

This Invention Made the thirtenth day of February
in the year of Our Lord One thousand eight hundred and ninetien
between Garhard Walratt and Lydia his wife of the town
of Minden in the County of Montgomery and state of New York
of the first part and Jacob G. Walratt son of said Garhard
of the same town county ^{and of the} aforesaid of the second part Witnesseth
that the said party of the second part for and consideration
of the sum of six hundred dollars lawfull money of the state of
New York to him in hand paid by the said party of the second
part at once before the executing and delivery of these presents
the receipt whereof he hereby confesses a debt due to him and
thewith to be fully satisfied continue and paid with granted
waiver and sold aliened remise released and confirmed

and by these presents doth grant bargain sell alien remise release
 and confirm unto the said party of the second part in his actual
 possession and to his heirs and assigns for ever all that
 certain eastwardly part of lot number one in the first
 tract of a patent granted to Phillip Livingston Frederick Yonge
 and others dated the tenth day of February one thousand
 seven hundred & sixty two lying and being in the town of
 Minden on the south side of the Mohawk river in the
 County of Montgomery said Lots of Land number one beginning
 at a stake and flat Rock stone on the north east corner of
 an easement from thence north seventy eight degrees west fourteen
 chains & eighty links to a hemlock tree standing on the line
 of John Deek from thence along said line South twenty
 nine degrees thirty minutes west forty nine chains to
 a stake in the Road from thence fifty three degrees and
 eighteen minutes west twenty chains and sixty eight links
 to a hemlock stake corner of John Christman and Joseph Waggome
 along said line of John Christman and Joseph Waggome
 to the place of Beginning containing one hundred acres of
 Land more or less and all that certain eight acres of Land
 known and being part of lot number four in a patent
 granted unto Phillip Livingston and others situate lying
 and being on the south side of the Mohawk River in the
 town of Benajohann said eight acres of Land is better
 and bounded as follows beginning at the south west
 corner of one hundred and twenty acres of Land part
 of said lot belonging to George Lynter and runs from
 thence along the line of lands belonging to Andrew Roof
 being also part of said lot south fifty one degrees and forty
 minutes east twenty seven chains and eighteen links till
 in the middle of a Road leading by George Deffendorf
 towards the Culburgh thence north westerly keeping the
 middle of said Road till to the westerly line of lot num-
 ber three and thence along the last mentioned line
 south thirty eight degrees and twelve minutes west
 six chains and five links to the place of Beginning
 containing with the above mentioned one hundred
 and eight acres of Land more or less Together with all
 and singular the Hereditaments and appurtenances
 thereto belonging or in any wise appertaining and the
 reversion and residuous remainder 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 either in law or equity of in or to above
 mentioned premises with the appurtenances to have and to
 hold the said above mentioned premises with the appurtenances
 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 himself his heirs and assigns
speculators administrators do covenants grant bargain sell
promise and agree to and with the said party of the second
part his heirs and assigns that the above bargained premises
in the quiet and peaceable possession of the of the said party
of the second part his heirs and assigns and against all
and every person or persons lawfully claiming or to claim
the whole or any part of the said above mentioned and
described premises shall and will for ever remain and
Defend by these presents In witness where of the said
parties have to these presents hereunto set their hands
and seals the day and year first above written signed
sealed and delivered in the presence of John Deffenaf
John Deek State of Maryland on the eight day of August in
the year one thousand eight hundred and nineteen personally
appeared before me Lydia Warratt the wife of Garbath
Warratt to me personally known to be the same person
described and who executed the within deed for the
uses and purposes therein mentioned without fear or
compulsion of her said Husband and also John Deek to
me personally known and being by me duly sworn and on
oath said that he saw within named Garbath Warratt
sign seal & deliver said deed for the uses and purposes therein
mentioned and that he knows him to be the same person who
executed said deed and that he signed said deed as
a witness together with John S Deffenaf of the other witness
and I have examined said deed finding therein no mate-
rial errors or intensions allow the same to be Read
George H. Nellis Commissioner &c. Read the 17th of May 1810
J. M. Cobble Clerk