

Aligned Infeoffed & by these presents do give grant bargain sell Aligned Infeoffed Confirm To Mathew
 Gardner his heirs & assigns forever one certain Tract or parcel of Land containing by Estimation fifty Acres
 Bounded as followeth to wit Beginning on the Northwest side of the Indian Branch & to the Middle of the Span
 ish Oak Island & to the Beginning to include the aforesaid fifty Acres of Land patent bearing Date 31 Day of
 October in the year 1726 to James Gardner & Transferred by the said Gardner by way of his Will to the said
 John Gardner in the County Court of Southampton as the Record of the said Court may fully make appe
 ar with all Houses & Offices Gardens Orchards Improvements Woods & Woods Water & Water Courses with all th
 Appurtenances thereto belonging or in anywise pertaining To have and hold the said premises
 To gether with all the Appurtenances to him the said Mathew Gardner his & assigns forever & the said
 John Gardner & Ann his wife do hereby agree with the said Mathew Gardner that at the Delivering of
 these presents they had a fee simple Right in the said premises & have Lawfull Right & Title to Dispose of
 the same free & discharged from all former Deeds, sales, Bargains, gifts, Grants, Rights or Titles of Doves to
 the only proper use & behoof of the said Mathew Gardner his heirs & assigns forever according to the
 Law & Equity therein contained & he the said Mathew Gardner & his wife Ann the aforesaid fifty Aer

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