

Also A L L that certain piece of land situate in the Wwn & County aforesaid beginning at the southeast corner of Clinton Street and running from thence northerly parallel to the lot conveyed to Robert Dollar thence easterly twelve feet parallel to the whitehall road, thence southerly along the lot conveyed to Robert Dollar one hundred and twenty feet & thence westerly to the place of beginning being twelve feet in width along its whole extent and one hundred and twenty feet in depth.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise 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 Teunis Van Vechten 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 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.

Sealed and delivered in the presence of
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Teunis Van vechten, L.S.
Catherine C. Van Vechten, L.S.

State of New York, Albany City & County; ss

On this twenty third day of August in the year 1850

Teunis Van vechten and Catherine C. his wife, came before me and personally and severally acknowledged that they had executed the within instrument and the said Catherine C. on a private examination apart from her husband acknowledged that she executed the said instrument freely and without any fear or compulsion of her husband. And I further certify that I know the persons who made the said acknowledgment to be the same individuals described in and who executed the said instrument.

Joseph Strong, Commissioner of Deeds

Recorded August 23, 1850, at 1 hour P.M.

R. S. Lay, Clerk

THIS INDENTURE Made the first day of July in the year of our Lord one thousand eight hundred and fifty BETWEEN JAMES A. MC KOWN, administrator of all and singular the goods, chattels and credits of Christian L. McKown late of the City of Albany in the County of Albany deceased, of the first part and JAMES F. MC KOWN of the Town of Guilderland, in said County of Albany of the second part WITNESSETH WHEREAS Lewis Benedict Jr., Esquire, Surrogate of the County of Albany heretofore made an order which said order is in the words and figures following to wit: "At a Surrogate Court held at the City of Albany in

And for the County of Albany the 26 day of April A.D.1850, Present Lewis Benedict Jr., Surrogate-In the Matter of the Application to mortgage, lease or sell the real estate of Christian L. McKown, deceased, James A. McKown the administrator of all and singular the goods, chattels and credits of Christian L. McKown, late of the City of Albany in the County of Albany deceased, intestate having heretofore presented to the Surrogate of the County of Albany his application for authority to mortgage, lease or sell so much of the real estate of said deceased as shall be necessary to pay his debts and the said Surrogate upon such application having made an order directing all persons interested in the estate of the said deceased, to appear before him at the Surrogate's office in the City of Albany on this day at ten o'clock in the forenoon to show cause why such authority should not be given to the said administrator and on reading and filing satisfactory proof by affidavit of the due publication of said order and of the due service thereof on every person in the occupation of the premises of which a sale is desired, and on the widow and heirs of said deceased, and the said administrator having this day appeared in person and by A. Blanchard, his Proctor and John McKenna the Special Guardian of the minor heirs of said deceased having also appeared and the proper proceedings in due form of law having been thereupon had, and the Surrogate upon due examination being satisfied that the said administrator has fully complied with the requisite provisions of the statute concerning the powers and duties of executors, and administrators in relation to the sale and disposition of the real estate of their testator or intestate that the debts for the purpose of satisfying which the said application is made are justly due and owing and that they are not secured by judgment or mortgage upon or expressly charged on the real estate of the said deceased and that the same amount to Nine hundred sixty five dollars or thereabouts exclusive of interest and that the personal estate of the said deceased, is insufficient for the payment of his debts and having satisfactory evidence that the said administrator has proceeded with reasonable diligence in converting the personal property of the said deceased into money and applying the same to the payment of debts and having enquired, and ascertained whether sufficient moneys for the payment of such debts aforesaid can be raised by mortgaging or leasing the real property of the said deceased or any part thereof and it appearing that the moneys required, cannot be raised by mortgage or lease advantageously to the estate of the said deceased and the said James A. McKown administrator aforesaid having executed a bond to the People of this State with sufficient sureties approved by the said Surrogate in the penalty and with the condition, prescribed by the Statute in such case made and provided, which said bond is filed with the said Surrogate. It is thereupon ORDERED and the said Surrogate pursuant to the statutes aforesaid doth order that the said James A. McKown administrator as aforesaid sell the following described real estate whereof the said intestate died seized to enable him to pay such debts aforesaid of said intestate that is to say:

A L L that certain farm or piece of land situate lying and being in the Town of Guilderland and in the said County of Albany and is

bounded and described as follows to wit: Beginning at a stake standing in the south side of the road, commonly called the Kills Road, and runs thence along the line of lot number six, north seventy eight degrees west twelve chains and eighty five links to a stake in LaGranges line which bears south sixty two degrees west twelve links from a butternut tree, thence south twenty six degrees and forty five minutes west nineteen chains and forty links to the center of the road, thence due east five chains and sixteen links to a stake standing in the south side of the said road, thence due south fifteen chains and seventy eight links to a stake standing in the north bank of the Normans Creek thence as the said creek winds and turns south sixty seven degrees and forty five minutes east two chains and fifty four links to a point near the center of the creek, thence north thirty six degrees east eleven chains and fifty four links to a stake near the center of the creek, thence north twenty three degrees east twelve chains and seven links to a point near the center of the creek thence north thirty one degrees and forty five minutes west six chains and ninetyseven links to a stake standing three links north from a gate post, thence north sixty five degrees east four chains and ninety one links to a stake in the road thence north thirty degrees east three chains and fifty links to the place of beginning be the same more or less. All which courses are seen as the needle point ed A.D. 1844, Said described lot is known and distinguished as lot No. 5, in a survey and division made by William H. Slingerland And it is further Ordered and directed that the said administrator may give to the purchaser at such sale of any of the said real estate a credit of not exceeding three years for not more than one third of the purchase money of such real estate purchased by him to be secured by a bond of the said purchase and by a mortgage of the premises to him sold at the said sale. And it is further Ordered that the said administrator do make return, according to law of all sales made by virtue of this order. Lewis Benedict, Jr.

AND WHEREAS the whole of the premises described in the said order have accordingly been sold, at public vendue by the said party of the first part on the eleventh day of JUNE A.D. 1850, at the house of John McKown in the Town of Guilderland in the County of Albany that being the town and County where the said premises are situated, due notice of the time and place of holding such sale having been given according to law, and WHEREAS the said party of the first part did make return of his proceedings upon such order of sale to the said Surrogate in pursuance of the said order and of the statute in such case made and provided, And WHEREAS afterwards the said Surrogate after examining the said proceedings did make, an order in the words and figures following to wit: "Surrogates Court, County of Albany. At a Surrogate's Court held at the City Hall in the City of Albany in and for the County of Albany the eighth day of July A.D. 1850, Present: Lewis benedict, Jr., Surrogate. In the Matter of the sale of the real estate of Christian L. McKown, deceased for the payment of his debts. An order having been duly made by the Surrogate of the County of Albany on the 26th day of April A.D. 1850, authorizing James A. McKown, the administrator of all and singular the goods, chattels and credits of Christian L. McKown, late of the City of Albany deceased, intestate to sell the real estate where of the said intestate died seized mentioned and described in the said order to enable him

to pay the debts therein mentioned of the said intestate and the said administrator having this day made his return of his proceedings upon the said order by which said report it appears that under the said order the said administrator after having posted and published due notice of the time and place of holding the said sale according to law did on the eleventh day of June in the year 1850, at twelve o'clock at noon the time mentioned in the said notice and between the hour of nine in the morning and the setting of the sun of the same day at the house of John McKown, in the Town of Guilderland in the County of Albany the place mentioned and described in the said order. And that he did on the said sale sell the premises described in the said order of sale to James P. McKown for the sum of two thousand and fifty dollars that being the highest sum bid for the same. And the said administrator having this day appeared before the Surrogate in his own proper person and by A. Blanchard his counsel and having moved for an order confirming the said sale, and no person appearing to oppose the confirmation of said sale and the Surrogate having examined the proceedings upon the aforesaid order of sale and having examined the said administrator on oath touching the same and it appearing to the Surrogate that the said sale was legally made and fairly conducted and that the sum bid for the said lot and parcel of real estate so sold was not disproportionate to its value, It is Ordered and decreed and the Surrogate pursuant to the provisions of the Statute concerning the powers and duties of executors and administrators in relation to the sale and disposition of the real estate of their testator or intestate, doth order and decree that the said sale of the real estate so as aforesaid made by the said administrator be and the same is hereby confirmed. And the said Surrogate pursuant to the provisions of the statutes aforesaid doth further order and direct the said James A. McKown administrator as aforesaid to execute a conveyance of said lot and parcel of said real estate so sold by him as aforesaid to the purchaser thereof at the said sale. Lew. Benedict, Jr. And WHEREAS the said party of the first part did at the said sale sell to the said party of the second part he being the highest bidder for the same all the real estate mentioned and described in said order, of sale. Now This Indenture further WITNESSETH That the said party of the first part in pursuance of the highest bid made and of the said order of the said Surrogate and in pursuance of the Statute aforesaid in this State in such case made and provided, and also for and in consideration of the sum of two thousand and fifty 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 acknowledged hath bargained, sold, and conveyed and by these presents doth bargain, sell and convey unto the said party of the second part his heirs and assigns forever.

A L L that certain farm, piece or parcel of land situate lying and being in the Town of Guilderland, in the County of Albany and is bounded and described as follows: Beginning at a stake standing in the south side of the road commonly called the Kills road and run thence along the line of lot numbered six, north seventy eight degrees west twelve chains and eighty five links to a stake in La Granges line which bears south sixty two degrees west twelve links from a butternut tree thence south twenty six degrees and

forty five minutes west nineteen chains and forty links to the center of the road, thence due east five chains and sixteen links to a stake standing in the south side of said road, thence due south fifteen chains and seventy eight links to a stake standing in the north bank of the Normans Etak, then as the said creek winds and turns south sixty seven degrees and forty five minutes east two chains and fifty four links to a point near the center of creek, thence north thirty six degrees east eleven chains and fifty four links to a stake near the center of the creek, thence north twenty three degrees east twelve chains and seven links to a point near the center of the creek, thence north thirty one degrees and forty five minutes west six chains and ninety seven links to a stake standing three links north from a gate post, thence north sixty five degrees east four chains and ninety one links to a stake in the road, thence north thirty degrees east three chains and fifty links to the place of beginning. Containing thirty six acres and seven hundredths of an acre of land be the same more or less. All which courses are seen as a needle pointed A.D. 1844, said described lot is known and distinguished as lot No. 5 in a survey and division made by William H. Slingerland.

TOGETHER with the privileges and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest which the said Christian L. McKown deceased at the time of his death had of, in and to the same free and discharged from all claims for dower of Hannah McKown widow of the said Christian L. McKown deceased. Subject however to all charges by judgments, mortgage or otherwise upon the lands so sold existing at the time of the death of the said Christian L. McKown deceased. To have and to hold the above described and conveyed premises with the appurtenances and all the estate, right, and interest which the said Christian L. McKown at the time of his death had therein unto the said party of the second part his heirs and assigns forever as fully and amply as the said party of the first part might, could or ought to sell and convey the same by virtue of the orders above recited and of the statutes of this State made and provided or otherwise.

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

Sealed and delivered in the presence of

James A. McKown, D.S.

R.G. Blanchard

State of New York, Albany County; ss

On this 26th day of August A.D. 1850, before me personally came James A. McKown to me known to be the individual described in and who executed the above instrument and acknowledged that he executed the same for the purposes therein mentioned.

R.G. Blanchard, Com. of Deeds

Recorded August 27th 1850, at 12 hours M.

R.S. Lay, Clerk