

This Indenture made the third day of May in the year of our Lord one thousand  
Eight hundred and forty three Between James Wilkey and Margaret his wife of the  
Town of Minden in the County of Montgomery and State of New York of the first  
part, and Isaac Walrath of the same ~~place~~ Town & County & State aforesaid of the  
second part. Witnesseth that the said parties of the first part, for and in Consider-  
ation of the sum of one hundred and fifty Eight dollars lawful money in  
hand paid by the said party of the second part, the receipt whereof is hereby Conf-  
essed and acknowledged hath granted bargained sold released remised  
aliened Conveyed and Confirmed and by these presents doth 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 town of Minden in the County of Montgomery and being  
a part of a lot of land lately Conveyed by Peter Davis to the party of the first part  
and bounded as follows Beginning

at the northeast corner of a Church lot called the Universal Church of Jordsbush  
from thence south 70<sup>o</sup> E. and 43<sup>o</sup> N. East seven Chains and forty seven links thence  
south 8<sup>o</sup> E. west four Chains and one link thence north 70<sup>o</sup> E. 45 minutes west  
seven Chains and forty seven links, thence north 8<sup>o</sup> E. east four Chains and one  
link to the place of beginning containing three acres of land. It is agreed by the parties  
that if the party of the second part should he wish to dispose of the described premises  
hereafter that the party of the first part are to have the first refusal and shall  
be sold and conveyed to them, if their offers be as good as any other persons  
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 premises, with appurtenances, unto the said  
party of the second part, his heirs and assigns, to him and his 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 them a 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 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 or  
witness whereof the said parties of the first part have hereunto set their hand and  
seal the day and year first above written, James Wilkes (L.S.) Margaret Wilkes  
(L.S.) sealed and delivered in the presence of, John W. Hawn - State of New York  
Montgomery County J. Be it remembered that on the 3<sup>d</sup> day of May 1843  
personally came before me James Wilkes and Margaret his wife who being  
both to me well known and who are the individuals described in the within  
conveyance and both acknowledged that they signed and executed the within  
conveyance, and that I have examined the said Margaret separate and apart  
from her said husband and that she acknowledged that she executed the same  
of her free will and without any compulsion from her said husband all which  
I accordingly certify, dated at John W. Hawn Justice of the peace of Montgomery  
County, Recorded the 8<sup>th</sup> day of May 1843 at 3.0 Clock P.M.  
S. Cook Secy. Clerk