

his and their parts) 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 bargain and 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, IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year first above written.

Sealed and delivered

Rufus Watson L. S.

Nancy Watson L. S.

In the presence of  
NP the word "eighty" before five in first line  
of 2nd page dashed and the word "forty" before  
"four" interlined before signed the word  
"part" in first page also interlined.

J. B. Moore

State of New York Albany County ss Be it known that on the 2nd day of October 1897 personally came before me the within named Rufus Watson and Nancy his wife both to me well known to be the same persons described in and who executed the within deed and severally acknowledged that they did sign seal and deliver the same for the uses and purposes therein mentioned, and on a separate examination of the said Nancy by me privately and apart from her said husband she acknowledged that she executed the same freely and voluntarily and without any fear threats or compulsion from her husband which to me being satisfactory and finding therein no erasures or interlinations except those noted before execution I allow it to be recorded.

See Jan'y 17, 1870 3 1/2 P. M.

J. B. Moore,  
Commissioner do.

John McEwen, Clerk.

THIS INSTRUMENT, made the First day of January in the year of our Lord one thousand eight hundred and seventy BETWEEN John T. Cooper of the City of Albany and Charles D. Cooper of the City of Philadelphia by John T. Cooper his attorney of the first part, and John McKown of the town of Guildersland in the County of Albany of the Second part, WITNESSETH, That the said parties of the first part for and in consideration of the sum of One Hundred dollars lawful money of

the United States of America to them in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged have granted aliened remise released enfeoffed and confirmed and by these presents do grant alien remise, release, enfeoff and confirm unto the said party of the second part and to his heirs and assigns forever, ALL that piece of land lying on the North side of the Great Western Turnpike Road being a Narrow Gore of land and is bounded west by land occupied by James Fitzpatrick north by land owned by party of the second part and south by the Great Western Turnpike road estimated to contain two acres of land be the same more or less. TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions remainders 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 John T. Cooper and Charles D. Cooper by John T. Cooper his attorney for themselves their heirs executors and administrators do 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 parties of the first part their 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. IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

U.S.R.S. 50 cts cancelled

Sealed and delivered

In the presence of  
A. V. DeWitt

John Taylor Cooper L. S.

Charles D. Cooper L. S.

by John Taylor Cooper L. S.  
His Attorney,

State of New York Albany City and County ss I certify that on the eighth day of January 1870 before me appeared John T. Cooper to me personally known to be the person described in and who executed the foregoing deed and acknowledged the execution thereof individually and also acknowledged that he executed the same as the act and deed of Charles D. Cooper by virtue of a power of attorney to him executed by said Charles D. Cooper heretofore recorded in the office of the Clerk of the County of Albany.

Abraham V. DeWitt,  
Clerk of Deeds,

Recd Jan'y 17, 1870 4:45 P. M.

John McEwen, Clerk,