



This Indenture made the sixteenth day of February in the
year of our Lords One Thousand Eight Hundred and Forty five
Between George M. Vander of Canajoharie in the County of Mon-
tgomery and State of New York & Maria his wife of the first part
and William F. Niblack of the same place of the second part
Witnesseth that the said parties of the first part for and in
consideration of the sum of One Thousand Eight Hundred
dollars to them in hand paid by the said party of the second
part, the receipt whereof is hereby confessed and acknow-
ledged have granted, bargained, sold, released, remised, alien-
ed, 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 that certain piece or parcel of Land Situate
lying and being in the said town of Canajoharie and Coun-
ty of Montgomery, being part of Lot Number Eighteen in a
Patent granted to Bleeker so called and bounded as follows
On the north by the Centre of the Road leading from the dwelling
House of John Vandewant by the House of George S. Duggut
to the Erie Canal on the East or Easterly by the Lands formerly belonging
to George S. Duggut and Lawrence Ins. on the South or Southerly by the
Lands of George H. Nellis and Joseph Wagner on the west or westerly
by the Lands of the said George H. Nellis containing Fifty acres of Land
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 demands 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 land or parcel of Lands and premises, with the appurtenances and to one 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 do ~~we~~ have in themselves good right full power and lawful authority to grant and convey the same in manner of or said. 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 Lands 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 In Witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written George W. Bauder  Maria ^{his} ~~her~~ Bauder 

Sealed and delivered in the presence of Stephen Helmer
 State of New York Montgomery County ss. I do hereby certify that on the 16th day of February A.D. 1841. Personally came before me the within named George W. Bauder and Maria his wife both to me known to be the persons who Executed the within Deeds and severally acknowledged that they Executed the same freely for all the uses and purposes therein mentioned and the said Maria his wife being by me Examined separate and apart from her husband's acknowledgment that she Executed the same as her own free act and deed without any threat fear or Compulsion from her said Husband. Let it be recorded. Stephen Helmer Commissioner of Deeds

Recorded the 25th February 1841. at 11 o'clock A.M.
 J. Cook Dep. Clerk