

lying and being on the North side Yarr River in Edgemere county beginning at  
Doyles line at a red oak tree N<sup>o</sup>. 60 pole to an impassable swamp thence  
N<sup>o</sup>. 20 to W<sup>m</sup> Wrights line thence along W<sup>m</sup> Wrights to the east line down the  
various courses of the creek to Doyles line thence by Doyles line to the first  
station containing by estimation two hundred and thirty seven acres to the  
same more or less with all buildings clear ground woods and underwoods  
standing and growing upon the premises and all ways easements profits  
commodities and appurtenances whatsoever whatever belonging or in any  
wise appertaining and the uses and usages reasonable and ordinary  
thereof in all and singular the premises with all and every their incidents  
and all widowings miniments of or concerning the said land and  
premises to have and to hold the said tract or parcel of land with all and  
singular the premises herein before mentioned meant or intended to  
be hereby granted with all and every their appurtenances unto the  
said John Garner & to his heirs and assigns for the only use and behoof  
of the said John Garner and of his heirs and assigns forever from the  
said David Avery and his heirs the said tract or parcel of land and