

this Fifteenth Day of February in the Year Seventeen hundred and seventy nine Between Rachel Chetham of Queen Anno County in the State of Maryland Widow Executrix of the Testament and last Will of James Chetham late of the same County deceased, who was Executor of the Testament and last will of Edward Chetham late of the same place also deceased, of the one part AND John Estlin of the same place Merchant of the other part. Whereas the aforesaid Edward Chetham in his life Time was seized in fee of and in one moiety or half part of a Tract of Land called Timberland heretofore on the thirteenth Day of November, in the Year Sixteen hundred eighty three granted unto a certain James Scott containing four hundred Acres more or less lying formerly in Talbot County on the West side of Tuckahoe Creek, and upon a branch of the aforesaid Creek and upon the north west side of a Tract of Land called Loyd Parke formerly laid out for Col. Philemon Loyd and Henry Parker, being butted and bounded as in the Grant thereof to the aforesaid James Scott is expressed, and the aforesaid James Chetham in his life Time was also seized in fee of and in the other Moiety thereof, and being so seized thereof the aforesaid Edward and James in their life Time made and ascertained a partition thereof between them whereby the said Edward was to have and hold the South West End of the said Tract and the said James to ^{have &} hold the north East End thereof divided by a line drawn North West (from the end of a Line drawn North East one hundred and ten perches and three-fifths of a perch from the Beginning Tree of the original Tract) two hundred and six perches to intersect a Tract of Land called Salisbury Plains. AND whereas the aforesaid Edward Chetham in his life Time being so seized of the moiety and South West part of the said Tract on or about the twenty second Day of September Seventeen hundred and seventy five by his Last Will and Testament in due form of Law made and executed amongst other things did Devise "That Tract of Land called Timberland to be Sold to discharge all his Debt &c. and by the same Will did desire that the Remainder part be equally divided between the Children of his Sister Hannah Clayton, his sister Susanna Chetham, and the Children of his brother James Chetham, and appointed his brother James Chetham sole Executor of his said Will and died seized of the moiety aforesaid. After whose Death the said James Chetham took upon himself the Execution of the said Last Will and Testament, but died before any

Sale made of the Land aforesaid pursuant to the will of the aforesaid Edward,
 having made his last Will and Testament and thereof appointed Rachel Chetham
 party to these presents Executrix. And whereas the aforesaid Rachel after the
 Death of the aforesaid James did take upon herself the Execution of the Testament,
 of the aforesaid James, whereby she became authorised to sell the moiety of the said
 Tract of Land pursuant to the last Will and Testament of the aforesaid Edward Chetham,
 deceased for the purposes, in the said Will expressed. And whereas the aforesaid
 Rachel hath by virtue of the Authority so as aforesaid derived to her by the Wills of the
 aforesaid Edward and James Chetham, exposed the said moiety of the aforesaid Tract of Land
 to sale at public Vendue and hath sold the same to the aforesaid John Costin as the highest
 bidder for the same. This Indenture therefore Witnesseth that the
 aforesaid Rachel Chetham by virtue of the powers to her derived under the Wills of the
 aforesaid Edward Chetham and James Chetham deceased of which by operation of Law
 she the said Rachel is Executrix for and in Consideration of one thousand and Ten pounds
 current money to her in hand paid by the said John Costin at and before the sealing
 and delivering of these presents, the receipt whereof the aforesaid Rachel doth hereby
 acknowledge and from every part thereof doth reconceit, acquit and discharge the
 said John Costin his Heirs, Executors and Administrators for ever hath bargained &
 sold, aliened, enfeoffed, and confirmed and by these presents doth bargain and sell
 then enfeoff and confirm unto the aforesaid John Costin his Heirs and Assigns for ever
 All that part and parcel of the aforesaid Tract called Timberland now lying in Queen
 Anns County whereof the aforesaid Edward Chetham died seized as aforesaid which
 part lies within and is described by the Lines metes and Boundaries following
 to wit Beginning at the original Beginning Tree of the aforesaid Tract, and running
 thence with the first line thereof North East one hundred and ten perches and three fifths
 of a perch then north west two hundred and six perches, then South west one hundred
 and ninety perches and three fifths of a perch with Salisbury flames then South East
 two hundred perches, and from thence with a straight Line to the Beginning contain-
 ing two hundred Acres more or less together with all Houses, out Houses, Orchards
 Gardens, fences, Trees, Timber Trees, Ways, Waters, profits, Commodities hereditaments and
 Priviledges to the same belonging or in any wise appertaining and the Reversion and Reversion
 Remainder and Remainders, Rents, Issues and profits thereof and of every part thereof and
 all the Estate, Right Title and Interest of him the said Edward Chetham of, in, to, or
 out of the same and every part and parcel thereof with the Hereditaments and Appurte-
 nances either in Law or Equity. To have and to hold the said parcel of Land hereby
 bargained and sold, or mentioned and intended to be hereby bargained and sold
 with the Hereditaments and appurtenances and all and singular other the pre-
 mises unto the said John Costin his Heirs and Assigns for ever to the only proper Use
 and behoofs of the said John Costin his Heirs and Assigns for ever In Testimony
 whereof

whereof the parties to these presents have hereto interchangeably set their Hands and seals
the Day and Year first before written

Sealed and Delivered

Rachel Chetham 

In Presence of us

W^m Bruitt
H^o Downes

Received of M^r. John Costin this fifteenth Day of February in the year Seventeen
hundred Seventy nine the Sum of One thousand and Ten Pounds, being the full considera-
tion for the Lands and Tenements conveyed as aforesaid

Just W^m Bruitt

By me Rachel Chetham

H^o Downes

Be it remembered that on the fifteenth Day of February in the year sev-
enteen hundred Seventy eight the within named Rachel Chetham the Executrix of
James Chetham within named personally appeared before us two of the Justices
of the Peace for Queen Anns County Court, in the State of Maryland and did acknow-
ledge the foregoing indenture to be her act and deed to and for the uses therein
mentioned and the Lands, and Tenements and other the Premises therein menti-
oned to be the Right and Estate of the said John Costin his heirs and Assigns
for ever according to the form effect, & the true intent and meaning of the same
Indenture Witness our hands the Day and Year aforesaid

We the Subscribers do hereby certify that
the Erasure in the second Line of this Indenture
and the interlineation of the word nine instead of
the word erased, also the erasures in the eighth &
ninth Lines of the second Side, and the words one
thousand and ten interlined in the ninth Line were
made and done before the signing & sealing of said
Indenture, Witness our hands.

W^m Bruitt
H^o Downes

W^m Bruitt
H^o Downes

12. 8A

Queen Anns County to wit.

On the twentieth Day of February Seventeen hundred Seventy nine
the following Deed with the Receipt and acknowledgment thereon endowed was brought
to be recorded to wit

This Indenture made the fourth Day of February
in the year of our Lord one thousand Seven hundred and Seventy nine, Between
Ryden plummer & Margaret his Wife, & James Sparkes of Queen Anns County
and State of Maryland of the one part and Matthew Hawkins of the same
place of the other part Witnesseth that the said Ryden Margaret and James
for and in consideration of the Sum of twelve hundred ^{& fifty} pounds current money