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This Indenture, made the eleventh day of December in the year of our Lord one thousand eight hundred and thirty, Between Joseph Waggoner and Minerva his wife of Madison & Montgomery County and State of New York, of the first part, and Jacob S. Walcott of the town aforesaid of the second part Witnesseth that the said parties of the first part for and in consideration of the sum of Five hundred and forty dollars in hand paid by the party of the second part, wherewith the said parties of the first part do hereby declare themselves satisfied and paid, have and by these presents do grant, bargain, sell alien, release, convey and confirm unto the said party of the second part, his heirs and assigns All that twenty seven acres of land, situate, lying & being on the Southernly side of the Mohawk River, in the town of Orangeburg and County aforesaid, and is known as being part of lot No. three in a Patent granted to Philip Livingston and others: said land is better and bounded as follows, Beginning at the Northwesterly corner of said lot No. three and runs thence along the Northernly line of said lot South Eighteen degrees & thirty minutes East twenty one chains and eight links to a large Birch tree corner thence South seventy two degrees West Nineteen chains & forty links to a stake thence North Eighteen degrees and thirty minutes West seven chains & ten links to lot No. one; and then along the same North thirty six degrees and thirty minutes East to the place of beginning, containing twenty seven acres of Land, more or less. Together with all and singular, the rights, members, priviledges, to the same belonging, or in any wise appertaining, and the possession and revenues, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim & demand, both in law and in equity of the said parties of the first part of in and to the same, To have and to hold the said tract of land and premises with the appurtenances unto the said party of the second part, his heirs & assigns, to him and his only proper use, benefit and behoof for ever, And the said parties of the first part do for them, their heirs, executors and Administrators, covenant & agree to and with the party of the second part, his heirs and assigns that they are true and lawful owners of the said tract or parcel of Land and premises with the appurtenances, and are lawfully seized in their own right, of a perfect absolute, and indefeasible estate of inheritance, in fee simple of and in all the said premises with the appurtenances, and have in themselves good right full power and lawful Authority to grant and convey the same in manner aforesaid, and also that he the said party of the second part, his heirs & assigns, shall and may forever hereafter peacefully have, hold, occupy & possess the said granted premises free from the hindrance or molestation of any person or persons lawfully claiming the same. And that they the said parties of the first part and their heirs the said parcel of land & premises unto the said party of the second part, his heirs and assigns, against all claims and demands whatsoever, shall and will warrant, and for ever by these presents defend. In Witness whereof the parties of the first part have hereunto set their hands and seals, the day and year first above written.

Joseph Waggoner, Junr. (Seal) Joseph Waggoner, (Seal) Minerva Waggoner (Seal) sealed and delivered in presence of, "Birch" in the 3rd line of boundaries inscribed before execution. Joseph Waggoner, in 3rd line from top also. P. J. Waggoner as to Joseph and Father. State of New York, Montgomery County, J. S. On the 21st Dec. A. D. 1831, before me solo "Jandies J. A. Comp. of Deeds &c came the within named Joseph Waggoner Esq. and Minerva his wife & Joseph Waggoner to me known to be the persons in & who acknowledged that

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they severally signed, sealed and delivered the said instrument for the uses and purposes therein mentioned: And the said Manawa being by me examined separate and apart from her said husband, acknowledged that she executed the said instrument freely without fear or compulsion from her said husband: All of which I do accordingly certify according to the statute in such case made & provided. Joh. Sanders Jr.

Recorded 23^d January 1832 at 6 O'clock P.M.

Geo: D. Ferguson, Clerk.