

John McKown deeds 1868

Book 229 page 350-52 [microfilm quality is poor in parts]

THIS INDENTURE, made the 28th [could be 25, or 26] day of April in the year of our Lord one thousand eight hundred and sixty eight, between John McKown of the town of Guilderland Albany County and State of New York of the first part and James F. McKown of the same place aforesaid of the second part, WITNESSETH that the said party of the first part for and in consideration of the sum of Four Thousand 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 has granted bargained sold conveyed aliened remised released enfeoffed and confirmed and by these presents does grant bargain, sell convey alien remiss release enfeoff and confirm unto the said party of the second part and to his heirs and assigns forever, ALL that certain lot piece or parcel of land lying being and situate in the Town of Guilderland, County of Albany bounded and described as follows, viz: Beginning at a large anciently marked Pitch Pine tree being a corner of a seventy four (74) acre lot, and runs thence along the same according to the Magnetic meridian of 1868 along this said seventy four (74) acre lot North (45) degrees west thirty three (33) chains ninety five (95) links to a point in the line of lands belonging to M____Strope and being eight (8) links west of a marked pitch pine tree thence north forty four (44) degrees East twenty (20) chains forty (40) links to a point in the center of the highway thence south forty five (45) degrees East thirty three (33) chains ninety (90) links along the lands of said John McKown to a stake in the West line of lot of twenty nine & eight tenths (29-8/10) acres thence along the same south forty three (43) degrees fifty (50) minutes West two (2) chains thirty (30) links to a marked White Pine tree thence along said line of the twenty nine and eight tenths (29-8/10) acre lot south forty six (46) degrees east twelve (12) chains forty (40) links to the west line of the Ross farm thence along the same south forty nine (49) degrees thirty (30) minutes west twenty one (21) chains ninety (90) links to a white pine stump a corner of the said Ross Farm thence North forty six (46) degrees west ten (10) chains twenty eight (28) links to a stake in the east line of the aforesaid seventy four (74) acre lot then along the same North forty four (44) degrees east three (3) chains seventy five (75) links to the place of beginning, Containing ninety three and ninety six hundredths (93-96/100) acres of land be the same more or less, according to a survey made by William H. Slingerland Esq surveyor & dated April 23rd 1868

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions remainder and remainders rent issues and profit thereof. And all the estate right title interest claim and demand whatsoever of the said party 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 McKown for his heirs executors and administrators do covenant 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. The said party of the second part not to come into possession of the aforesaid described premises until after the death of the said John McKown party of the first part, IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

U.S.R.S. \$4 cancelled

John McKown L.S.

Sealed and delivered

In the Presence of

J.A. McKown

State of New York Albany County as I certify that on the 30th day of April 1868 before me appeared

John McKown to me personally known to be the person described in and who executed the foregoing deed and so acknowledged the execution thereof.

J.M. Bailey, Notary Public

Rec Feb 17 1870, 12¼ P.M.

John McEwen, Clerk,