

parties of the first part of this and to the same  
 and every part and parcel thereof with the  
 appurtenances unto the said party of the second  
 part his heirs and assigns with his own  
 proper use benefit and behoof forever.  
 And the said parties of the first part viz:  
 Alicia Morygaff and Augustus P. Morygoff  
 her husband for their heirs executors and admin-  
 istrators do hereby covenant promise and  
 agree and to add with the party of the second part  
 John Ellis his heirs and assigns that the  
 said parties of the first part at the time of the  
 sealing and delivery of their presents were  
 lawfully seized in fee simple of a good  
 absolute and indisputable estate of inheritance  
 of and in all and singular the above granted  
 bargained and described premises with the appurten-  
 ances thereto belonging and have good right  
 full power authority to grant bargain sell and  
 convey the same in manner and form aforesaid.  
 And that the said party of the second part his  
 heirs and assigns shall and may at all times  
 hereafter peaceably and quietly have hold use  
 occupy possess and enjoy the above granted  
 premises and every part and parcel thereof  
 with the appurtenances without any let  
 trouble molestation eviction or disturbance  
 of the said parties of the first part their heirs or  
 assigns or of any other person or persons law-  
 fully claiming or to claim the same.  
 And that the same are free clear discharged  
 and incumbered of and from all former  
 and other grants tithes charges estates jud-  
 gments taxes assessments and incumbrances  
 of what nature and kind soever.  
 And the said parties of the first part for  
 themselves and their heirs the above described  
 and hereby granted and related premises and  
 every part and parcel thereof with the appurten-  
 ances unto the said party of the second part  
 his heirs and assigns against the said  
 parties of the first part and their heirs and  
 against all and every person or persons  
 whomsoever lawfully claiming or to  
 claim the same shall and will warrant  
 and by their presents forever defend