

This Indenture, made the tenth day of January one thousand eight hundred and fifty three Between James W. Leonard White of the town of Minden in the County of Montgomery and State of New York and Elizabeth his wife of the first part and Caleb W. Walrath 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 hundred and ninety dollars & forty cents lawful money of the United States to them in hand paid by the said party of the second part at or before the ensuing and delivery of these presents, the receipt whereof is hereby acknowledged and the said party of the second part his heirs executors and administrators for ever released and discharged from the same by these presents have granted bargained sold aliened remised released conveyed and confirmed and by these presents do grant bargain sell 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 situated in the town of Minden aforesaid adjoining the Plank Road leading from Port Plain to Cherry Valley, Beginning at a stake and stones at the South West corner of said lot and runs thence South fifty degrees and thirty minutes East seven chains & forty links to the centre of the Highway, thence North along said highway thirty nine degrees East five chains & seventy three links, thence North fifty degrees & thirty minutes, West seven chains & forty seven links to a stake and stones, thence South thirty eight degrees and fifteen minutes West five chains and sixty six links to the place of beginning containing four acres and thirty seven rods of land. Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents issues and profits thereof; And also all the estate right title interest, property possession claims and demand whatsoever as well in law as in equity of the said party of the first part of in and to the same, and every part and parcel thereof with the appurtenances: Do Have and to Hold the above granted bargained and described premises with the appurtenances unto the said party of the second part his

heirs and assigns to them and their own proper use benefit and behoof forever. And the said parties of the first part for themselves their heirs executors and administrators, do bargain covenant grant and agree to and with the said parts of the second part his heirs and assigns that the said premises at the time of the sealing and delivery of these presents are lawfully seized in themselves of a good absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises with the appurtenances thereto and have good right full power and lawful authority to grant bargain sell and convey the same in manner aforesaid: And that the said part of the second part his heirs and assigns shall and may at all times hereafter, peaceably and quietly have hold use occupy possess and enjoy the above granted premises and every part and parcel thereof with the appurtenances, without any let such trouble molestation eviction or disturbance of the said part of the first part their heirs or assigns or of any other person or persons lawfully claiming or to claim the same; and that the same now are free clear discharged and unincumbered of and from all former and other grants titles charges estates judgments taxes assessments and encumbrances of what nature and kind soever. And also that the said parties of the first part and their heirs and all and every person or persons whomsoever lawfully or equitably deriving any estate right title or interest of in or to the herein before granted premises by from under or in trust for them shall and will at any time or times hereafter upon the reasonable request and at the proper costs and charges in the law of the said part of the

second part heirs and assigns make do and execute or cause to be made done and executed all and every such further and other lawful and reasonable acts conveyances and assurances in the law, for the better and more effectually, vesting and confirming the premises hereby granted or so intended to be, in and to the said part of the second part, his heirs and assigns forever, as by the said part of the second part his heirs or assigns or their counsel learned in the law, shall be reasonably advised or required; And the said party of the first part their heirs the above described and hereby granted and released premises and every part & parcel thereof, with the appurtenances unto the said part of the second part his heirs and assigns, against the said part of the first part, and their heirs, and against all & every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend. In Witness Whereof the parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written. James W. Cronkrite } Elizabeth G. Cronkrite }

State of Vermont } ss: On the 20th day of January 1853, personally came
Montgomery County } before me James W. Cronkrite and Elizabeth G. his wife
known to me to be the persons described in and who
acknowledged that they had executed the within deed for the uses & purposes therein mentioned. And the said Elizabeth G. on a private examination separate and apart from her husband acknowledged that she had executed the same fully and with an hearty free and compulsion of her said husband.

J. M. Hamilton Justice of the Peace,

Recorded February 1, 1853 at 1/2 h pm

D. V. Perry Deputy Clerk.