

This Indenture, made the first day of April in the
Year of our said, one thousand Eight hundred and thirteenth
Between John Walrad Junior and Elizabeth his wife of the
first Part, and James Miller, all of the County of Montgomery
of the second Part, Witnesseth, that the said Parties of
the first Part, for and in Consideration of the sum of Three
hundred Dollars good and lawful Money of the State of
New York, to them in hand paid, in the said Party, of the
second Part, the receipt whereof is hereby confessed and acknow-
ledged. Have Granted, bargained, sold, Remised, Released
Quitted, and Conveyed, and by these Presents do Grant, Con-
firm, Promise, Release, Quit and Convey unto the said Party
of the second Part, in his actual Possession now being, and to his
heirs and assigns forever. All those certain two Pieces or Parcels
of Land, Situate, lying and being in the Town of Lancaster, and
in the County of Montgomery, in Richard's Patent, one of which
contains twelve acres of Land is distinguished by being and being
on the North West Corner of a certain Lot of one hundred acres of
Wood Land lying lot number eight in said Patent, and the other of
said Pieces or Parcels of Land, containing one acre of Land is
distinguished by being and being on the South side of the Public
Highway, that leads from Albany to Watstown, in the Corner of
the Homestead, where the bridge runs across the Allegany River.
Together with all and singular, the Hereditaments and Appurtenan-
ces thereto belonging, to in any wise appertaining, and the suc-
cession and reversions, Remainder and remainders, Rents, issues and
Profits thereof, and all the Estates, Right, title, interest, claim, and
demand whatsoever, of the said Parties of the first Part, either in
Law or Equity, of in, and to the above bargained, premises, with the
hereditaments and appurtenances to have and to hold, the said
bargained premises, 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 John Walrad Junior and Elizabeth his wife Anties

of the first Part, for themselves, their heirs, Executors, and Admin-
 istrators. Do Covenant Grant, Promise and Agree, to and
 with the said Party of the second Part, his heirs and assigns, the
 above bargained promises, in the quiet and peaceable Possession of
 the said Party of the second Part his heirs and assigns, against
 all and every Person or Persons Lawfully claiming or to Claim, the
 Whole or any Part of the above mentioned and described, summs
 Well lawfully Demand and Defend. In Witness Whereof, the said Parties
 of the first Part, have hereunto interchangeably set their hands and
 seals the day and year first above written. John Walradt Junior &
 Elizabeth Walradt & Co. Signed, sealed and Delivered in the presence
 of James ^{more} Cochran. Trial & Try. State of New York & James Cochran
 Master in Chancery, in said state. do Certify, that on the first day
 of April in the year of our Lord, one thousand Eight hundred & thirteen
 before me came. John Walradt Junior and Elizabeth his wife known to
 me, to be the same Persons, described in and who have executed the
 Within deed, who acknowledge, that they had executed the same, and
 the said Elizabeth, being by me Examined privately and apart from
 her said husband did Confess, that she had executed the same fully
 without the fear, threat or Compulsion of her said husband, and find-
 ing therein no illegal, irregular or Intergations do allow it to be
 Recorded. James Cochran. Recorded, the twenty second day of April
 1813.

Henry J. Yates Clerk.