

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 } George Deerson S.
in presence of }
Hiram Grigg } Mary Jane Deerson S.

State of New York }
County of Albany } ss

On this seventh day of November in the year
one thousand eight hundred and eighty five, before me, the
subscriber, personally came, George Deerson and Mary
Jane his wife to me together to the same persons described
in and who executed the within instrument and severally
acknowledged that they executed the same, and the said
Mary Jane in a private examination by me, apart from
her said husband acknowledged that she executed the
the same freely, and without any fear or compulsion of
her said husband.

Rec'd Nov 9th 1885 }
at 1:45 P. M. }

Hiram Grigg
Notary Public
Albany Co N.Y.

Wm J. Stevill
Clerk

THIS INDENTURE made this thirty first day of October
in the year of our Lord one thousand eight hundred and
eighty five (1885) **BETWEEN** Theresa Robt generally
known and called by the name of Theresa Barber of the
town of Switzerland County of Albany and State of New
York party of the first part and James A. Willits of the
city of Albany county and state aforesaid party of the
second part **WITNESSETH** that the said party of the
first part in consideration of the sum of fifty four hundred
dollars (\$5400) to her duly paid has sold and by these
presents doth grant and convey to the said party of the
second part his heirs and assigns **ALL** that tract or
parcel of land situate in the town of Switzerland County
of Albany and State of New York bounded and described
as follows. All those two certain lots of land formerly
situate in the corporation of the city of Albany now
in the town of Switzerland Albany County one mile
west of Magazine Street which are known on a map
made by Overt Van Allen filed in the clerks office
of the county of Albany on the 13th day of September
1870 as its north line is the north by

By dms street now madison Avenue thirty two chains, on the east by lot no 17 on a line parallel with Magazine street thirty six chains and ninety links on the south by the city line thirty two chains south west by lot number Omuty thirty six chains and ninety links excepting and reserving out of the above described premises the premises described in a deed by George Canaday and wife to James S. White, dated February 15 1870 and recorded in the clerks office of Albany County May 28 1870 in Book 232 of Deeds page 216 containing eleven and 2/3 acres and also excepting out of said premises the premises described in a deed executed by the party of the first part to Agnes Bauger dated June 20 1870 and recorded June 27 1870 in the clerks office of Albany County in Book No 319 of deeds page 60. containing about forty one acres of land
 The premises hereby intended to be conveyed being about sixty (62) two acres of land to the same more or less

WITH THE APPURTENANCES and all the estate, title and interest therein of the said party of the first part. And the said Theresa Kohru, or Theresa Bauger 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 said party of the second part his heirs and assigns she will forever warrant and defend against any person whomsoever lawfully claiming the same of any part thereof except the taxes for the year 1880.

IN WITNESS WHEREOF the party of the first part has hereunto set her hand and seal the day and year first above written.

Deated and delivered } Theresa Kohru SS.
 in presence of }

State of New York }
 City & County of Albany } ss

On this 31 day of October in the year one thousand eight hundred and eighty five before me the subscriber personally appeared Theresa Kohru otherwise known as Theresa Bauger to me personally known to be the same person described in and who executed the foregoing instrument and she acknowledged that she executed the same.

Recd Nov 9 1885
 at 2.55 P.M.

Andrew Vandergriff
 Notary Public
 Albany County.

Wm J. Trivell
 Clerk