

This Indenture Made the Twentieth day of January in the year of our Lord one thousand eight hundred and sixty four Between Lovina Boutton of the Town of Canajoharie and County of Montgomery State of New York of the first part and Caleb D. Walrath of the Town of Minden County and State aforesaid of the second part; Witnesseth That the said party of the first part for and in consideration of the sum of Two Hundred and Eighty five Dollars, to her in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, Bargained, sold, Remised, Released, alieneed and Conformed; and by these presents does grant, Bargain, Sell, Remise, Release alienee and Confirm unto the said party of the second part, in her actual possession now being, and to her heirs and assigns forever. All that certain woods lot situate lying and being in the Town of Canajoharie lying on the east end of a 17 acre wood formerly owned by the late Thomas Boutton deceased and now in possession of the heirs of said Boutton Beginning at the north west corner of a four acre lot belonging to Daniel Gordon said Gordons lot is part of the 17 acre lot above mentioned running thence east along the lands of Edward Gogew to the land of Samuel Silsbury thence south along said Silsbury land to the lands of D. P. Mallett thence west to the lands of Daniel Gordon aforesaid thence north along said Gordons land to the place of beginning containing four & a quarter acres of land be the same more or less. Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining, and the reversion and reversions, remainders and remainders, Rents, issues and profits thereof; and all the estate, right, title, interest, claim and demands whatsoever, of the said party of the first part, either in law or Equity, of in and to the above Bargained premises, and with hereditaments and appurtenances. To Have and to hold the said premises above described and intended to be conveyed to the said party of the second part, his heirs and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. And the said party of the first part, for her heirs, executors, and administrators, does Covenant, grant, Bargain, promise and agree, to and with the said party of the second part, his heirs and assigns, the above Bargained premises, and every part and parcel thereof, in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against all and every person or persons, lawfully claiming or to claim the whole or any part of the said premises, will forever Warrant and Defend, In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written. Lovina Boutton L.S.
State of New York } On this the Twentieth day of January in the year our
County of } thousand eight hundred and sixty four before me, the
Subscriber appeared Lovina Boutton to me personally known to be the same
person described in, and who executed the within instrument and acknowledged
that she executed the same. Wendell Justice of the Peace.
Recorded Jan. 25th 1864 at 9th A. M.

[Handwritten signature]