

acre of land according to a survey made February 20, 1872, by George W. Slingerland, Surveyor, The above is a part of the premises conveyed by Christian P. LaGrange by deed bearing date the 10th day of May 1826, to Elias LaGrange.

WITH THE APPURTENANCES and all the estate, title and interest therein of the said party of the first part. And the said Isaac Hungerford does hereby covenant and agree to and with the said party of the second part his heirs and assigns that at the time of the ensembling and delivery of these presents he is the lawful owner and is well seized of the premises above conveyed free and clear from all encumbrances and that the premises thus conveyed in the quiet and peaceable possession of the said party of the second part and his heirs and assigns and that he will forever warrant and defend against any person whomsoever lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF 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 H. Griggs
Isaac Hungerford, L.S.
Mary Hungerford, L.S.

State of New York ;
County of Albany } ss

On this first day of April, in the year one thousand nine hundred and seven, before me, the subscriber, personally came Isaac Hungerford and Mary Hungerford to me known and known to me to be the persons described in and who executed the foregoing instrument and they each acknowledged that they executed the same.

Hiram Griggs,
Notary Public, Albany CO., N.Y.

Rec. Apr. 2, 1907,
1:36 P.M.

John Tracy Allen

THIS INDENTURE, made this 28th day of March, in the year of our Lord one thousand nine hundred and seven BETWEEN KATE A. MCKOWN and ELLA V. MCKOWN as Executrices of the Last Will and Testament of William J. McKown, late of Oneida County deceased, KATE A. MCKOWN, ELLA V. MCKOWN, ANNA J. BLESSING, WILLIAM J. MCKOWN and ELIZABETH W. MCKOWN wife of said William J. McKOWN all of the City of Albany County of Albany and State of New York, parties of the first part, and WILLIAM H. WITBECK of the County of Albany and State of New York, party of the second part. WHEREAS, The said William J. McKown, deceased died in the County of Oneida, leaving a last will and testament which was duly admitted to probate, wherein and whereby the above named Kate A. McKown and Ella V. McKown were appointed Executrices; and the said Kate A. McKown Ella V. McKown and Anna J. Blessing are respectively children of the said William J. McKown, deceased, and the said William J. McKown is a grand child of the said William J. McKown deceased, and the said Elizabeth W. McKown is the wife of the said William J. McKown of Albany, N.Y.,

WITNESSETH: That the parties of the first part, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States, and other good and valuable considerations paid to the parties of the first part by the party of the second part, have granted, bargained, sold, conveyed and quit-claimed, and by these presents do, for themselves, their heirs and assigns grant, bargain sell, convey and quit-claim unto the said party of the second part and to his heirs and assigns forever,

ALL that CERTAIN PIECE OR PARCEL OF LAND situate lying and being in the town of

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Guilderland, Albany County, N.Y. Being the farm known as the McKown hotel farm, bounded and described as follows, viz:- BEGINNING at a point in the center of the Great Western Turnpike at the south-east corner of said farm and runs from thence as the magnetic needle points A.D 1903 N.48° 30' E.6 chains 93 links to the north-west corner of William Knowl's land, thence N.40°-50' W.69 chains 20 links to a stone the north-west corner of said farm, thence S.45° 15' W.12 chains 25 links to a stone a corner of Hein's lot, thence along the same S.56°-15' E.3 chains 18 links; thence S.45°-15' W.3 chains, thence north 56°-15' W.3 chains 18 links to a stone, thence S.45°-15' W.5 chains 57 links to a stone corner of the church lot, thence along the same and Hein's lot S.55° E.5 chains 75 links, thence S.35° 15' W.3 chains 18 links to the northerly bounds of the said Turnpike thence along the same N.55°-W.6 chains 5 links to a point in the west line of said farm, thence S.45°-15' W.15 chains 84 links to a stone in the center of the road, thence S.67°-E.9 chains 88 links to a point in the north easterly bounds of the road, thence S.56° 30' E.7 chains 37 links to a maple tree in the south westerly bounds of said road, thence S.75°-30' E.6 chains 81 links to a stone in the east bounds of a road, thence along the same S. 15° 45' W 5 chains 82 links; thence S.8° W.2 chains 10 links to a stone; thence along the lands of Gus Zeihn S.54° E.20 chains 75 links to a marked pine tree, thence N.50°E.12 chains 20 links; thence S.43° 10' E.7 chains 4 links thence N.50° E.7 chains 91 links to a point in the center of the Great Western Turnpike, thence through the center of the same S.55° 20'E.12 chains 79 links to the place of beginning, containing 184 $\frac{35}{100}$ acres of land be the same more or less. Excepting and reserving out of the aforesaid parcel of land one acre of land owned by the School district and used for school purposes.

The party of the second part hereby covenants and agrees to and with the parties of the first part that the said party of the second part, his heirs and assigns shall and will not sell or permit to be sold upon the said premises any intoxicating liquors except upon that part of the premises now used by the said party of the second part as a hotel or tavern; nor shall the said party of the second part, his heirs or assigns use or permit any part of the said premises above described, other than the portion thereof now used for the purpose of maintaining a tavern or hotel, to be used for the purpose of a hotel, tavern, inn, cafe or for any business or manufacturing purposes whatsoever, under penalty of forfeiture of the estate hereby conveyed; It being the understanding and agreement between the parties hereto that this covenant shall run with the land hereby conveyed.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof.

AND all the estate, right, title and interest property possession, claim and demand, whatsoever which the said William J. McKown, deceased had in his lifetime and at the time of his death and which the said parties of the first part have by virtue of the said last Will and Testament of William J. McKown, deceased, or otherwise, of in and to the above described premises and every part and parcel thereof, with the appurtenances,

TO HAVE AND TO HOLD the said above described premises to the party of the second part, his heirs and assigns forever.

AND the said parties of the first part, for themselves and for their heirs, executors and administrators, do covenant and agree to and with the said party of the second part, his

heirs an assigns that they have not made, done, committed, execut ed or suffered a ny act or acts, thing or things whatsoever, whereby or by means whereof, the above mentioned and describ- ed premises or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or incumbered in any way or manner whatsoever.

IN WITNESS WHEREOF The parties of the first part have hereunto set their hands and seals the day and year first above written.

- Kate A. McKown (L.S)
- Executrix etc of William J. McKown deceased
- Ella V. McKown (L.S)
- Executrix etc of William J. McKown, deceased
- Kate A. McKown (L.S)
- Ella V. McKown (L.S)
- Anna J. Blessing (L.S)
- Wm. J. McKown (L.S)
- Elizabeth W. McKown (L.S)

State of New York)
: ss.
County of Albany)

On this 2nd day of April 1907, before me, the subscriber, personally appeared William J. McKown and Elizabeth W. McKown to me known and known to me to be the persons de- scribed in and who executed the foregoing instrument and they severally duly acknowledged to me that they executed the same.

A. Helme
Notary Public Albany Co. N.Y.

State of new York)
: ss.
County of Alb any.)

On this 2nd day of April 1907, before me, the subscriber, personally appeared Kate A. McKown and Ella V. McKown, executrices of the Last Will and Testament of William J. McKown, of the Last Will and Testament of William J. McKown late of Oneida County, deceased and they severally duly acknowledged to me that they executed the same as such executrices.

A. Helme
Notary public
Albany Co. N.Y.

State of New York)
: ss.
County of Albany)

On t is 2nd day of April 1907, before me the subscriber personally ppeared Kate A. McKown, Ella V. McKown and Anna J. Blessing, to me known and known to me to be the per- sons described in and who e ecuted the foregoing instrument and they severally duly acknow- ledged to me that they executed the same.

A. Helme
Notary Public
Albany Co. N.Y.

Re'ed Apr 3rd 1907
at 9:14 A.M.

John Francis Cleary