

what right title interest Dower and right of Dower separate
 what property possession claim and demand whatsoever as well
 in law as in equity of the said parties of the first part of us and to
 the same and every part and parcel thereof with the appurtenances
 to have and to hold the above granted bargain and desired premises
 with the appurtenances unto the said party of the second part her
 heirs and assigns to their own proper use benefit and behoof forever
 And the said parties of the first part by George Stokell and Ann
 Stokell his wife for their heirs executors and administrators do
 consent promise and give with the party of the second part her heirs
 and assigns that the said parties of the first part at the time of
 the sealing and delivery of these presents were lawfully seized
 in fee simple of a good absolute and uncliffable estate of
 inheritance therein belonging and have a good right full power
 and lawful authority to grant bargain sell and convey the same
 in same in manner and form aforesaid. And that the said party
 of the second part her heirs and assigns shall and may at all
 times hereafter peaceably and quietly lawfully use occupy possess
 and enjoy the above granted premises and every part and parcel thereof
 with the appurtenances without any let suit trouble molestation
 or interruption a disturbance of the said parties of the first part their heirs
 or assigns or of any other person or persons lawfully claiming
 or to claim the same. And that the same are now free clear
 discharged and unincumbered of and free from all former and other
 grants titles Charges estates profits taxes assessments and
 Encumbrances of what Nature and kind soever And the parties
 of the first part further give a and guarantee to the party of the
 second part a road or outlet from the above described premises
 to the public Road through their land now reserved and a grant
 said outlet or Road in any and all sales hereinafter made
 by the parties of the first part. And the said parties of the first part
 for themselves and their heirs the above described and hereby granted
 and desired premises and every part and parcel thereof with the
 appurtenances unto the said party of the second part her
 heirs and assigns against the said parties of the first part
 and their heirs and against all and every person or persons
 whatsoever lawfully claiming the same shall and will
 warrant and defend these presents forever defend
 in Witness whereof the said parties of the first
 part have hereunto set their hands and seals the

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