William Nichols conveys to his daughter Rachel the following land described as:

**1. A tract of land located in Frederick County, Maryland, known as the William Nichols Farm.**

This tract is bounded by:
- **North:** A line running parallel to the N Potomac River.
- **East:** A line running along the eastern boundary of the town of Frederick.
- **South:** A line running along the southern boundary of the town of Frederick.
- **West:** A line running along the western boundary of the town of Frederick.

The exact dimensions of the tract are as follows:
- **Length:** 1 mile
- **Width:** 1 mile

The tract includes all improvements, buildings, and rights appurtenant thereto.

Witness:

[Signature]

[Name]

[Date]

[Notary Public]

[Seal]

[County]

[State]