of our Lord Seventeen hundred and fifty by the direction of the said Charles Lord Baltimore sell up to publick Outcry by auction to the highest bidder (notice of the place and distant time thereof having been first duly given) at which said sale the said Ignatius Digges was the highest bidder at seven hundred and sixty pounds sterling for the first mentioned Tract of land called his Lordships Kindness and at seven hundred and ten pounds like money for the last mentioned Tract called the several Tracts Now this Indenture Witnesseth that the said Ignatius Digges for and in consideration of the sum of one thousand four hundred and seventy pounds sterling money of great Britain (being the totall of the aforesd sums of money) to him in hand paid by the said Benedict Calvert at or before the sealing and delivery of these presents the receipt whereof he doth hereby acknowledge and therof and therefrom and of and from every part and parcel thereof doth hereby acquit Exonerate and discharge the said Benedict Calvert his Executors administrators and assigns Hath Granted Bargained sold aliened remised released enfeoffed and Confirmed and by these Presents Doth Grant Bargain sell alien remise release enfeoff and confirm unto him the said Benedict Calvert (in his actual Possession now being by virtue of a Bargain and sale to him thereof made by the said Ignatius Digges bearing date the day next before the day of the date of these presents for one whole year commencing from the day next before the day of the date thereof and by force and virtue of the statute for transferring uses into Possession) his Heirs and assigns all that Plantation or tract of land commonly called and known by the name of His Lordships Kindness containing by Estimation six thousand and seven hundred acres of land be the same more or less, and also all that other Plantation or tract of land called or known by the name of the several Tracts containing by Estimation two thousand and five hundred acres be the same more or less, all which said Premises are scituate and being in Prince Georges County on a River called Patuxen in the Proprietary of maryland on the Continent of America and are part of certain land and Premises released and Conveyed by Henry Darnall late of Prince Georges County in maryland aforesaid to John Hyde deceased the Father of a certain Samuel Hyde late of London merchant deceased together with all messuages or Tenements Farms Lands Houses Settlements sheds work houses offices works Buildings Edifices and appurtenances standing lying or being upon or within the said Plantations or Tracts or parcels of land hereby granted or released or intended so to be together with all orchards Gardens meadows marshes Inclosures wastes waste Grounds woods underwoods Trees ways waters water courses Easements profits Commodities and advantages whatsoever to the said Plantations and Tracts of land and premises or any part thereof belonging or in any wise appertaining and the Reversion and Reversions Remainder and Remainders rents issues and profits of the said Premises with their and each and every of their Rights members and appurtenances and all the Estate right title Interest use trust property claim and demand whatsoever of him the said Ignatius Digges his Heirs and assigns of into or out of the said two tracts or parcels of land and premises with their and each and every of their rights members and appurtenances, To Have and to hold the said two Tracts or parcels of land and Premises hereby granted released and conveyed or mentioned or intended so to be with with their and each and every of their rights members and appurtenances unto him the said Benedict Calvert his Heirs and assigns forever to the only proper use and behoof of him the said Benedict Calvert his Heirs and assigns forever and to or for no other use intent or purpose whatsoever In Witness whereof the partys to these Presents have hereunto interchangeably set their hands and seals the day and year first above written —

Signed Sealed and delivered in presence of us
Cha Hammond, Sam Chamberlaine

Ign.t Digges (Seal)

on