

This Indenture. Made the first day of May in the year one thousand,
Eight hundred and fifty eight Between Joseph Lehotie and Mary Ann
his wife of the village of Fort Plain in the County of Montgomery and State
of New York of the first part and Margaret Court Walrath wife of
John A. Walrath of Starkville in the County of Herkimer in the State
aforesaid. of the second part Witnesseth. That the said parties of the
first part. for and in Consideration of the sum of Three thousand and
five hundred dollars, lawful money of the United States to them
in hand paid, by the said party of the second part at or before the
inscaling and delivery of these presents. the receipt whereof is hereby
acknowledged, and the said party of the second part her heirs Exe-
cutors and administrators forever 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 her heirs and assigns forever, All
that certain piece or parcel of land or village lot situate lying & being
in the village of Fort Plain aforesaid. bounded and bounded as follows
On the South by Willett Street; on the west by Crouse Street; on the
North by a line drawn as the North line of lot number sixteen in
Block H. of lands purchased of Robert Crouse and laid out by
Robert Higham and map, a copy of which is filed in the office
of the Clerk of the County of Montgomery and on the East by lands
of Salomon Sanders Jr. The parcel hereby conveyed is ninety nine (99)
feet in front on Willett Street, and one hundred and eighty four
(184) feet deep to the northern line of lot number sixteen (16) aforesaid
together with all and singular the tenements hereditaments & appur-
tenances thereunto belonging or in any wise appertaining and the
reversion and reversion's remainder and remainders rents & issues
and profits thereof. Also all the Estate right title interest property
preposition claim and demand whatsoever as well in law as in equity
of the said parties of the first part. of and to the same and every
part and parcel thereof with the appurtenances To Have and to
Hold the above granted bargained and described premises with
the appurtenances unto the said party of the second part her heirs
and assigns to her & their own proper use benefit & behoof forever

And the said Joseph Chedie for himself and his heirs Executors and administrators does hereby Covenant grant and agree to and with the said party of the second part her heirs and assigns that the said Joseph Chedie at the time of the sealing and delivery of these presents is lawfully seized in himself 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 belonging and has good right full power and lawful authority to grant bargain sell and convey the same in manner aforesaid And that the said party of the second part her 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 suit trouble molestation Eviction or disturbance of the said parties 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 gifts grants titles Charges, Estates Judgments taxes assessments and mortgages of what nature or kind soever And also that the said parties of the first part and their heirs and all and every other 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 party of the second part her heirs and assigns make do and Execute or Cause to be made done and Executed all

and Every such further and altho lawful and reasonable acts con-
veyances and assurances in the law for the better and more Effectually
Testing and Confirming the premises hereby granted or so intended to
be, in and to the said party, after the second part her heirs & assigns
forever as by the said party of the second part her heirs & assigns
or their Counsel learned in the law, shall be reasonably advised,
or required. And the said Joseph Chedie his heirs the above described
and hereby granted and released premises and Every part and parcel
thereof with the appurtenances, unto the said party, after the second part
her heirs and assigns against the said parties after the first part and
their heirs, and against all and Every other person and persons whom
soever lawfully Claiming or to Claim the same shall and with 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. Joseph Chedie 1857
Sealed and delivered in the presence of the said
Mary Ann Chedie 1857
of the Name Margaret Court Malraith wife of intested before Execution in Mendell
State of New York &c.

Montgomery county & On the fourth day of September 1858, before me
the Subscribed appeared Joseph Chedie & Mary Ann his wife and
acknowledged that they had lawfully Executed the within instrument
for the uses and purposes therein mentioned And the said Mary Ann
on a private Examination apart from the said Instrument &c.

compulsion after said husband. And I further certify that I know the persons
who made the said acknowledgment to be the individuals described in and who
executed the annexed instrument. P. Pittendell Justice of the Peace
Recorded March 3. 1859 at 2 1/2 P.M.

A. V. Pennis Clerk