

to be made by our tenants of the lands to be so granted to be by bargain and sale only, as well as the mode prescribed by our said instructions for the recording of all conveyances to be made of our said lands, may be attended with inconve- niency's, We do therefore hereby revoke the said eleventh article of our said instructions ; and instead thereof, Do hereby direct, that all conveyances to be by you made of our said reserved lands, pursuant to our said commission and instructions bearing even date therewith, shall be by grant under the great seal of our said province, and recorded in the proper provincial office ; and that you do insert in all such grants a proper clause or clauses requiring all future alienations of the lands to be so granted, to be recorded after the execution thereof respectively, within the time limited by act of as- sembly in that behalf, in the case of bargains and sales ;— and in case you shall have already made any conveyances of our said reserved lands by such grants under the great seal of our said province, and with such clause or clauses as here- in directed, and not by bargain and sale, and with such di- rections as ordered by our said former instructions.—We do hereby confirm all such grants, so by you made, so far as the same shall conform to these our instructions, and not to be repugnant in any other respect to the tenor of our said for- mer instructions.

“ And whereas doubts may arise touching our title to *Ann Arundel manor*, on account of the devise which our late fa- ther *Charles lord Baltimore*, deceased, took upon him to make of the said manor, to *Benedict Calvert, Esq.* though his lordship was tenant for life only, of our said province, by the settlement made on his marriage with the lady *Balti- more*, our mother, and which desire was afterwards defeated upo attaining the age of twenty-one years by exercising the powers in us vested as tenant in tail of the said province ; Now to obviate any unnecessary scruples which uninformed purchasers may be induced to entertain of our said title, We do hereby authorise and empower you upon the sale of our said manor, or any the lands thereto belonging to incert in the grants to be thereof respectively made proper engage- ments and stipulations in our name and behalf, (and which we) do hereby agree to confirm, to warrant the titles of the lands to be so granted against the said *Benedict Calvert*, his heirs and assigns, and all and every person or persons claim- ing or to claim under him or them, so as that such warranty be restrained not to extend to any future improvements to be made of the said manor and lands, nor to any rise or en- crease in the value thereof, beyond the price or consideration to