

parts of tracts of land claimed by Thomas Seagar to his son Benjamin Seagar, and which the said Thomas Seagar purchased of Benjamin Blackie Esq. called and known by the name of "Highway Forest" and "Highway Wood" whereas being said tracts with more fully and at large as hereafter to be seen and to hold the said tract of land and premises therein contained with the privileges and appurtenances thereof to the said Elizabeth Seagar her heirs and assigns forever: And of the said Benjamin Seagar in himself, my heirs, executors and assigns do covenant with the said Elizabeth Seagar her heirs, executors, assigns and assigns that I am lawfully seized in fee of the premises, that they are free of all maner burdens, that I have good right to sell and convey the same to the said Elizabeth Seagar her heirs and assigns to hold the same, and that I will warrant and defend the same to the said Elizabeth Seagar her heirs and assigns forever against all lawful claims and demands of all persons. Provided nevertheless that if the said Benjamin Seagar, my heirs, executors and assigns shall well and truly pay a sum to be paid to the said Elizabeth Seagar, her heirs, executors, assigns or assigns the full and just sum of six hundred and forty eight dollars and forty four cents with legal interest from the first day of the month of March to be paid on or before the first day of July next, and the further sum of two hundred dollars to be paid on or before the first day of July next, and the further sum of one hundred and eighty dollars to be paid annually on the first day of July thereafter during the natural life of the said Elizabeth Seagar, then this deed, as well also a certain bond bearing even date with these presents given by me to the said Elizabeth Seagar conditioned to pay the same sum and interest at the time aforesaid, shall be void otherwise to be and remain in full force and virtue in law. In witness whereof I have hereunto set my hand and seal this twelfth day of August in the year of our Lord one thousand eight hundred and twenty five.

Benj Seagar

George Palmer, Nathl M. Calder

On the back of the original Deed of mortgage was then endorsed to wit: State of Maryland, Queen Anne's County Court. Remembered that on the twelfth day of August in the year of our Lord one thousand eight hundred and twenty five, personally appeared the within named Benjamin Seagar before us two of the Justices of the Peace for the County and State aforesaid and acknowledged the foregoing indenture to be his act and deed in the premises therein declared, acknowledged and sworn to.

George Palmer  
Nathl M. Calder

Queen Anne's County Court Remembered that on the fifth day of November eighteen hundred and twenty four the following Deed was brought to be recorded to wit:

And indenture made this twentieth day of October Anno Domini one thousand eight hundred and twenty four between John A. Hall of Queen Anne's County and State of Maryland, of the one part, and John Godwin of the County and State aforesaid, the other part. Whereof the said John A. Hall for and in consideration of the sum of one thousand and eighty four dollars and eighty cents current money of the United States to him in hand paid by the said John Godwin before the reading and delivery of these presents the receipt whereof by the said John A. Hall doth himself acknowledge, and for every part and parcel thereof doth himself acquit, receive and discharge the said John Godwin his heirs, executors and assigns whatsoever, by the said John A. Hall bought, bargained, sold, aliened, enjoyed and confirmed, and by these presents doth want Benjamin Seagar in and with the said John Godwin his heirs and assigns, all his one fifth part of a tract of land, situated by him and mine in Queen Anne's County, adjoining the lands of Daniel Pateman and Samuel Simons which said tract or parcel of land was formerly owned by James Hall late of said County deceased, and is now under the tenure of John A. Hall, being a part of four tracts or parcels of land called to wit: "Methuens Delight", "Brotherhood" and "Danger field", and contains four hundred and fifty two acres, together with all and singular the buildings, improvements, woods, ways, water courses, rights, liberties, privileges, servitudes and appurtenances whatsoever thereto belonging in any way appertaining, and the same one and remainders, rents, issues and profits thereof and all the estate right title and interest whatsoever of him the said John A. Hall with all and in equity of in to and out of the said one fifth part of the said tract or parcel of land and premises, here by bargained and sold or meant, mentioned or intended hereby to be, and every part and parcel thereof: To have and to hold the said one fifth part of the said tract or parcel of land so as aforesaid described called "Fox Hill", "Methuens Delight", "Brotherhood" and "Danger field", in whatsoever names the same may be called, together with the buildings and appurtenances, and all and singular other the premises hereby bargained and sold, or meant, mentioned or intended hereby to be, and every part and parcel thereof, with there and every of these appurtenances into the said John Godwin his heirs and assigns forever, and he did for no other use, intent or purpose whatsoever. And the said John Hall for himself, his heirs, executors and administrators doth hereby covenant, grant, promise and agree to and with the said John Godwin, his heirs, executors, administrators or assigns, that by the said John A. Hall and his heirs the said one fifth part of the said tract or parcel of land and premises hereby granted, bargained and sold, and every part and parcel thereof, with the appurtenances thereto belonging to him the said John Godwin, his heirs and assigns, against him the said John A. Hall and his heirs, and against all and every 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 hereafter in or out no further defend by these presents, and the said John A. Hall for himself, his heirs, executors and administrators doth further covenant, grant, promise and agree

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to and with the said John Godwin his heirs executors administrators and assigns that he the said John A. Hall and his heirs, shall and will at all times hereafter whenever required thereto by the said John Godwin his heirs or assigns, make, do, execute and acknowledge all and every such further assurance or assurances deed or deeds, conveyance or conveyances, devise or devises in the law, as he the said John Godwin his heirs or assigns or his or their counsellors learned in the law, may or shall advise, devise or require for the more certain and effectual carrying out and quieting the possession of the said John Godwin his heirs and assigns of, in and to the said one fifth of the said tract or parcel of land and premises with the appurtenances forever. In witness whereof the said John A. Hall hath hereunto subscribed his name and affixed his seal the day and year herein before written.

Signed, sealed and delivered in the presence of  
 C. R. Peterson Robert Adams.

John A. Hall

On the back of the original Deed was this endorsed to wit:  
 at Law and Queen Anne's County to wit. Received on the day of the date of the within Deed, of and by the within named John Godwin the sum of one thousand and eighty four dollars and eighty cents current money of Maryland, being the consideration mentioned in the said Deed.

Witness, C. R. Peterson, Robert Adams  
 John A. Hall  
 a single of a half acre of land of said County to wit. On this sixteenth day of October, eighteen hundred and twenty four, personally appeared John A. Hall of said County, hereby grantor mentioned in the within Deed a instrument of writing, before us two of the Justices of the Peace in and for said County and acknowledged the said within Deed a instrument of writing, to be his act and deed, and the lands and premises therein mentioned, and thereby bargained and sold, to be the right and estate of John Godwin his heirs and assigns forever, according to the intent, true intent and meaning of the said Deed a instrument of writing, and the acts of a Justices in such cases made and provided - acknowledged before, and certified by,  
 C. R. Peterson  
 Robert Adams

Queen Anne's County Court. Be it remembered that on the sixth day of November eighteen hundred and twenty four, the following Deed was presented to be recorded to wit:

That the said John Godwin made this sixteenth day of October in the year of our Lord one thousand eight hundred and twenty four, between James Hall of Queen Anne's County in the State of Maryland of the one part and John Godwin of the County and State aforesaid of the other part. Witnesseth that the said James Hall for and in consideration of the sum of one thousand and eighty four dollars current money of the United States to him in hand paid by the said John Godwin before the sealing and delivery of these presents, the receipt whereof the said James Hall doth hereby acknowledge and for every part and parcel thereof doth hereby account, exonerate and discharge the said John Godwin his heirs executors and administrators, he the said James Hall doth hereby granted bargained and sold, alien, conveyed and confirmed, and by these presents doth hereby grant bargain, sell alien, convey and confirm unto the said John Godwin his heirs and assigns, all his one fifth part or parcel of land, situate siting and being in the first of Queen Anne's County, adjoining the lands of James Adams which said tract or parcel of land was formerly owned by James Adams late of said County deceased and is now under the tenure of the said grantor being about of four acres or parcels of land called Fox Hill a little Delight, Dottenwood and Danga fields and contains four hundred and fifty two acres of land together with all and singular the buildings, improvements, woods, ways, waters watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate right title and interest whatsoever of him the said James Hall both at law and in equity of, in and out of the said one fifth of the said tract or parcel of land and premises, hereby bargained and sold, or meant mentioned or intended hereby to be and every a part or parcel thereof. To Have and to hold the said one fifth of the said tract or parcel of land, so as aforesaid described called Fox Hill, Dottenwood and Danga fields only whatsoever manner the same may be called, together with the buildings and appurtenances, and all and singular other the premises hereby bargained and sold, or meant mentioned or intended hereby to be, and every part and parcel thereof, with their and every of their appurtenances, unto the said John Godwin his heirs and assigns forever, and to and in no other use, intent or purpose whatsoever. And the said James Hall for himself his heirs executors and administrators doth hereby covenant grant promise and agree to and with the said John Godwin his heirs executors and administrators or assigns, that he the said James Hall and his heirs, the said one fifth of the said tract or parcel of land and premises, hereby granted bargained and sold, and every part and parcel thereof, with the appurtenances therunto belonging to him the said John Godwin his heirs and assigns, against him the said James Hall and his heirs, and against all and every person whatsoever claiming or believing any right title or interest in and to the same or any part thereof, shall and will hereafter warrant and forever defend for those presents. And the said James Hall for himself his heirs executors and administrators doth further covenant grant promise and agree to and with the said John Godwin his heirs executors and administrators and assigns, that he the said James Hall and his heirs shall and will at all times hereafter whenever required thereto by the said John Godwin his heirs or assigns, make, do, execute and acknowledge all and every such further

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