

This Indenture made the eleventh day of April in the year of our Lord one thousand eight hundred and thirty five Between Hollem Sheldon and Margaret his wife of Fort Plain Village in the County of Montgomery of the first part and John S. Walrath of Manheim in the County of York of the second part Witnesseth that the said parties of the first part for and in consideration of the sum of One thousand and two hundred and fifty Dollars and cents in hand paid by the said 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 certain parcel or Village lot lying situate and being in the town aforesaid and known and distinguished as lot No. Forty three on a map of Village lots in possession of P. J. Waggoner of the town aforesaid said lot is as found on said map sixty feet in one direction and one hundred and twenty feet in another parallel with R. Crouses southerly line at Fort Plain Village and is more particularly located and bounded as follows viz South east by Division Street on the South west by Village lot No. Forty four on the north west by the line aforesaid of Robert Crouse and on the north east by Centre Street, said lot is at least sixty feet wide and at all events extends to Crouses line aforesaid be it sixty or more feet, Excepting and reserving from said lot thirty feet on the westerly side thereof formerly conveyed by said parties of the first part to D. C. Ellis a Broker by Ellis reserving the possession until the first day of May next. Together with all and singular the rights members and privileges to the same belonging or in any wise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof And all the estate right title interest property possession claim and demand, both in law and 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 and assigns to him and his only proper use benefit and behoof forever. And the said parties of the first part do for themselves and their heirs executors and administrators covenant and agree to and with the said party of the second part his heirs and assigns that they are the 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 good right full power and lawful authority to grant and convey the same in manner aforesaid And Also that the said party of the second part his heirs and assigns shall and may forever hereafter peaceably have hold occupy and possess the said granted premises free from ^{the} hindrance or molestation of any person or persons lawfully claiming the same. And that the said parties of the first part and their heirs the said parcel of land and premises unto the said party of the second part his heirs and

assigns against all claims and demands whatsoever shall and will warrant and forever by these presents Defend Excepting and reserving from the force and effect of the above covenants three mortgages of Voorhes and Ellis upon above lot which the grantee is to cancel excepting One hundred and thirteen dollars and thirty nine cts In Witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above writtten. Hollum Sheldon (Seal) Margaret ^{Wife} Sheldon (Seal) Sealed and delivered in presence of ^{First} in 1st line erased & Eleventhth interlined before execution, State of New York Montgomery County ss. On the 11th April 1835 came before me the within named Hollum Sheldon and Margaret his wife known to me to be the persons described in and who acknowledged that they signed sealed and delivered said instrument for the uses and purposes therein mentioned and the said Margaret his wife being examined separate and apart from her said husband acknowledged she executed said instrument freely without fear or compulsion from her said husband all of which I do certify according to the Statute in such cases made and provided, Solo^r Sanders J^r a Com^{rs} of deeds

Recorded the 14th day of April 1835 at 11 O'clock A M

R. H. Kustney Dep Clerk