

This Indenture made the third day of November in the year  
one thousand eight hundred and Sixty Between George How  
and Rena his wife of the town of Pamela County of Jefferson  
State of New York of the first part and Caleb D. Waltrath of  
Minden Hunt County N.Y. of the second part Witnesses  
That the said party of the first part in consideration of the  
sum of Five hundred and forty dollars lawful money of the  
United States of America paid to them by the said party of the  
second part the receipt whereof is hereby acknowledged have  
granted bargained sold released and confirmed and by their  
Deeds Do grant bargain sell release and confirm to the said  
party of the second part his heirs and assigns All that tract  
or parcel of land Situate in the town of Minden County of  
Montgomery State of N.Y. Being all that Piece or parcel  
of land being twenty acres of the northern part of the thirty  
eight acres of the lands purchased by Jacob G. Bush George  
Ehle & Peter G. Bush at Mortgage foreclosure sale on the 15<sup>th</sup>  
day of March 1858 in case of said Jacob G. Bush George  
Ehle & Peter G. Bush against William A. Dillbeck & others  
defendants which sale was by Henry Adams Referee therein  
and is intended to be the northern twenty acres of the lands  
embraced in the said Mortgage so foreclosed and described  
in said Referees deed Excepting and reserving a certain  
Mortgage given to Jacob Felt by the party of the first part  
on the first day of April 1858 Together with the benefits

hereditaments and Appurtenances and all the estate right title  
 and interest of them the said party of the first part of us or to  
 the said and the remainings and remainders thereof to have and  
 to hold all and singular the said premises hereby granted  
 to the said party of the second part his heirs and assigns to the  
 proper use of the said party of the second part his heirs and assigns  
 forever subject to the conditions and covenants contained in Letters  
 Patent Whereby the lands were lawfully granted And the said party  
 of the first part do hereby for their heirs executors and Administrators  
 covenant with the said party of the second part his heirs and  
 assigns that they the said party of the first part immediately before  
 the executing and delivery hereof were seized of the premises of  
 an estate in fee simple therein Also that have power to sell  
 and convey the same as heirs intended Also that the said party  
 of the second part his heirs and assigns shall quietly and peaceably  
 hold and enjoy the same Also that the same is free from all  
 incumbrances And that the said party of the first part their heirs  
 the said premises to the said party of the second part and his  
 heirs against all persons do and will Warrant and defend power  
 by these presents in witness whereof The said party of the first part  
 have hereunto set their hands and seals the day and year first above  
 written

State of New York } ss

Jefferson County } On this 3<sup>rd</sup> day of November 1860 before personally  
 appeared Horace Hoxe and Frena his wife to and known to the  
 same known described in and who executed the above deed and  
 acknowledged the execution of the same And the said Frena his wife  
 having been by me privately examined separate and apart from  
 her husband acknowledged that she executed the same freely and  
 without any fear or compulsion of her said husband Ja

Horace Hoxe [Signature]  
 Frena Hoxe [Signature]

without any fear or compulsion of her said husband & a  
State of New York  
James J. Jones Justice of the Peace  
I, Russell B. Riddleman Clerk of the County of  
Jefferson County Clerk of said County do hereby certify and of all the contents of Records in & of  
said County do hereby certify that Camp Mrs E. J. [unclear] is  
subscribed to the certificate of proof or Acknowledgment of the annexed  
instrument and thereon written was at the time of taking such  
proof or Acknowledgment a single person in and for said County  
residing in the said County duly Authorized to take the same  
that I am well acquainted with the handwriting of the said Justice  
and verily believe that the Signature to the said certificate a proof  
or Acknowledgment is genuine and that the said Instrument is  
executed and Acknowledged according to the laws of the said  
State to testimony Whereof I have hereunto subscribed my name  
and affixed the Seal of the said County and County being this  
1<sup>st</sup> day of November 1860  
R. B. Riddleman Clerk  
Recorded Nov 21<sup>st</sup> 1860 at 9<sup>th</sup> Ave  
[Signature]