

The Right Honourable Thomas Lord Fairfax
 Baron of Cameron in that part of Great Britain called Scotland Proprietor
 of the Northern Neck of Virginia; To all to whom this pre-
 sent Writing shall come sends Greeting; Know ye that for good Causes
 for in Consideration of the Composition to me paid & for the annual Rent
 therein after reserved I have given granted & confirmed & by these Presents for me
 my Heirs & Assigns do give grant & confirm unto Abraham Hestant of
 Dummore County a certain Tract of Waste & ungranted Land at the upper
 end of Sawell's Fort above the Massanuttung Path & in the said County bounded
 us by a Survey thereof made (dated October 4th 1769) for the said Abraham Hes-
 tant by Thomas Rutherford, And Forfeited by Virtue of an Investe-
 ment issued from my Office & recorded therein in Book N. but on Application
 of the said Abraham Hestant I have allowed a Deed to issue to him for the
 said Land which is bounded by the Survey aforesaid as follows. Beginning
 at a Black Oak on the side of a Hill Henry Hestant's Corner, Extending thence
 N^o 59^o 11' Eighty Poles to 2 Chestnut Oaks & a Spanish Oak, Then West
 One hundred & twenty two Poles to a Chestnut Oak & 2 Black Oak Saplings,
 Then South One hundred & eighty Poles to 2 Spanish Oaks & a Chestnut on
 the top of a Hill; Then S^o 57^o 30' E^o One hundred Poles crossing a passage
 to a Pine on the side of a Mountain; Then N^o 80^o E^o One hundred & ten
 Poles to a Black Oak & White Oak; Then N^o 48^o E^o One hundred & forty
 Poles to a Poplar & Birch by a Run at the said Henry Hestant's Line; Then
 along the same N^o 54^o W^o Thirty two Poles to 2 White Oaks in a bottom &
 thence to the Beginning containing Three hundred Acres, Together
 with all Rights Members & Appurtenances therunto belonging, Royal
 Mines & excepted and a full third part of all Lead Copper Tin Coals Iron
 Mine & Iron Ore that shall be found thereon; To have and to hold the said
 300 Acres of Land together with all Rights Profits & Benefits to the same be-
 longing or in any wise appertaining except before excepted; to him the
 said Abraham Hestant his Heirs & Assigns for ever, He the said Abraham
 Hestant his Heirs & Assigns (therefore) yielding and paying to me my Heirs
 or Assigns or to my Certain Attorney or Attornies Agent or Agents or to the
 Certain Attorney or Attornies of my Heirs or Assigns Proprietors of the said
 Northern Neck yearly & every Year on the Feast Day of S^t Michael the
 Archangel the Fee Rent of One Shilling Sterling Money for every Fifty A-
 cres of Land hereby granted & so proportionably for a greater or lesser Quantity
 Provided that if the said Abraham Hestant his Heirs & Assigns shall not pay
 the said reserved annual Rent as aforesaid so that the same or any part thereof
 shall be behind & unpaid by the space of two whole Years after the same shall be
 come due; If lawfully demanded that then it shall & may be lawful for me
 my Heirs or Assigns Proprietors as aforesaid my or their Certain Attorney
 or Attornies Agent or Agents into the above granted Premises to reenter &
 hold the same so as if this Grant had never passed, Given at my Office in the
 said County under my Hand & Seal Dated the twenty sixth Day of March
 1777. My Heirs & Assigns Deed for 300
 Acres in Dummore County } Is To Hestant

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