

This Indenture, made this thirto day of November in the
year of our Lord one thousand Eight hundred and fifty Seven between
Jonas Dickerson of the town of Mendon County of Montgomery State of
New York and Nancy his wife ^{of the first party and} William J. Walrath of the same place after
second part thitupeth that the said party after first part in consideration
after the sum of Twenty Seven hundred and Sixty three Dollars to them duly
paid have sold and by these presents do grant and convey to the said
party of the second part his heirs and assigns All that tract or parcel
of land situate in the town of Mendon County of Montgomery State of New
York better bounded and described as follows viz: Beginning in the
center of the Pub Highway known as the Fort Plain and Cherry Valley
Ranch Road at a point opposite the S.W. corner of a lot owned and
occupied by Jnos Mendell and runs thence North 15° West Six chains
and forty links along said Mendells lot thence North $74\frac{3}{4}^{\circ}$ East Ten
chains and Eighty four links along said Mendells lot as said to lands
owned and occupied after the party after second part thence North
 $14\frac{1}{2}^{\circ}$ West ten chains and three links along said Walraths lot thence
North $76\frac{1}{2}^{\circ}$ East four chains and nine links along said W's lot to lands
owned by Simon Tugno. Thence North 15° West 19 chains and seven links
along said Tugno's lot to lands owned by the party after the second part
thence South $74\frac{1}{2}^{\circ}$ West fifteen chains and Eighty Six links along said
W's lands to the S. East corner of said lands. Thence South 15° East
thirty five chains & thirty links (35 Chs & 30 Lks) to the center of said
Highway. Thence North $74\frac{3}{4}^{\circ}$ East ninety links to the place of Begin-
ning containing Forty two and fifty one hundredths acres of land as
per survey made Nov 7 1854 by S. Lerome. With the appurtenances
and all the estate title and interest therein after the said party of

the quit part. And the said Party of the quit part do hereby Covenant
and agree to and with the said party of the second part his heirs and
assigns that the premises thus conveyed in the quit and peaceable pos-
session of the said party of the second part his heirs and assigns they
will never Warrant and defend against any person whomsoever
lawfully claiming the same or any part thereof. In Witness Whereof the
said parties of the quit part have hereunto set their hands and seals
the day and year first above written
Jonas Klepfedorf
State of New York Montgomery County ss. Nancy Klepfedorf

On this twelfth day of November in the year one thousand eight
hundred and fifty seven before me the undersigned personally
appeared Jonas Klepfedorf and Nancy his wife to me known
to be the same persons described in and who executed the foregoing
instrument who severally acknowledged that they executed the
same; And the said Nancy on a private Examination by me ap-
art from the said husband acknowledged that she executed
the same freely and without any fear or compulsion after said
husband

J. Wendell Justice of the Peace
Recorded December 1, 1857 at 7 O'Clock P.M.

H. W. D. ... 1. 1857