

estate, right, title & interest, property, possession, claim & demand whatsoever, as well in law and in equity, of the said above heirs, of, in & to the same & every part & parcel thereof, with the appurtenances, & to have & to hold the above granted, bargained & described premises, with the appurtenances unto the said Wm P Dill, his heirs & assigns, to their own proper use, benefit & behoof, forever.

And the said above heirs for themselves, their heirs, executors and administrators hath covenant, grant & agree to & with the said Wm P Dill, his heirs & assigns, that the said above heirs of W S & R W Vaughan de'd at the time of the sealing & delivery of these presents, is lawfully seized in his own right of a good, absolute & indefeasible Estate of inheritance in fee simple, of & in all & singular the above granted, bargained & described premises, with the appurtenances, & hath good right, full power, & lawful authority to grant, bargain, sell & convey the same in manner & form aforesaid, & that Wm P Dill, his heirs & assigns, shall & may at all times hereafter, peaceably & quietly hold, have, use, occupy, pass & enjoy the above granted premises & every part & parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said above heirs of W S & R W Vaughan de'd their heirs & assigns, or of any other person or persons lawfully claiming or to claim the same, or any part thereof, & that the same are now free, clear, discharged & unincumbered, of & from all former & other grants, titles, charges, estates, judgments, taxes, assessments & incumbrances of what nature or kind soever. And also the said above heirs of W S & R W Vaughan de'd & their heirs, & all & every other person or persons, whomsoever lawfully & equitably deriving any estate, right, title, or interest of in or to the hereinbefore granted premises by feoffment, under, or in trust for them, shall & will at any time, or times hereafter, upon the reasonably request, & at the proper costs & charges in the law, of the said Wm P Dill, his heirs & assigns, make do & execute, or cause or procure to be made, done & executed, all & every such further & other lawful & reasonable acts, conveyances & assurances in the law, for the better & more effectually vesting and confirming the premises hereby intended to be granted, in & to the said Wm P Dill, his heirs & assigns, or his counsel learned in the law, shall be reasonably devised, advised or required.