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Alain'd Enseoffed & by these presents do give grant Bargainsell Alain'd Enseoffed Conserm to Mathew
Gardner his heirs & assigns forever one certain Tract or parcel of Land containing by estimation fifty acre.
Bounded as followeth (To wit) Beginning on the Northwest side of the Indian Branch & to the middle of the span
of ishak Island & to the Beginning to include the aforesaid fifty acres of Land pattern bearing Date 31 Day of
October in the year 1726 to James Gardner & Transfer'd 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 appear
with all Houses Ditches Gardens Orchards Improvement to Woods & Woods Water & Water courses with all
Appurtenances thereto belonging or in any wise pertaining To have and hold the said premises
together 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
the same free & unencumbered from all former Deeds, easements, Bargains, gifts, Grants, Rights or Titles of Dower to
the only proper use & behoof of the said Mathew Gardner his heirs & assigns forever according to the
true intent & meaning of the said Deed.