

Book 247

THIS INSTRUMENT, Made the Third day of October in the year of our lord one thousand eight hundred and seventy one, BETWEEN Robert L. Fryer of the City and County of Albany and State of New York, parties of the first part and Stephen Rockefeller of the same place of the second part. WITNESSETH, That the said parties of the first part for and in consideration of the sum of Eight Thousand (\$8000) dollars lawful money of the United States of America to him in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged hath granted aliened remise released conveyed and confirmed and by these presents doth grant alien remise release convey and confirm unto the said party of the second part and to his heirs and assigns forever. All that certain lot of land situate in the corporation of the City of Albany, County of Albany and State of New York west of Magazine street known and described on a map made by E. Van Allen and filed in the Clerks office in the City of Albany on the 13th day of September 1817 as lot number Twenty (20) and bounded as follows on the north by Lydia Street (now Madison Avenue) 16 chains on the east by lot number 19 on a line parallel with Magazine Street 35 chains and 90 links on the south by the City line 16 chains and on the west by lot number 21, 35 chains and 90 links. Containing 67 and 4/10 acres of land excepting and reserving all the right to use the water on said premises for certain purposes conveyed by the Mayor and Commonalty of the City of Albany to the Trustees and Company of the Albany Water Works and also the use of the public highway which intersects said lots until the same shall have been altered as the same was conveyed by the Mayor and Commonalty of the City of Albany to John Taylor on the 23d of March 1819 and duly recorded also the other certain lot of land situate in the City and County of Albany bounded and described as follows, viz: Beginning at a stake standing at the south west corner of Christian Lagranges land and on the north line of John McKays land in the south bounds of the City of Albany and at the east side of a road leading to the Water Works and runs thence along the south bounds of the City of Albany and the land of John McKays as the magnetic needle pointed A.D. 1856 north 43 degrees West 32 chains 16 links to a corner stone of lot number 20 Jacob Halls lot thence north 47 degrees east 3 chains 66 links to a stake thence along the lands lately owned by S.S. Tallants south 43 degrees east 32 chains and 16 links to a stake at the east side of said road in said Lagranges land thence along his line south 47 degrees West 3 chains and 66 links to the place of beginning containing eleven and 77/100 acres of land and being the same premises conveyed to Jacob Hall by S.S. Tallant October 16th 1856 and duly recorded in Book of Deeds 147 on page 58. Subject nevertheless to a certain Mortgage

on the above described premises on which is due and unpaid the sum of Two Thousand (\$2000) dollars the same being part of the consideration of the above premises, TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof and all the estate right title interest claim and demand whatsoever of the said parties of the first part either in law or equity of in and to the above granted premises with the said hereditaments and appurtenances, TO HAVE AND TO HOLD the above mentioned and described premises with the appurtenances and every part and parcel thereof to the said party of the second part his heirs and assigns forever. And the said Robert L. Fryer do for himself his heirs executors and administrators doth covenant grant bargain promise and agree to and with the said party of the second part his heirs and assigns to warrant and forever to defend the above granted premises and every part and parcel thereof now being in the quiet and peaceable possession of the said party of the second part against the said party of the first part his heirs executors administrators and assigns and against all and every other person or persons claiming or to claim the said premises or any part thereof except mortgage above mentioned. IN WITNESS WHEREOF The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Delivered Robert L. Fryer, L.S.
 in the Presence of

Wm. H. Malcolm
 U.S.R. Stamp \$3.00 Cancelled

STATE OF NEW YORK, ALBANY CITY & COUNTY s.s. I certify that on the 3d day of February 1872 before me appeared Robert L. Fryer, his wife to me personally known to be the persons described in and who executed the foregoing deed and severally acknowledged the execution thereof. And the said on a private examination apart from her husband acknowledged that she executed the same freely and without any fear or compulsion of her said husband.

Wm. H. Malcolm,
 Clerk of Deeds.

Recorded January 25th, 1872, 3:30 P.M.
A.C. Judson, Clerk.

THIS INSTRUMENT, made the First day of December in the year one thousand eight hundred and seventy one, BETWEEN Eugene Van Rensselaer of Watervliet, Nathaniel Thayer of Boston and Charles M. Jenkins of Albany