

Recorded Sept-19th 1864 at 2^h 30^m P.M.

R. M. Denny Clerk

Fifty Cents
United States
Dist. Revenue
50
Montgomery
Aug 22nd
1864

This Indenture, Made this twenty second (22) day of August in the

year of our Lord one thousand eight hundred and sixty four (1864)

Between Abner Powell and Margaret his wife of the town of Union
County of Montgomery and State of New York of the first part; and
Harlan P. Walrath of the town of St. Johnsville County and State

of the second part, Witnesseth, That the said party of the
first part, in consideration of the sum of one hundred and seventy five
Dollars to them duly paid, hath sold, and By these Presents, doth grant
and convey to the said party of the second part his heirs and assigns, of
that lot of lands in the Village of St. Johnsville known as lot No 4 on the
southerly side of the street laid across the lands of the party of the first
part & known as Union street said lot is sixty feet in front & rear
& one hundred & thirty feet deep & bounded as follows on the north
the street east by Peter Hagoner lot south by the lands of the party of the
first part & west by a lot sold to H. Shunk). With the Appurtenances,
and all the Estate, Title and Interest therein of the said party of the first part.

And the said Abner Powell and Margaret his wife doth 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
party of the second part his heirs and assigns will forever warrant and
defend against any person whatsoever lawfully claiming the same, or any
part thereof. In Witness Whereof, The party of the first part, hath hereunto set
hands and seals the day and year first above written. Abner Powell
Sealed and delivered in the presence of Jonathan Mosher; Margaret Powell

State of New York }
} On this twenty fifth day of August in the year one
Montgomery County } thousand eight hundred & sixty four before me,
(Abner Powell & Margaret his wife to me personally 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 Margaret wife of Abner Powell 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

Jonathan Mosher Justice of the Peace.