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This Indenture, made the twenty fifth day of May in the year of our Lord one thousand eight hundred and thirty eight Between Benjamin England and Jane his wife and Nicholas England and Mary his wife all of the town of Palatine County of Montgomery and State of New York of the first part and Sylvanus Walrath of the same place of the second part Witnesses that the said party of the first part for and in consideration of the sum of One thousand three hundred and ninety five dollars, lawful Money of the United States of America to them in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged, have granted, aliened, remised, released, conveyed and confirmed, and by these presents do grant alien, remise, release, convey and confirm unto the said party of the second part, and to his heirs and assigns forever all that certain piece or parcel of land lying and being in the town of Auburn and in the County of in the second division of the Stone Arabia patent beginning at the north west corner of lot No. 48, and is known as the Southernmost half of lot No. 46, and runs from thence north forty five chains and forty links three east twelve chains and thirty links to the place of beginning containing fifty five acres three rods and fourteen perches of land & of Ejecting and reserving from the Stone fence on the west side and the north end of said lot about one fourth of an acre of land more or less Together with all and singular the hereditaments and appurtenances therunto 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 claim and demand whatsoever, of the said parties of the first part either in law or equity of in and to the above granted premises with the said hereditaments and appurtenances. To have and to hold the above mentioned and described premises with the appurtenances and every part and parcel thereof to the said party of the second part his heirs and assigns, and the said parties of the first part for themselves their heirs, executors and administrators do covenant, grant, bargain, promise and agree to and with the said party of the second part his heirs and assigns, to warrant and forever to defend the above granted premises and every part and parcel thereof, now being in the quiet and peaceable possession of the said party of the second part against the said parties of the first part their heirs executors administrators and assigns and against all and every other person or persons claiming or to claim the said premises or any part thereof In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written Benjamin England *(S)* Jane ^{her} England *(S)* Nicholas England *(S)* Mary ^{her} England *(S)* Sealed and delivered in the presence of John Moorell, State of New York

Montgomery County Ss. I certify that on the 25th day of May 1838, personally appeared before me John Morrell a Commissioner of deeds of the town of Mohawk and County of Montgomery Benjamin England and Jane England his wife and Nicholas England and Mary England his wife named and described as the grantors in the within conveyance and who are persons to me well known to be the individuals named and described in the within foregoing & annexed conveyance and they severally and respectively acknowledged that they executed said conveyance as their voluntary act and deed and the said Jane and Mary England on a private examination separate and apart from their respective husbands acknowledged that they executed said conveyance freely without any fear or compulsion of their husbands John Morrell.

Recorded 25th day of May 1838, at 3. O'Clock P.M.,