

This Indenture, made, the twenty Eight day of February in the year of our
lord one thousand Eight hundred and six. Between Peter A. Wabrath and Betsey
Wabrath his wife of the Town of Minden in the County of Montgomery in the State
of New York of the first part and Jacob Ruy of the Town of Minden County and State
aforesaid. Witnesseth, that the said parties of the first part for and in Consideration
of the sum of five hundred Dollars lawful money of the United States of Amer-
ica to them in hand paid by the said party of the second part, the receipt whereof is
hereby Confessed and acknowledged. Have granted, bargained sold, promised, released
aliened and confirmed. and by these presents do grant, bargain sell, promise, release
alien and confirm unto the said party of the second part and to his heirs and
assigns forever. All that certain fifty acres of land is known by the North east quar-
ter or fourth part of lot number fifty four in a Patent granted unto Philip Livingston
and others Commonly called Youngs Patent. Situate lying and being on the south

side of the Mohawk river in the Town of Mendon aforesaid said fifty acres
 of land or one quarter or fourth part of said lot number fifty four is butted
 and bounded as follows. Beginning at the North East Corner of said lot number
 fifty four and runs from thence North fifty degrees west seventeen Chains and
 sixty seven links, thence South forty degrees west thirty Chains and forty links
 or so far as to take in and include the one quarter or fourth part of said
 lot thence South fifty degrees west seventeen Chains and sixty seven links
 to the South West line of said lot and thence North forty degrees east to
 the place of beginning containing fifty acres of land and the
 usual allowance for highways, which is intended to be the one quarter or
 fourth part of said lot number fifty four in manner and form as aforesaid
 Together with all and singular the hereditaments and appurtenances
 thereto belonging or in any wise appertaining and the reversion and reversions
 remeinder and remainders rents issues and profits thereof, and all the Estate
 right title interest claim and demand whatsoever of the said parties of the
 first part, within in law or equity of in and to the above bargained premises
 with the said hereditaments and appurtenances To have and to hold,
 the said fifty acres of land or one quarter or fourth part as aforesaid and dem-
 is to the said party of the second part his heirs and assigns to the sole and
 only proper use benefit and behoof of the said party of the second part his heirs
 and assigns forever And the said parties of the first part for themselves their
 heirs executors and administrators do Covenant grant bargain promise
 and agree with the said party of the second part his heirs and assigns
 to Warrant and for ever defend the above bargained premises and every part
 and parcel thereof now being in the quiet and peaceable possession of the said
 party of the second part against the said parties of the first part their heirs
 executors administrators and assigns and against all and every other person
 claiming or to claim the said premises or any part thereof. In Witness where-
 of the said parties of the first part have hereunto set their hands and Seals
 the day and year first above written. Peter A. Walcott [L.S.] Oliver W. North
 [L.S.] Sealed and delivered in presence of Elijah Gibbs Nathaniel [L.S.]
 Montgomery Jr. on the 26th day of February 1811. Came before me John M. Carr
 the first Judge of the Court of Common Pleas for said County Peter A. Walcott
 a person to me well known, and he acknowledged to have executed the within
 deed as his act and deed for the uses and purposes therein mentioned, I am
 satisfied that he is the person described in and intended as the grantor in
 the within deed, and finding therein no material omissions or interlineations
 allow the same to be Recorded for Mr. Carthy Recorder the twenty sixth day
 of February 1811.

Penny N. Yates 5/11