

William Timmons Land Grants

William Timmons, a tenth-generation ancestor of Mary Frost Steen, was born in England in the middle of the seventeenth century and emigrated to the colony of Maryland c. 1680 where he died c. 1707. The following land grant transcripts of 1687 and 1707 are taken from the 2006 volume "Timmons & Tanner: Bulding an American Heritage" by William Morgan Brown as found on-line at the Family History Archive at Brigham Young University at <http://www.lib.byu.edu/fhc/index.php>. Pseudo-paragraphing has been added to help the reader parse the lengthy unpunctuated text; old spelling has been retained.

13 Jan 1687 Somerset County, Maryland Land Records, pp 878-879:

This indenture made the one twentieth day of November in the twelfth year of the Dominion of Rt honble Charles absolute Lord & [Master] of the provinces of Maryland & Avalon Lord Baron of Baltimore &c betweene George Carter of Sommersett County in the Province of Maryland & Mary his wife of the one part and William Timings of said County of Sommersett & Province of Maryland of the other part

witnesses that whereas the said Lord Baltimore by his deed of grant under the great seal used in the said Province of Maryland for granting of lands there bearing date at -?- of November anno Domo 1681 for & consideration therein mentioned grant unto him the said George Carter all that parcell of land called "Carters Lott" scituate lying & being on the east side of Chesepeake bay on the south side of Pocomoke river bounded as ffolloweth

the beginning at a marked white oake standing on the east side of a branch now called dividing branch near the head of Prices Creek on the eastermost side of a parcell of land surveyed the same day for George Betts

-- thence with a line drawne east by north for breath sixty five perches¹ a branch side knowne by the name of unpassable branch to a marked white oake standing on the edge of a bank

-- thence with a line drawne north by east thence with a line drawne north by east for length into the woods five hundred thirty two perches & one third of a perch to a marked pine

-- thence with a line drawne west by south sixty five perches to a marked pine

-- from thence with a right line drawne to the first boulder containing two hundred acres more or less

to have to hold the same to him the said George Carter & his heires and assignes forever under such covenants limitations & exceptions as in & by the said deed of grant recourse being thereunto had more fully & more at large it may & doth appeare now this indenture further witnesseth that

the above named George Carter and Mary his wife for and in consideration of three thousand pounds of tobacco to them in hand paid before the ensealing & delivery hereof where of and wherewith the said George Carter Mary his wife do acknowledge themselves fully & wholly satisfied & paid & doth of & for every part & parcell thereof acquitt & discharge the said Wm Timings his heirs executors & admrs by these presents have given granted bargained sold -?- & confirmed & do by these presents and do by these presents fully and absolutely give grant allienate bargaine sell -?- & confirme unto

¹ The "perch" used to describe land boundaries in this document is an old Roman unit of length used in the middle ages in France and England that ranged from 16.5 to 25 feet depending on local custom. Officially, it was replaced in English law by the rod (16.5 ft.).

the above said William Timings & to his heires & assignes forever all the above said parcell of land called "Carters Lott" together with all its rights privileges thereunto belonging or in any wise appertaining To have and to hold the said two hundred acres of land & all & singular other the premises hereby mentioned to be bargained & sold every of them with their & every of their appurtenances unto him the said William Timings and to the heires and assignes of the said William Timings forever and

the said George Carter and Mary his wife the said parcell of land with the appurtenances before by these presents bargained & sold unto him the said William Timings doe forever acquitt & discharge the same of and from all & all

manner of former & other bargained grants sales forfeitures dowries joyntures surrenders and of and from all titles incumbrances claimes and demands whatsoever claiming by from or under the said George Carter and Mary his wife shall & will forever here after warrant & defend by these presents

In confirmacon and full appurance of the truth above written the said George Carter and Mary his wife have to these presents sett to their hands & fixed there scales giving deed & state withfull and peaceable possession by livery of assignes of

and in the above mentioned premises with the appurtenances thereunto belonging as the said George Carter and Mary his wife subscribeous fixing their scales and the witnesses subscribeous doe manifest the day & year first above written.

George Carter (seale). Mary Carter (seale). Signed sealed & delivered in the presence of us John Winder - James Dashull.

Memorandum that this day to witt the two twentieth day of November in the twelfth year of the Rt Honble Charles & c over Maryland anno Dom 1687 before us John Winder and James Dashull two of his - ?- Justices of the peace for Somesett County came George Carter and Mary his wife parties to this within written indenture in their proper persons

and the said Mary being alone & by us secretly examined according to & forme of a certaine act of assembly in case madd and provided did acknowledge the said land in the said within written endenture mentioned to be the right of him the written named William Timings as those which the said WUliam Timings hath of the -?- of them

the said George Carter and Mary his wife and the said George Carter and Mary his wife for them and their heires and the heires of the said Mary hath remised and madd quitt claime there of the said William Timings and his heires forever and further

the said George Carter & Mary his wife have given granted for them and their heires & all & every the heires of the said Mary that the said land within mentioned unto him the said William Timings and his heirs against them

the said George Carter and Mary his wife and their heires and all & every the heires of the said Mary will warrant forever and for this acknowledged quitt claime and agreemt the said William Timings hath given them

the said George Carter & Mary his wife three thousand pounds of tobacco Taken & examined before us the day & year above written John Winder, James Dashull

Reed for a fine upon alienacion of the within mentioned 200 acres the just summe of eight shillings steri: in tob: according to act of assemblie. Frances Jenckins sherife. Intr the 13th day of Januay anno dom. Edm: Beauchamp clerk

7 Jun 1707 Somerset County, Maryland Land Records, pp 67-69:

This indenture made seventh day of June in the year of Lord God one thousand seven hundred & seven & in fifth year of reign of sovereign Lady Queen Anne of England Scotland France. Between Wm Timons in County & Province of Maryland weaver of one part and John Timons in County and Province afforesaid planter of the other part

Witneseth that whereas Lord Baltemore by this deed of grant under great seal - in Province of Maryland for granting of land bearing date at March the 20th of Anno Domo with & for consideration therein mentioned grant unto George Carter of Somerset County parcell of land called Carters Lott situate lying & being on east side of Chespeack Bay the south side of Pocomoke River rounded as followeth

begining a marked white oake ... on east side of a branch now called Dividing Branch near head of Princes Creek and on east side of a parcell of land surveyed same day for George Bette

-- thence with a line drawn east by north for breath sixty five perches up a branch side known by name of impossible Branch to a marked white oake standing on edge of Branch

-- thence with a line drawn north by east for length into woods five hundred & thirty three perches one third part of a perch to a marked pine

-- thence with a line drawn west by south sixty five perches to a marked pine and

-- from thence with a right line drawn unto first boulder containing & laid out for two hundred acres more or less to have & to hold to him

George Carter his heirs & assigns forever under such rents covenants limitations & exceptions as in & and if sd deed of grant - - thereunto mad fully & more at large, by devine sd George Carter assigned & - all his afd rights title & grant of in and to sd parcell of land unto Wm Timons Sen late of Somerset County this indenture further aft deed appear upon record to have and to hold same unto him

sd William Timons Scnr his heirs & assigns forever by divides Wm Timons Senr afsd ... simple in land aft mentioned and ... assigned ... sd Wm Timens Senr afsd dyed not making a will or testament for giving or having the afsd land to my person or persons whatsoever, by sd devise ye above sd William Timons - mentioned Levin first bom surviving son of the aforesaid Wm Timons senr deceased his heirs and assigns forever became possessed ... doth confirm in such labor and now this indenture further wittneseth

the afd Wm Timons senr herein mentioned for and considerations as well as for consideration of paying halfe of his ffathers debts after his decease as aforesd paid allready by above mentioned John Timons second son to abovesd deceased before ensealing & delivering hereof whereof & wherewith

abovesd Wm Timmons doth acknowledge himselfe wholly & fully satisfied and laid and thereof and every part and parcel thereof do clearly and absolutely discharge the said John Timons his heirs and assigns forever by these presents have given granted bargained sold and do by these presents give grant alinate enforce confirm bargain and sell unto said John Timons his heirs and assigns forever the one halfe of it above mentioned land begining at -

bound next to aforesd parcel of land surveyd for George -

-- thence with a line drawn east by north for breadth thirty two perches up a branch side known by the name of impossible Branch

-- thence with a line drawn north by east into woods for single dividing abovesd land equally in two five hundred and thirty three perches

-- thence with a line drawn -- thirty two perches & a halfe to a marked line and

-- from thence with a right line drawn to sd bound or -

granting afd together with all & singular profitts provided ... appurtenances there unto belonging or any appertaining to have & to hold ye said percell of land with all & singular - to him John Timens his heirs and assigns forever to only proper ... and behold of him sd John Timons his heirs and assigns forever without mortgage redemption or limitation to recall alter or change to determine same to behold ... or such rents & service by origin all deed of grant is reserved and

sd Wm Timons sd parcell of land with all and singular premisses and appurtenances before by these presents do forever freely aquitt and discharge same of & from all manner of former & other bargains grants labors forfeitures joyntures dowrys surrenders & of & from all other titles incumbrances claimes & demand & whatsoever of him sd Wm Timons his heirs and executors administrators & assigns and all of every person or persons whatsoever lawfully claiming from by or under him

sd Wm Timons shall & will forever hereafter warranty defend by these presents confirmation & full assurance of the above written deed & with full & peaceable possession by livery of & in above mentioned promisses with appurtenances thereunto belonging or a appertaining at abovesd Wm Timens his subscription & - his - witnesses subscription do - day & - above written. Wm W Timens {his mark}, signed sealed & delivered in presence of us Saml Hopkins Junr. James Ginan.

Memorandum that this day to witt seventh day of June in sixth year of reign of sovereign lady Queen Anne over England Anno Dom 1707 before me Saml Hopkins Jun James Givant two of her Matyl Jusices of peace for sd County of Somersett came within named Wm Timons to witnesseth to written indenture in his own proper person & then & there did acknowledge sd land in within written indenture mentioned to be right of him within mentioned Jno Timons - those whose

afsd Jno Timons hath of gift of him the Wm Timons & said William Timons for himself his heirs hath & omiss & made quitt claims thereof to him the said Jno Timons his heirs & assigns forever & further sd Wm Timons hath granted for himself & his heirs sd land within mentioned unto him sd Jno Timons & his heirs agt him sd Wm Timons & his heirs the will warrant forever & for this acknowledge and quitt claim & agreement first given to him sd Wm Timons.

Acknowledged before us /s/ Saml Hopkins Junr. /s/ James Ginan. Alienation fine being four shillings for ye land within mentioned me /s/ Wm Whittington