

John McKown deeds 1868

Book 229 page 354-55 [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 town county and state aforesaid of the second part, WITNESSETH that the said party of the first part for and in consideration of the sum of Two 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 of land lying in the Town of Guilderland aforesaid described and known as lot number four (4) being a portion of land left by William McKown to the male children of his son Absalom and is bounded as follows, viz: Beginning at a stake in the south side of the road the northwest corner of lot number three (3) (William A. McKown's lot) and runs as the needle pointed A.D. 1844 south thirty eight degrees and fifty five minutes east twenty three chains and ninety links to a stake which bears south sixty four degrees east forty nine links from a white pine tree south seventy one degrees and twenty five minutes east fifteen chains and fifty eight links to a stake in the line of lot number one (1) south twenty two degrees east eight chains and seven links to a stake bearing south thirty three degrees thirty minutes East thirteen links from a birch tree south seventy two degrees thirty minutes west thirty four chains and sixty five links to a point in the creek thence up through the center of the creek North seventeen degrees West seven chains and forty four links north sixty nine degrees fifteen minutes East four chains north twelve degrees thirty west eight chains North and thirty five degrees west seven chains and eighty two links south twenty three degrees west two chains and five links North thirty one degrees forty five minutes west six chains and ninety seven links to a stake near a gate post north sixty five degrees east four chains and ninety one links to a point in the road north thirty degrees east three chains and fifty links to the place of beginning containing about forty three (43) acres and sixty hundreths (60/100) surveyed by William H. Slingerland

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 profits 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, 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. \$2 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,

lot number four (4) being a portion of land left by William McKown to the male children of his son Absalom and is bounded as follows, viz: Beginning at a stake in the south side of the road the northwest corner of lot number three (3) (William A. McKown's lot) and runs as the needle pointed A.D. 1844

south thirty eight degrees and fifty five minutes east twenty three chains and ninety links to a stake which bears south sixty four degrees east forty nine links from a white pine tree
south *[should be north]* seventy one degrees and twenty five minutes east fifteen chains and fifty eight links to a stake in the line of lot number one (1)
south twenty two degrees east eight chains and seven links to a stake bearing south thirty three degrees thirty minutes East thirteen links from a birch tree
south seventy two degrees thirty minutes west thirty four chains and sixty five links to a point in the creek
thence up through the center of the creek North seventeen degrees West seven chains and forty four links
north sixty nine degrees fifteen minutes East four chains
north twelve degrees thirty west *[should be east]* eight chains
North and thirty five degrees west seven chains and eighty two links
south twenty three degrees west two chains and five links
North thirty one degrees forty five minutes west six chains and ninety seven links to a stake near a gate post
north sixty five degrees east four chains and ninety one links to a point in the road
north thirty degrees east three chains and fifty links to the place of beginning containing about forty three (43) acres and sixty hundredths (60/100)
surveyed by William H. Slingerland

beginning at the northwest corner of lot number three (3) (William A. McKown's lot)

>S 38 55'E	23.90ch	1,577.4	stake near white pine tree
>N 71 25'E	15.58ch	1,028.28	stake in the line of lot 1
>S 22E	8.07ch	532.62	stake near birch tree
>S 72 30'W	34.65ch	2,286.9	point in the creek
>N 17W	7.44ch	491.04	up center of creek
>N 69 15'E	4.0ch	264.0	[no marker]
>N 12 30'E	8.0ch	528.0	[no marker]
>N 35W	7.82ch	516.12	[no marker]
>S 23W	2.05ch	135.3	[no marker]
>N 31 45'W	6.97ch	460.02	stake near gate post
>N 65E	4.91ch	324.06	point in the road
>N 30E	3.50ch	231.0	stake in the south side of the road (beginning)

43.6 acres; lot No. 4