

Ed.

This Indenture, made the twenty eighth day of January in the year of our Lord One thousand eight hundred & twenty eight, Between Peter Walradt of Ranagshawe Montgomery County & State of New York and Mary Catharine his wife, and Charles Walradt of the same place & Catharine his wife, parties of the first part, and Samuel Colman of the same place of the second part, Witnesseth that the said parties of the first part, for and in consideration of the sum of twenty nine hundred Dollars, lawful money of the United States of America, to them in hand paid, at or before the sealing & delivery of these presents, by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part, his heirs, executors and administrators, for ever released and discharged from the same by these presents; Have granted, bargained, sold, aliened, remised, released, conveyed and confirmed; And by these presents Do grant, bargain, sell, remise, release, convey and confirm unto the said party of the second part, and to his heirs and assigns for ever All the the following pieces, lots and farms of land, each lying & being in the town and County aforesaid, The first piece is that piece on which the parties of the first part reside, and is lot number five in a Patent granted to William Dick, Beginning at a certain large marked Maple tree, standing on the south side of Rowmans Creek in the division line of lots Number four & Number five, & runs thence South or Southwly eighteen Chains to the middle line, thence South sixty eight chains to the South bounds of said lot and said Patent; thence North sixty seven degrees West along the Patent line eleven chains and fifty links; thence North along the line between lot 5 & lot 6, sixty four chains and fifty links to the Middle line thence forward on said line between said lots No. 5 & 6, twenty two chains, thence on the same line, supposed to be North 18° 15' E. thirty eight chains twenty five links; thence South 72° East eleven chains twenty five links; thence S. 16° 15' West forty chains to the place of beginning, containing one hundred and thirty three acres of land, more or less; It being the intention of the parties to convey the whole of said lot No 5, as held and occupied by the parties of the first part; the above description by courses & distances to the contrary notwithstanding in the other piece of land is the equal East or Easterly half of a lot of about fifty acres of land, so called; which fifty acre lot is to be divided by a North and south line or Northwly and Southwly to run through the middle thereof, & is the East or Easterly half of lot No. 3, in Delanceys Patent, the fifty acre lot is bounded on the West or Westwly by David Walradts lands, North or Northwly by Adam Garlocks land, East or Easterly by the highway & Peter Nellis' land; South or Southwly by said lots No. 5, & No. 6; the half thereof is supposed to contain twenty five acres more or less. Possession to be given on the first of April next. — Together with all and singular the rights, members, privileges, hereditaments and appurtenances whatsoever, to the said above mentioned and described premises in any wise appertaining or belonging; And the reversion & reversions, remainder & remainders

rents, issues and profits thereof: And also, all the estate, right, title,  
 interest, dower or right or rights of dower, property, possession,  
 claim and demand whatsoever, as well at law as in equity, of  
 the said parties of the first part, of, in and to the same, and  
 every part and parcel thereof, with the appurtenances. To have  
 and to hold the above granted, bargained, and described premises  
 and every part and parcel thereof, with the hereditaments &  
 appurtenances, unto the said party of the second part, his heirs  
 and assigns, to his and their own proper use, benefit, and behoof  
 forever. And the said Peter Walradt and Charles Walradt  
 for themselves, their heirs, executors and administrators, do jointly  
 and severally covenant, grant, promise and agree, to and with  
 the said party of the second part, his heirs and assigns, that they  
 the said Peter Walradt and Charles Walradt, are at the time of  
 the sealing and delivery of these presents, lawfully seized, in fe  
 simple in their own right, of a good, law, absolute & indisfeisible  
 estate of inheritance in fe simple, of and in all & singular the  
 above granted, bargained and described premises, with the app  
 urtenances: and have good right, full power and lawful  
 Authority to grant, bargain, sell and convey the same in manner  
 and form aforesaid. And that the said party of the second  
 part, his heirs and assigns, shall and may at all times hereafter  
 peaceably and quietly have, hold, use, occupy, possess, and enjoy  
 the above granted premises, and every part and parcel thereof  
 with the hereditaments and appurtenances, without any let,  
 suit, trouble, molestation, eviction or disturbance of the said parties  
 of the first part, their heirs or assigns, or of any other person or  
 persons whomsoever. And that the same are now free, clear  
 discharged and unincumbered of and from all former & other  
 grants, titles, charges, estates, judgments, taxes, assessments and  
 incumbrances of what nature or kind soever. And also, that  
 the said parties of the first part, and their heirs, and all &  
 every other person or persons whomsoever, lawfully or equitably  
 deriving any estate, right, title, or interest, of, in or to the  
 above granted premises, by, from, under, or in trust for  
 them or either of them, shall and will at any time or times  
 hereafter, upon the reasonable request, and at the proper costs  
 and charges in the law of the said party of the second part  
 his heirs and 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 acts, assurances, conveyances and  
 assurances in the law for the better and more effectually vesting  
 and confirming the premises hereby intended to be granted, in  
 and to the said party of the second part, his heirs & assigns  
 forever, as by the said party of the second part, his heirs or  
 assigns, or by his or their counsel learned in the law, shall be  
 reasonably desired, advised, or required: And the said Peter  
 Walradt, and Charles Walradt, their and each of their heirs  
 the above described and hereby granted and released premises

Recorded 19th February 1826



and every part and parcel thereof, with the hereditaments & appurtenances, unto the said party of the second part, his heirs & assigns against the said parties of the first part, and their heirs, & against all and every person and persons whomsoever, shall & will warrant and by these presents for ever defend. In Witness whereof, the parties to these presents have hereunto inchoangably set their hands and seals, the day and year first above written. Peter Walrad, Esq.; Mary Catharine Walrad, W. S.; Charles Walrad, Esq.; Katharine Walrad, Esq.; sealed and delivered in presence of, Levi Bradsley, State of New York, Otsego County, J. J. City, that on the 28<sup>th</sup> of January 1828, before me personally appeared Peter Walrad, and Mary Catharine his wife, & Charles Walrad and Katharine his wife, all of them known to me to be the persons described in and who executed the within instrument & who severally acknowledged the same as their free act & deed. And the said Mary Catharine Walrad and Katharine Walrad, being by me examined separate and apart from their said husbands respectively, acknowledged that they executed the same freely, and without fear or compulsion of, or from them, Let it be Recorded, Levi Bradsley, Commissioner, &c. State of New York, Otsego County, A. Edward B. Crandal Clerk of the County of Otsego, do hereby certify, that Levi Bradsley Esquire whose name is subscribed to the Certificate of the acknowledgment of the aforesaid indenture, and endorsed thereon, was on the day of the date of the said Certificate, one of the Commissioners in and for the county aforesaid, dwelling in the said County, duly commissioned and authorized by law to take the proof & acknowledgment of Deeds &c. And further, that I am acquainted with the hand writing of the said Commissioner, and truly believe the signature officially set to the said Certificate, to be his proper hand writing. In testimony whereof I have hereunto set my hand, and affixed the seal of the said County, the 30<sup>th</sup> day of Jan<sup>y</sup>. 1828. A. B. Crandal. C. K. L. S.

Recorded 19th January 1828  
at 9 o'clock of the

Geo: W. Ferguson, Clerk