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This Indenture Made the twenty second day of February in the year of our Lord one thousand eight hundred and thirty Between George W Bunker of Minden in the County of Montgomery and State of New York & Maria his wife of the first part and Jacob G Walrath of the place of the second part Witnesseth that the said parties of the first part for and in consideration of the sum of two hundred & fifty dollars to them in hand paid by the party of the second part wherewith the said parties of the first part do hereby declare themselves satisfied and paid here and by these presents do grant bargain and sell abain release convey and confirm unto the said party of the second part his heirs and assigns All that certain lot piece or parcel of land Situate lying and being in the town of Minden in the County and State aforesaid in a patent granted unto Philip Livingston Rudolph Keller & others being part of lot No one in said Patent Bounded as follows on the East by lands of David Lipe on the South by lands of Abraham Lintner & on the north & west by the Otsegoe Creek containing about four and one half acres of land be the same more or less Together with all and singular the rights members and privileges to the same belonging or in any wise appertaining and the remission and forgiveness 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 said parties of the first part of in and to the same  
 and to hold the said tract of land and premises with the appur-  
 tenances unto the said Jacob G. Wadsworth his heirs and assigns to his and  
 only proper use benefit and behoof forever And the said  
 U. Bauer and Maria his wife doth for themselves Executors  
 administrators covenant and agree to and with the parties of  
 the second part his heirs and assigns that they are the true  
 lawful owners of the said tract or parcel of land and premises  
 with the appurtenances and are lawfully seized in their  
 right of a perfect absolute and indefeasible estate of which  
 in fee simple of and in all the said premises with the  
 appurtenances and have in themselves good right full power and  
 authority to grant and convey the same in manner aforesaid  
 And also that he the said party of the second part his heirs  
 and assigns shall and may forever hereafter peaceably have hold  
 and possess the said granted premises free from the hindrance  
 or molestation of any person or persons lawfully claiming  
 the same And that they the said parties of the first part and  
 heirs the said parcel of land and premises unto the said  
 the second part his heirs and assigns against all claims  
 demands whatsoever shall and will warrant and forever  
 defend In witness whereof the parties of the  
 first part have hereunto set their hands and seals the day and  
 first above written

Sealed and delivered in presence of John Warrick } George U. Bauer  
 State of New York } Maria <sup>his wife</sup> Bauer  
 Montgomery County } Be it known that on the third day  
 of A.D. 1830 came before me George U. Bauer  
 Maria his wife known to me to be the grantors of the within  
 and acknowledged that they signed sealed & delivered the  
 deed for the uses & purposes therein mentioned And the said  
 being by me privately examined apart from her said husband  
 acknowledged that she executed said deed truly without  
 fear or compulsion of her said husband All which I do  
 certify

Recorded March 17 1846 at 2 O'clock P.M.  
 Geo. W. McKim