

This INSTRUMENT made the twenty sixth day of January  
in the year of our Lord one thousand Eight hundred and five Be-  
tween Jacob Wakarott and Gertrude his wife of the town of Cana-  
johary in the County of Montgomery and State of New York of the  
first part; and John J Van Slyck of the town and County aforesaid  
of the second part, witnesseth, that the said parties of the first part  
for and in consideration of the sum of One hundred and twenty  
five dollars, lawful money of the United States to them in hand  
paid, at or before the enscaling and delivery of these presents by  
the said party, ~~by the said party~~ of the second part the receipt

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whereof is hereby confessed and Acknowledged, Have granted, bargained, sold, aliened, remised released, conveyed, assured enfeoffed and confirmed; And by these presents, Do grant bargain, sell, alien remise release, convey, assure, enfeoff, and confirm, fully freely and absolutely unto the said party of the second part, and to his heirs and assigns for ever, All that piece part or parcel of land lying and being in the Town of Canajohary in the said County of Montgomery beginning at the easterly line of John Roosebooms land where it strikes, the river at low water mark and running along said line South twenty nine degrees west three Chains and thirty four links to a Stone, thence South fifty five degrees East three Chains to a Stake & Stone thence North twenty nine degrees East three Chains and thirty four links to the river thence up the said river to the place of beginning containing One Acre of Land Together with all and singular the appurtenances, privileges and advantages whatsoever unto the said above mentioned and described premises in any wise appertaining or belonging; and the reversion and reversions, remainder and remainders rents Issues and profits thereof; And also all the estate, right, title, Interest, property claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of in and to the same, or any part or parcel thereof, with the appurtenances, So have and to hold the above granted, bargained and described premises with the appurtenances unto the said party of the second part, his heirs & assigns for their own proper use, benefit and behoof forever, And the said parties of the first part for their heirs, executors and administrators, Do covenant promise, grant and agree, to and with the said party of the second part, his heirs and assigns, that they the said parties of the first part, at the time of enrolling and delivery of these presents, were lawfully seised in their own right, of in and to the aforesaid described premises here by granted and conveyed with the appurtenances, as of good sure, perfect absolute and indefeasible estate of inheritance in the law, in fee simple without any manner of condition to alter, change determine or defeat the same, And have in themselves, good right full power and lawful Authority, to grant bargain sell convey and release the above said described land and premises with the appurtenances, unto the said party of the second part, his heirs and assigns, in manner aforesaid; and also that he the said party of the second part, his heirs and assigns, shall and may from time to time and at all times, and for ever hereafter, peaceably and quietly, have, hold, occupy, possess and enjoy the said hereby granted and bargained premises with the appurtenances; and also, that the said parties of the first part, and their heirs, and all and every other person or persons

Whomsoever lawfully or equitably deriving any estate, right title  
 dower, Jointure or interest, of in and to the herein before granted  
 premises, be from under or in trust, for they and theirs, shall  
 and will any time or times hereafter, upon the reasonable  
 request of the said party of the second part his heirs or assigns  
 and at the proper cost and charges in the law of the said  
 party of the second part his heirs or assigns, make do and execute  
 or cause or procure to be made done and executed, all and  
 every such further and other lawful and reasonable conveyan-  
 ces and assurances in the law, for the better and more effectua-  
 -ly vesting and confirming the premises hereby intended to  
 be granted, in and to the said party of the second part his  
 heirs and assigns for ever, as by the said party of the second  
 part his heirs or assigns, or his or their Council learned in the  
 law, shall be reasonable devised, advised or required, And  
 the said parties of the first part for themselves their heirs executors  
 and administrators, engage to warrant and by these presents  
 for ever to defend the above described and released premises  
 and every part and parcel thereof, In witness whereof the  
 said parties of the first part, have hereunto set their hand  
 and seal the day and year first above written Jacob J  
 Walraat (C) Gertruy <sup>her</sup> + Walraat (C) <sub>mark</sub> Sealed and delivered in the  
 presence of Ab<sup>m</sup> Roseboom Jacob Walraat Jun<sup>r</sup>: State of New York  
 Montgomery County, Be it remembered that on the twenty third  
 day of May One thousand Eight hundred and Eighteen person-  
 -ally came before me the within named Jacob J Walraat + Gertrude  
 his wife, the said Jacob being known to me & the said Gertrude  
 having been duly indentified by the oath of Joseph Walraat to  
 me well known when they acknowledge that they had signed  
 sealed and delivered the within deed for the uses and pur-  
 -poses therein designated, and the said Gertrude being by  
 me privately examined apart from her said husband acknow-  
 -ledged that she had executed the said deed, freely and vo-  
 -luntarily, I also examined the said deed, and found therein no  
 alterations, all which I do hereby certify according to the act in such  
 case made and provided, A Conkling Master in Chancery, Record-  
 -ed this 15<sup>th</sup> day of February 1821

W. McCarthy D. Clerk