

This Indenture made the ninth day of February in the year of our Lord one thousand eight hundred and thirty five Between John G. Walrath and Catherine his wife of LeRay, Jefferson Co., N.Y. of the first part and Daniel Walrath of Oppenheim, Montgomery County & 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 three hundred dollars to them in hand paid by the said parties of the second part the receipt whereof is hereby confessed and acknowledged have bargained, sold, remised and quit claimed and by these presents do bargain, sell, remise and quit claim unto the said party of the second part in his actual possession now being and to his heirs and assigns forever All that certain piece of land known by Lot number forty four No. 44 in a patent commonly called Lott and Lows Patent in the town of Palatine now Oppenheim and County of Montgomery as follows – Beginning at the southeast corner of said lot number forty four and running from thence North thirty two degrees east as the needle pointed in the year 1761 forty five chains and ninety one links: from thence at right angles to the last course until it strikes East Canada Creek thence down the creek as the water runs to a point on said bank from which you run a line Easterly to the place of beginning it shall be parallel to the second course and at right angles to the first course: and thence from said point to the place of beginning containing two hundred eighty eight acres of land and one fourth of an acre. Together with all and singular the heriditaments and appurtanances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents issues and profits thereof. And all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part either in law or equity of in and to the above bargained premises with the same heriditaments and appurtanances, to have and to hold the said described land 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. In witness whereof the said parties of the first part have herewith set their hands and seals the day and year above first written.

Recorded the 17<sup>th</sup> day of April 1838 at 2 PM  
AJ Carrie Clerk

**1807 deed 288 acres Walter Cochran to George Walradt Book 43, page 150-151.docx**

**1827 deed 288 acres from John G. Walrath & others to Daniel Walrath.docx**

**1837 deed 288 acres in Oppenheim Jacob & Elisabeth Walradt to Daniel Walradt in Oppenheim.docx**

The sketch contains 288 acres. There is no way to ascertain that the Canada creek ran due North & South, but the 3 boundaries are as described. The creek was drawn to make 288 acres.

0 960

southeast corner of lot  
number forty four

N 32 E 45.91 Chains  
S 58 E 45 Chains  
S 7 E 59 Chains  
N 58 W 81.5 Chains

