

John Gardner in the County Court of Southampton as the Record of the said Court may fully make appe-  
with all Houses Offices Gardens Orchards Improvements Woods & Woods Water & Water Courses with all the  
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  
True Intent & meaning of these presents & the said John Gardner & his wife Ann the aforesaid fifty Acre  
of Land with all its Appurtenances from the claim of them the said John & Ann or either of their he-  
irs the said Mathew 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 there hands and  
seals the day & year first above Written

Sealed & Delivered in presence of us

James Jordan Scott

James Thitcher

Samuel Slade

John Gardner

Ann Gardner

At on the Thirteenth Day of January in the year of our Lord Christ one Thousand seven Hundred & Eighty  
peaceable & quiet possession of the within named Land & premises were given & delivered by  
John & Ann his wife to Mathew Gardner his heirs & assigns forever according to the true