

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Beatrice Ferguson
her Heirs and Assigns forever. And I do hereby bind myself,
my Heirs, Executors and Administrators to warrant and forever defend all and singular
the said Premises unto the said Beatrice Ferguson, her
Heirs and Assigns, from and against myself, my
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim
the same or any part thereof.