

This Indenture made, this Eight day of March in the year of our Lord
one thousand eight hundred and fifty six Between James Fox and Sarah
Fox his wife of the town of Mendon Montgomery County N.Y. of the
first part and Jacob Kalarath Jr of the same place of the second part
Witnesseth that the said parties of the first part in consideration of the sum
of \$1000.00 to them in hand paid by the said Kalarath Jr

and By these Presents do grant and convey to the said party of the second part his heirs and assigns All that certain farms pieces or parcels of lands situate lying and being in the town of Maiden County of Montgomery (and) State of New York known and distinguished as being part of the Southeastly moiety or half part of lot No one in a patent granted to Rudolph Keller Phillip Livingston and others and is bounded and bounded as follows Beginning at a basswood stump & sapling in the North East corner of said lot Eleven chains from the Otseguage creek thence North 46 degs 20 min West six chains 40 links to the Otseguage creek thence South 75 degs West 12 chis 32 links to a stake thence North 61 degs West 9 chs 24 links thence South 45 degs west along the lands of George W. Bander 56 chs & 13 lks to the lands in possession of John Walrath thence South 54 degs East 20 chs 98 links to lands of Jacob H. Walrath thence North 31 degs East 49 chs thence South 78 degs East 14 chs 90 links to a stake East of a rock thence North 41 degs East Eleven chs 90 links to the place of Beginning containing ninety eight and three quarters acres of land Excepting and reserving for the use of George W. Bander his heirs and assigns forever the free use of a road as near the South West line of the aforesaid premises as the nature or make of the grounds will admit for a good road from his house to the main public road at the present residence of John Walrath with the Appurtenances and all the Estate title and interest therein of the said party of the first part And the said Jonas Fox and Pernal Fox or his wife 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 quiet and Peaceable Possession of the said party of the second part his heirs and assigns they will for ever warrant and defend against any person whomsoever lawfully claiming the same or any part thereof he it being whomever the parties of the first part have hereunto set their hands and seals the day and year first above written

Sealed and delivered in the presence of } Jonas Fox (L.S.)
 J. Wendell } Pernal Fox (L.S.)

state of New York } On this Eighth day of March in the year
 Montgomery County } one thousand Eight hundred and Sixty
 one before me the subscriber appeared Jonas Fox and
 Pernal Fox his wife to me personally known to be the same
 persons described in and who executed the within instrument
 who severally Acknowledged that they executed the same and the
 said Pernal Fox on a private Examination by me apart from her
 said husband Acknowledged that she executed the same freely
 and without any fear or compulsion of her said husband

J. Wendell Justice of the Peace
 Recorded Aug 13th 1861 at 10 P.M.
 A. V. Perry Clerk