

7^d. This Indenture, Made the Nineteenth day of April in
the year of our Lord, one thousand eight hundred and thirteen
Between George Sells of the town of Mendon County of the State
of New York and Anna ^{the first part} his Wife and John
C Walrath of the Town of Canajoharie County of the State
of New York of the second Part. Witnesseth, that
the said Parties of the first Part, for and in consideration of
the sum of one thousand five hundred Dollars lawful money
of the United States to them in hand paid, at or before the
sealing and delivery of these presents, by the said Party of
the second Part, the receipt whereof is hereby certified and
acknowledged. Have granted, bargained sold, Aligned, Rem-
ised, Released, Conveyed, assured, conveyed and confirmed
and by these presents do Grant, bargain, sell, Align, remise,
Release, Convey, assure, convey and confirm, fully, truly,
and Absolutely, unto the said Party of the second Part
in his Actual Possession now being, and to his Heirs and
Assigns forever. The one equal or half Part or more
of all that certain lot of land situated and being in
the Town of Mendon in the County of Montgomery and
State of New York, on the South side of the Mohawk River
in a Patent formerly granted to Jacob Lansing deceased
& others and called and known by Lot No 13. in said Patent
said lot begins at the South West corner of lot No 12. and
runs from thence along said lot No 12. to the South Sixteen degrees
East minute seven chains and fifty links to lot No 27.
thence along the same South sixty seven degrees and
thirty minutes West twenty eight chains, to lot No 14
thence along the same South sixteen degrees West minute
seven chains, thence North seventy six degrees East twenty
six chains to the place of beginning containing two hundred



and Eighteen Acres of Land which said lot is to be divided through
the Middle from the South to the North end of the same
Beginning, as above said from the Easterly Part or sides of the
same. Together with all and singular the Appurtenances, Pri-
vileges and Advantages whatsoever unto the said above Men-
tioned and described Premises in any wise obtaining, or be-
longing: And the reversion and Reversion's Remainder with
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 Parties
of the first Part, or in and to the same, or any Part or Part
of thereof with the Appurtenances. To Have And to Hold
the said Premises with the Appurtenances, unto the said
Party of the second Part, his Heirs and Assigns, for their
own proper use, Benefit and behoof forever. And the said
Parties of the first Part for themselves, their Heirs. 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 conveying
and delivery of these Premises were lawfully seized in
their own Right, or in and to the above said described Premises
herby granted and conveyed with the Appurtenances, as of a
good sure Title, absolute and indefeasible Estate of inheritance
in the Law, in fee simple, without any Manner of Condition
to alter, Change, Attenuate or defeat the same and have
with their own ^{good} right full Power and lawful Authority, to
grant, bargain, sell, Convey and release the above said des-
cribed 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 forever hereafter
peaceably and quietly have hold, Occupy, Enjoy and
enjoy the said herby 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, dis-
ving any Estate, right, title, Claim, Rent or interest, of
it or to the herby before granted Premises, by, from under
or in trust, for them and them, shall and will, at 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 Costs and Charges in the Law of the said Parties

Part, their 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 Conveyances and assurances in the law, for the better and more effectually vesting and confirming the premises hereby intended to be granted to and to the said party of the second part, his Heirs and assigns forever, as by the said party of the second part, his Heirs or assigns or any of them or their assigns claimed in the law shall be reasonably devised advised or required: and the said parties of the first part, for themselves and their Heirs, Covenant and agree to and with the said party of the second part, his Heirs and assigns, to warrant, and by their presents power to defend, the above described and released Premises, and every part and parcel thereof, to the said party of the second part, his Heirs and assigns, against the said parties of the first part, and their Heirs, and against all other persons whatsoever ^{lawfully} claiming the same or any part thereof. In Witness Whereof, the said parties of the first part, have hereunto set their Hands and seals the day and year first above written George Sitts, Esq. Anna Sitts [Wife] Signed Sealed and delivered in the presence of Able the Words Glating the, all together with all and singular hereunto the said themselves. Obliterated and the Words New. any of them intimated below Execution. Peter Nestle, Rob. McFarlan.

State of New York Montgomery County, S. On the twenty sixth day of April one thousand eight hundred and thirteen before me Robert McFarlan one of the Judges of the Court of Common Pleas in and for said County appeared George Sitts and Anna his Wife both to me personally known who severally acknowledged, that they executed the within deed as their respective Wills and deeds for the uses and purposes therein mentioned. the said Anna being by me Examined separate and apart from her husband testified that she executed the same fully without any fear threat or compulsion from her said Husband. I being satisfied that the said George and Anna are the same persons described in the within Deed and who made the Acknowledgments and findings therein no erasures interlineations or obliterations but what are noted allow the same to be Recorded. Robt McFarlan Recorded the thirty first day of May 1813.

Wm J Yates Clerk.