

John Gardner in the County Court of Southampton as the Record of the said Court may fully make appear
with all Houses Posseſſes Gardens Orchards Improvement to Woods & Woods Water & Water courses with all its
Appurtenances thereto belonging or in anywise pertaining To have and hold the said premises
together with all the Appurtenances to them the said Matthew Gardner his & Assigns forever & the said
John Gardner & Ann his wife do hereby agree with the said Matthew 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 & unencumbered from all former Deeds, Sales, Bargains, gifts, Grants, Rights or Titles of Dower to
the only proper use & behoof of the said Matthew Gardner his heirs & Assigns forever according to the
true Intent & meaning of these presents & the said John Gardner & his wife Ann the aforesaid fifty Ac
of Land with all its Appurtenances from the claim of them the said John & Ann or either of their he
irs the aforesaid Matthew Gardner his heirs or Assigns will warrant & forever defend by these presents In
Witness whereof the aforesaid John Gardner & Ann his wife have to these presents set their hands and
Signed there seals the day & year first above written

Scaled & Delivered in presence of us
James Jordan Scott }
James Hitchien }
Samuel Slade }

John Gardner Esq
Ann Gardner Esq
her. Seal
m/s

On the Thirteenth day of January in the year of our Lord Christ one thousand seven hundred & forty
peaceable & quiet possession of the within named land & premises were given & delivered by
John & Ann his wife to Matthew Gardner his heirs & Assigns forever according to the true