

PAC Deed Bk 9/p. 443-444
Epa. Munden Deed to Chapple
January 15, 1765

This indenture made the fifteenth day of January in the year of our Lord one thousand seven hundred and sixty five between Epaphroditus Munden of Princess Ann of the one part and John Chapple at or before the sealing and delivering of these presents the receipt whereof he doth hereby acknowledged and hereof doth leave acquit and discharge the said John Chapple his heirs executors administrators by these presents the said Epaphroditus Munden hath granted, bargained sold aliened and confirmed and by these presents doth grant bargain sell alien and confirm unto the said John Chapple and his heirs once certain peice or parcel of land situate lying and being in Princess Anne County and bounded as follows: Beginning at a beech a Corner tree near the said Chappels Fence thence running N easterly to a Chestnut oak a corner tree in Reuben Lovetts line thence N westerly along the said Lovetts line to a black gum another corner from thence southerly to the first mentioned beech ash contains by estimation two acres be therein more or less. And all houses buildings orchard ways waters watercourses profits commodities hereditents and appurtenances whatsoever to the said premises hereby granted or any part thereof belonging or in any wise appertaining and the reversion or reversions remainder and remainders rents houses and profits thereof and also all the estate right title interest use trust property claim and demand in forever to him the said Epaphroditus Munden of in and to the said premises and all deeds evidences and writings touching or in any way as is concerning the same TO HAVE AND TO HOLD the lands hereby conveyed and all and singular then the premises hereby bargained and sold and every part and parcel thereof with their and every of their appurtenances unto the said John Chappel his heirs and assigns forever to them only proper use and behoof of him the said John Chappel and his heirs and assigns forever and the said Epaphroditus Munden for himself his heirs executors and administrators doth covenant promise grant to and with the said John Chappel his heirs and assigns by these presents that the said Epaphroditus Munden now at the time of sealing and delivering of these presents was levied of a good sure perfect and indefensible Estate of Inheritance in fee simple of and in the premises hereby bargained and sold and that he hath good power and lawfule and absolute authority to grant and convey the same to the said John Chapple and his heirs in manner and form aforesaid and that the said premises now are and so forever hereafter shall remain and be free and clear of and from all former and other gifts grants bargains sales dower rights and title of dower judgments executions titles troubles charges and encumbrances whatsoever made done committed and suffered by the said Epaphroditus Munden or any other person or persons whatsoever the quit rents hereafter to grow due and payable to our sovereign lord the King his heirs and successors for and in respect of the premises only accepted foreprized and that the said Epaphroditus Munden and his heirs all and singular the premises hereby bargained and sold with the appurtenances unto the said John Chapple his heirs and assigns against him the said Epaphroditus Munden and his heirs and all and every other person and persons whatsoever shall warrant and forever defend by these presents and lastly that he the said Epaphroditus Munden and his heirs and shall and every other person and persons and his and their heirs any thing having or claiming in the premises hereinbefore mentioned or intended to be hereby bargained and sold shall and will from time to time and all times hereafter at the reasonable request and the proper cost and charges in the Law of him the said John Chapple his heirs or assigns make do and execute or cause or procure to be made done and executed all and every such further and other lawful and reasonable act and acts thing and things conveyance assurances for the further better and more perfect conveying and assuring the premises aforesaid with their and every of their appurtences unto the said said John Chapple his heirs and assigns and by the said John Chapple his heirs or assigns or their council learned in the law shall be reasonable devised advised or required. IN WITNESS whereof the said Epaphroditus Munden hath hereunto set his hand and seal the day and year first above written.

Epaphroditus "M" Munden & seal

Sealed and delivered in the presence of
Thomas Reynolds Walker

Thomas Keeling
Henry Harrison

Princess Ann: At a court held the 15th day of January 1765 the within deed of bargain and sale was acknowledged in open court by Epaphroditus Munden and ordered to be recorded.

This Indenture

Simmons
Died of
Hoggard

made the second Day of November in the Year of our Lord One thousand seven hundred and sixty four Between Amy Simmons of the Parish of Lynnhaven in the County of Prince Georges of the one Part and Samuel Hoggard of the said Parish and County of the other Part *Witnesseth* That the said Amy Simmons for and in consideration of the Love, Regard and Affection that she hath and beareth unto the said Samuel Hoggard her intended Son in Law as also of the Sum of Four Shillings Current Money of Virginia to her in Hand paid by the said Samuel Hoggard she the said Amy Simmons Hath given, granted and confirmed and by these Presents Doth give, grant and confirm unto her said intended Son in Law Samuel Hoggard the use Labour and Profit of these two Slaves to wit Jacob and Sam together with the Use of the One Half of the Plantation whereon the said Amy now lives for and during the term of the natural Life of the said Amy Simmons And further she the said Amy Simmons for the consideration aforesaid doth give, grant and confirm unto the said Samuel Hoggard for and during the Term of Four Years next ensuing the Date of these Presents the one Half of the Profit of the Labour and Services of these Eight Slaves to wit Jacob, Owen, Eliza, Phillis, Sarah, George, Lewis and Rachael and further she the said Amy Simmons doth promise and agree to find and provide for the aforesaid Slaves the one Half of their Provisions and Cloaths and the one Half of all other Charges and Expences for and during the aforesaid Term of Four Years To have and to hold all and singular the Premises aforesaid for and during the Time and Terms aforesaid unto the said Samuel Hoggard his Executors, Administrators and Assigns to the only proper use and behoof of him the said Samuel Hoggard his Executors, Administrators and Assigns. And the said Amy Simmons for herself doth covenant, grant and agree to and with the said Samuel Hoggard his Executors & Adm^{rs} that the said Samuel Hoggard his Executors and Adm^{rs} shall and may quietly and peaceably have, hold and enjoy, all and singular the Premises aforesaid for and during the Time and Terms aforesaid without the Hindrance or Molestation of any Person or Persons whatsoever claiming under the said Amy Simmons. *In Witness* whereof the said Amy Simmons have hereunto set my hand and Seal the Day and Year above mentioned

Seal'd and Delivered
in the presence of
Susanah Hoggard
Thomas Hoggard, Walter Sym.

Witnesseth
Attest
(Seal of Hoggard was proved in Open Court by the Oaths of all the Witnesses and ordered to be recorded)

Amy Simmons (Seal)

Kunden
Died to
Chapple

This Indenture

made the fifteenth Day of January in the Year of our Lord One thousand seven hundred and sixty five Between Epaphroditus Kunden of Prince Georges of the one Part and John Chapple of the same County of the other Part *Witnesseth* That for and in consideration of the Sum of Current Money of Virginia to the said Epaphroditus Kunden in Hand paid by the said John Chapple before the sealing and delivering of these Presents the Receipt whereof he doth hereby acknowledge and thereof doth hereby acquit and discharge the said John Chapple his heirs, Executors and Administrators by these Presents the said Epaphroditus Kunden Hath granted, bargain sold, aliened and confirmed and by these Presents Doth grant, bargain sell, alien and confirm unto the said John Chapple and his heirs One certain Piece or Parcel of Land situate lying and being in Prince Georges County and bounded as follows, Beginning at a Peach Corner tree near the said Chapple's Fence thence running N East to a Gum Oak accounted in Paulson's line thence N West to a line the said Gum tree to a

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Black Gum another Cornu. from thence hither to the first Mountain. Kuchadia
 Contains by Intimation two Acres be the same more or less. And all Houses
 Buildings, Orchards, Woods, Waters, Water Courses Profit Commodities Hereditaments
 and Appurtenances whatsoever to the said Premises hereby granted, or any part
 thereof belonging, or in any wise appertaining: And the Reversion & Reversions
 Remainder and Remainders Rents Issues and Profits thereof: and also all the
 Estate Right Title Interest use Trust Property Claim and Demand of Power
 of him the said Epaphroditus Munden of in and to the said Premises And
 all Deeds Evidence and Writings touching or in any wise concerning the
 same To have and to hold the Lands hereby conveyed and all and singular
 other the Premises hereby bargained and sold, and every part and parcel thereof
 with their and every of their Appurtenances unto the said John Chapple his Heirs
 and Assigns, for ever, to the only proper use and behoof of him the said John Chapple
 and of his Heirs and Assigns forever. And the said Epaphroditus Munden for
 himself his Heirs Executors and Administrators, doth covenant promise &
 Grant, to and with the said John Chapple his Heirs and Assigns, by these
 presents, That the said Epaphroditus Munden now at the Time of sealing &
 and delivering of these presents was seized of a good sure perfect and indefeasible
 Estate of Inheritance in Fee Simple of and in the Premises hereby bargained &
 sold: And that he hath good Power and lawful and absolute Authority to
 grant and convey the same to the said John Chapple and his Heirs in Manner
 and form aforesaid And That the said Premises now are, and so for ever hereafter
 shall remain and be free and clear of and from all former and other Right Grants
 Bargains Sales Dower Rights and Title of Dower Judgments Executions Tithes
 Troubles Charges and Incumbrances whatsoever made done committed or suffered
 by the said Epaphroditus Munden or any other Person or Persons whatsoever
 the Dues to hereafter to grow due and payable to our Sovereign Lord the
 King his Heirs and Successors for and in Respect of the Premises only excepted &
 forgiven And that the said Epaphroditus Munden and his Heirs all and
 singular the Premises hereby bargained and sold with the Appurtenances unto
 the said John Chapple his Heirs and Assigns against him the said Epaphroditus
 Munden and his Heirs and all and every other Person and Persons whatsoever
 shall warrant, defend and be bound by these presents. And Savilly sheweth the
 said Epaphroditus Munden and his Heirs, and all and every other Person and
 Persons and his and their Heirs anything having or claiming in the Premises
 herein before mentioned or intended to be here bargained and sold, shall and
 will from time to time and at all times hereafter, at the reasonable Request, and at the
 proper cost and Charges in this behalf of him the said John Chapple his Heirs or Assigns
 make and execute, or cause or procure to be made, done and executed, all and every such
 further and other lawful and reasonable Act and Acts Thing and Things Conveyances &
 Assurances, for the further better and more perfect conveying & securing the Premises
 with their and every of their Appurtenances unto the said John Chapple his Heirs & Assigns
 as by the said John Chapple his Heirs or Assigns or their Council learned in the Law shall be
 reasonably desired advised or required In Witness whereof the said Epaphroditus
 Munden hath hereunto set his Hand & Seal the Day and Year first above written
 Epaphroditus Munden
 Seal and Delivered
 in the presence of
 Thomas Key, Richard
 Thos. Key, Richard Key, Thomas Key

Witness
 John Chapple
 Acknowledged in Open Court by Epaphroditus
 Munden and ordered to be recorded

Witness held To Day of January 1665.
 Thos. Key, Richard Key, Thomas Key