



John & Rose Taylor – Sale of Sand Ridge

On 20 March 1694 John Taylor & Rose his wife of Somerset County in the province of Maryland sold the 100 acres of land called "Sand Ridge" to Daniel Macgunnis of the same county and province for five thousand pounds of tobacco.

The indenture was recorded in the Transcribed Deeds of Somerset County, Liber L No. 1, folios 241.

Facsimile of this document

Transcription by Melinda Gordy Corporon

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This Indenture made the 20th day of March in the sixth year of the
 Reign of our Sovereign Lord & Lady William and Mary by the Grace of God
 of England Scotland France & Ireland King & Queen defenders of the faith &c and
 in the year of our Lord God one thousand six hundred ninety four Between
 John Tayler of the County of Somerset in the Province of Maryland & Rose his
 wife of the one part and Daniel Macginnis of the same County and Province
 aforesaid on the other party Witnesseth that Charles absolute Lord & Proprietary
 of the Provinces of Maryland & Avalon Lord Baron of Baltimore &c did by his
 deed of grant under the great seal of the sd Province of Maryland for granting
 of land bearing date at St Maries the 14th day of August one thousand six hundred
 three hundred eighty eight for the consideration thereof mentioned grant unto John Tayler
 of the County and Province aforesaid all that tract or parcel of land called Sand Ridge
 situate lying and being on the East side of Chesapeake Bay on the South side of
 Rockawoke River back in the woods from the River bounded as followeth
 beginning at a marked Pine standing by the side of a swamp near unto a
 tract of land formerly surveyed for one John Davis, thence over a ridge
 North forty & two degrees Easterly sixty perches, thence North forty five
 degrees & a half Westerly two hundred sixty perches thence South forty two
 degrees Westerly seventy perches to a marked Pine and from thence with
 a right line drawn to the first bounded tree above specified containing
 and now laid out for one hundred acres of land more or less according to
 the certificate of Survey thereof taken & returned into the land office at
 the City of St Maries bearing date the twentieth day of November one
 thousand six hundred eighty eight and there remaining upon record
 together with all rights profits benefits and privileges thereunto belonging
 Royal mines excepted To have and to hold the same unto him the
 said John Tayler his heirs and assigns forever, all whose right title and
 interest the said John Tayler hath sold and delivered to & a bove named
 Daniel Macginnis and to his heirs and assigns forever. Now this Inden-
 ture Witnesseth that the above said John Tayler and Rose his wife for
 the consideration of five thousand pounds of tobacco to them in hand
 paid by the above named Daniel Macginnis before the making and deli-
 very hereof whereof wherewith the said John Tayler and Rose his wife
 doe rest themselves fully contented satisfied & paid thereof and of every part
 and parcel thereof doe freely clearly and absolutely acquit & quit and
 discharge the sd Daniel Macginnis his heirs Executors & Admors forever, have
 given granted sold enfeoffed confirmed, and doe by these presents freely
 and absolutely give grant bargain sell enfeoff confirm unto the above
 said Daniel Macginnis his heirs and assigns forever, the aforesaid hundred
 acres of land called Sand Ridge, together with all its rights profits and
 privileges ways easements fishings with all woods underwoods timber
 houses, gardens, orchards, gardens, with all its appurtenances whatsoever
 To have & to hold the same unto him the said Daniel Macginnis and
 to his heirs and assigns forever, without any mortgage redemption use
 or limitation to be called utter charge or determine the same the rents
 and services which shall from hence forward become due & payable
 to the Chief Lord or Lords of the Fee or Fees allways excepted & reserved.
 And if said John Tayler & Rose his wife for themselves their heirs Executors

and admors, doo forever fully acquitt & discharge the said land aforesaid from all and all manner of former and other bargains grants sales for fixtures joyntures dowries surrenders and of whom all other titles incumbrances claimed and demands whatsoever, and that he the said Daniel Maginnis from hence forward shall and may peaceably & quietly have hold occupy possess and enjoy the said land & premises to him and his heirs forever, from the said John Taylor and Rose his wife their heirs Executors admors or assigns, as they will forever warrant & defend by these presents, and the said John Taylor and Rose his wife doth further covenant and agree to and with the said Daniel Maginnis his heirs & assigns that they the said John Taylor and Rose his wife their heirs Executors and admors shall and will at any time hereafter for & during the space of seven years next ensuing the date hereof at & upon the reasonable request & at the cost and charges in the law of him the said Daniel Maginnis make do acknowledge execute and suffer or cause to be made done acknowledge & executed & suffered, all and every such further & other reasonable act and acts thing & things devise and devises a pargance and a pargances or other conveyances in the law whatsoever for the better setting and more sure making confirming & conveying of the aforesaid land & premises unto him the sd Daniel Maginnis his heirs or assigns or his or their council learned in the law shall be devised advised or required In confirmation & full a pargance of the truth of the above written the said John Taylor and Rose his wife have to this present Indenture set to their hands and seals giving due & state with full and peaceable possession by livery of seizin of the above sd land & premises with all the appurtenances thereunto belonging as witness the day and year first above expressed

Signed Sealed & delivered in sight of
 Witnesses Stephen Morsey }
 Jⁿ Borman }

John Taylor & sealed
 Rose his wife & sealed
 her marks

Memorandum that this day viz, March the 23rd in the sixth year of the Reigm of our Sovereign Lord & Lady William & Mary by the Grace of God of England Scotland & France Ireland King and Queen defenders of the Faith &c and in the year of our Lord 1689 thousand six hundred ninety four Before us the subscribers two of their Majesties Justices of the Peace for the County of Somerset in the Province of Mayland came John Taylor and Rose his wife parties to the within written Indenture in their proper persons, and the said Rose being alone & by us the said Justices secretly examined according to a certain act of Assembly in that case made & provided did acknowledge the sd land mentioned in the within Indenture to be the right of him the within named Daniel Maginnis as those which the sd Daniel hath of the guilt of the said John & Rose his wife and for them and their heirs and all and every the heirs of the said Rose hath remised and made quit claims thereof to the sd Daniell Maginnis and to his heirs and assigns forever, and further the said John and Rose his wife have granted for them & their heirs & all and every the heirs of the said Rose that the said within mentioned land & premises unto him the said Daniel Maginnis and his heirs and assigns, against them the said John and Rose and their heirs &c will warrant and defend forever and for this acknowledgement with claims and agreement the said Daniel Maginnis hath given the said John and Rose five thousand pounds of tobacco

Stephen Morsey - Jⁿ Borman

This Indenture made the 20th day of March in the sixth year of the Reign of our Sovereign Lord & Lady William and Mary by the Grace of God of England Scotland France & Ireland King & Queen defenders of the faith & in the year of our Lord God one thousand six hundred ninety & four Between John Tayler of the County of Somerset in the Province of Maryland & Rose his wife of the one part and Daniel Macginnis of the same County and Province aforesaid on the other part Witnesseth that Charles absolute Lord & Proprietar of the Provinces of Maryland & Avalon Lord Baron of Baltimore & did by his deed of grant under the great seal of the aforesaid province of Maryland for granting of land bearing date at St. Maries the 14th day of August one thousand six hundred eighty eight for the consideration therein mentioned grant unto John Taylor of the County and Province aforesaid all that tract or parcell of land called Sand Ridge situate lying and being on the East side of Chesiopeke Bay on the South side of Rockawaken River back in the woods from the River Bounded as followeth Beginning at a marked Pine standing by the side of a swamp near unto a tract of land formerly surveyed for one John Davis, thence over a ridge North forty & two degrees Easterly sixty perches , thence north forty five degrees & a half, Westerly two hundred & sixty perches thence South forty two degrees , Westerly seventy perches to a marked Pine and from thence with a right line drawn to the first bounded tree above specified and containing and now laid out for one hundred acres of land more or less according to the certificate of survey thereof taken and returned into the land office at the city of St. Maries bearing date the twentieth day of November one thousand six hundred eighty-eight and there remaining upon record together with all rights profits benefits and privileges thereunto belonging Royal Mines Excepted. To have and to hold the same unto him the said John Tayler his heirs and assigns forever all whose right title and interest the said John Tayler hath sold and delivered the above named Daniel Mcginnis and to his heirs and assigns forever. Now this Indenture witnesseth that the above said John Taylor and Rose his wife for the consideration of five thousand pounds of tobacco to them in hand paid by the above named Daniel Macginnis before the unsealing and delivery hereof, whereof & wherewith the said John Tayler and Rose his wife do vest themselves fully contented satisfied & paid thereof and of every part and parcel thereof does freely clearly and absolutely acquit enonerate and discharge the aforesaid Daniel Macginnis his heirs extors and admins forever, have given granted and sold enfeoffed & confirmed, and doe by these presents freely and absolutely give grant bargain sell enfeoff & confirm unto the above aforesaid Daniel Macginnis his heirs and assigns forever, the afsd. Hundred acres of land called Sand Ridge, together with all its rights of profits and priveledges wayes easements fishings with all woods underwoods and timber, houses, fences orchards, gardens, with all its appurtenances whatsoever To have and to hold the same unto him the said Daniel Macginnis and to his heirs and assigns forever, without any mortgage redemption use or limitation, to recall alter change or determine the same, the rents and services which shall from hence forward become due and payable to the Chief Lord or Lords of the fee or fees allwayes excepted & therefor And if said John Taylor & Rose his wife for themselves, their heirs exectors and admins., do forever freely acquitt & discharge the said land aforesaid from all and all manner of former and other bargains grants sales forfiaturesjoyntieres dowries surrenders and of & from all other titles incumbrances claimed and demands whatsoever, and that he the said Danied Macginnis from hence forward shall and may peaceably & quietly havve hold occupy possess and enjoy the said

