

John McKown deeds 1868

Book 229 page 356-57

THIS INDENTURE, made this twenty fourth day of April in the year of our Lord one thousand eight hundred and sixty eight, BETWEEN William J. McKown and Lydia L. McKown of Waterville Oneida County and State of New York of the first part and James F. McKown of the Town of Guilderland County Albany and State aforesaid of the second part, WITNESSETH, that the said party of the first part, in consideration of the sum of one hundred dollars to us in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged has bargained sold remised and quit claimed and by these presents does bargain sell remise and quit claim unto the said party of the second part and to his heirs and assigns forever, ALL that certain farm[?] piece or parcel of land situate lying and being in the Town of Guilderland County of Albany and State of New York bounded and described as follows, to wit Beginning at a large White Pine Stump marked D.R. formerly a corner of Daniel Ross deceased and runs thence along a line of ancient marked tree adjoining John McKown land North forty five degrees and thirty minutes East seven chains and twenty one links to a stake set in the ground then along the south line of a lot of sixteen and four tenths acres of land belonging to the aforesaid John McKown North fifty degrees west eleven chains to a stake set in the original line of the said John McKown farm thence along the same south forty degrees west seven chains and eighty links to a stake at north west corner of John H. W. Jones lot thence along the North line of the same south fifty degrees east ten chains and twenty eight links then north fifty degrees east fifty nine links to the place of beginning containing eight acres and two tenths of an acre of land. 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 bargained premises with the said hereditaments and appurtenances, TO HAVE AND TO HOLD forever and the said William J. 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 that he has not made done committed executed or suffered any act or acts thing or things whatsoever whereby or by means whereof the above mentioned and described premises or any part or parcel thereof now are or at any time hereafter shall or may be impeached charged or encumbered in any manner or way whatsoever, IN WITNESS WHEREOF, the said parties of the first part has 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

The words interlined on the 27th line
on first page done before execution

J.A. McKown

State of New York Oneida County as on this 24th day of April in the year one thousand eight hundred and sixty eight before me the subscriber personally appeared William J. McKown and Lydia L. McKown known to be the same person described in and who executed the within instrument and severally acknowledged that they executed the same. And the said Lydia L. McKown on a private examination by me apart from her said husband acknowledged that she executed the same freely and without any fear or compulsion of her said husband.

Wm. B. Goodwin, Notary Public,

State of New York Clerk's Office Oneida County as I, James C. Bronson Clerk of the County of Oneida and also Clerk of the Supreme Court of said County the same being a court of Record do hereby certify that Wm. B. Goodwin whose name is subscribed to the certificate of the proof or acknowledgement of the annexed instrument and thereon written was at the time of taking such proof or acknowledgement a Notary Public for said County and sworn and duly authorized to take the same and further that I am

William J. McKown L.S.

Lydia L. McKown L.S.

well acquainted with the handwriting of the said Notary Public and verily believe that the signature to the certificate of proof or acknowledgement is genuine and further that said instrument is executed and acknowledged according to the laws of the State of New York. In Testimony whereof I have hereunto set my hand and affixed the seal of the said [] this 25th day of February.

U.S.R.S. 5 cts cancelled

James C. Bronson, Clerk (L.S.)

Rec Feb 17 1870, 12¼ P.M.

24 Apr 1868

William J. and Lydia L. McKown to James F. McKown

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\$100

starting at large white pine stump at corner of Daniel Ross farm

> N 45 30'E 7.21ch 475.86 along line of marked trees, John McKown's land, to stake

> N 50W 11.0ch 726.0 along south line of 16.4 acre plot to stake in original line of John McKown's farm

> S 40W 7.80ch 514.8 to a stake at north west corner of John H. W. Jones lot

> S 50E 10.28ch 678.48 along Jones lot to beginning; 8.2 acres

[for closure, the first boundary should be 7.81ch; the text is clear, it does read twenty one links; to get 8.2 acres the short boundaries must be near 7.8, not 7.2 lengths]

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