

This Indenture, Made the the third day of February in the year of our  
 Lord one thousand eight hundred and thirty five Between Johan Hendrick  
 Grave & Heinricha his wife of Fort Plain Village & Montgomery County of  
 the first part, and Charles Walrath & John P. Walrath the first of Montgomery  
 & the 2<sup>d</sup> of Herkimer County of the second part, Witnesseth, that the said parties  
 of the first part, for and in consideration of the sum of two hundred and seven  
 ty one dollars in hand paid by the parties of the second part, wherewith the said  
 parties of the first part do hereby declare themselves <sup>to be</sup> ~~and~~ paid, have and by  
 these presents do grant, bargain, sell, alien, release convey and confirm, unto the  
 said parties of the second part, their heirs and assigns, all that certain parcel  
 of land or village lot lying situate & being in Fort Plain Village aforesaid which  
 said lot is located and described as follows, viz: bounded on the south westerly side  
 by the public highway leading over the Osguack Bridge, near the house of Joseph  
 Wagoner Jun. Northerly by the lot of David Gros, Easterly by the fence of said  
 Gros enclosing in part his @ yard and running in a direction from his barn  
 towards the creek & Southerly by the dam or creek. Excepting and reserving  
 all the rights & privileges of the State in & to the dam embankment & appur  
 tenances thereunto belonging, reserving till first of May next, unless Canal  
 navigation sooner opens the possession of the front room on the premises in the  
 house. 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 promises, with the appurten  
 ances, unto the said parties of the second part, their heirs and assigns, to them  
 and <sup>their</sup> ~~only~~ proper use, benefit, and behoof forever. And the said parties of the  
 first part do, for their heirs, executors and administrators, covenant and agree



to and with the parties of the second part, their 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 they the said parties of the second part, their 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 they the said parties of the first part, and their heirs, the said parcel of land and premises unto the said parties of the second part, their heirs and assigns, against all claims and demands whatsoever, shall and will warrant, and forever by their 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, Johan Grim <sup>Esq</sup> & <sup>Esq</sup> ~~Grim~~ <sup>Esq</sup> & Henriette Guvesmark <sup>Esq</sup> & <sup>Esq</sup> ~~Seals~~. Sealed and delivered in presence of. State of New York Montgomery County. On the 23<sup>rd</sup> February 1835. came before me the within named John Hendrick Grace & Henrietta his wife known to me to be the persons described & who acknowledged that they severally signed, sealed and delivered said instrument for the use and purposes therein mentioned, & the said Henrietta 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 & provided. Solo Sanders Jr. A Com. of Deeds.

Recorded 4th day of February 1835. at 12 o'clock at noon.

J. D. Ferguson, Clerk