

This Indenture, made the fourteenth day of May in the year  
of our Lord one thousand Eight hundred and forty Between  
Between William P. Walrath of Canajoharie in the County of Mont  
gomery and State of New York and Emily his wife of the  
first part, and Henry A. France of the town of Cobeskill Schohar  
ie County and State aforesaid of the second part Witnesseth

that the said parties of the first part, for and in consideration of the sum of Three thousand five hundred dollars to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, and conveyed released remised, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, release, remise, alien, convey, and confirm, unto the said party of the second part, and to his heirs and assigns, All the two third part of lot No. 11 Livingston's Patent Beginning at a Stake North East corner of Number Eleven and run four chains South fifty two degrees West nineteen chains and twenty links to a stake thence South thirty eight degrees west fifty three chains, thence South fifty two degrees East nineteen chains and twenty links thence north thirty eight degrees East fifty three chains to the place of beginning, containing one hundred and one acre and three quarters of the acres of land lying and being, in the town, county and state aforesaid - including the roads or parts of roads lying within the aforesaid described premises. Together with all and singular the rights members and privileges to the same belonging, or in any wise appertaining; and the reversion and reversions, remainders 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 appurtenances, unto the said party of the second part, his heirs and assigns, to his and their only proper use, benefit and behoof forever. And the said parties of the first part, do for themselves, 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 in themselves 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 ten-  
=ment unto the said party of the second part. His heirs and assigns  
against all claims and demands whatsoever, shall and will warrant  
and fence by these presents defend in witness whereof the said  
parties of the first part have hereunto set their hands and

reads the day and year first above written. William P. Walrath  
[S] Emily Walrath [S] sealed and delivered in the presence of—  
State of New York Montgomery county ss. I do hereby certify that  
on the 15th. day of May A.D. 1840 personally came before me the with-  
-in named William P. Walrath and Emily his wife to me known  
to be the person described in the within deed and severly acknowledged  
that they executed the within deed freely for all the uses and purpos-  
es therein mentioned and the said Emily his wife being by me  
examined separate and apart from her husband acknowledged that  
she executed the same as her own free act and deed without any  
threats fear or compulsion from her said husband, let it be recorded  
Stephen Nelmer Commissioner of Deeds

Recorded May 16th. 1840 at 6 O'clock P.M.  
A. J. Connie Clerk