

John McKown deeds 1844

Book 82 page 122-23

THIS INDENTURE, made the thirtieth day of April A.D. 1844 between John McKown, of the Town of Guilderland, in the County of Albany, of the first part, and Christian L. McKown, of the children of Absalom McKown, of the Second part. WHEREAS William McKown, deceased, in and by his last will and testament bearing date the 25th, day of August 1815 did amongst other things give and devise to his son John McKown (the party of the first part hereto) ALL that certain farm or tract of land situate, lying and being on the Normans Creek commonly called the Kill property, on the trust and for the uses and purposes thereafter mentioned, that is to say: that his son John, his executors, administrators and assigns should have the free and undisturbed occupation, emoluments and profits of certain meadow land therein mentioned with liberty of a free and convenient passage over the remaining part of the said farm for himself, his servants and cattle for the term of ten years after the decease of the said Testator and to have and to hold the remaining part of the said farm with the buildings thereon from the time of his the Testators decease and also the meadow lands referred to after the expiration of the said term of ten years for the use of the Testator's son, Absalom McKown, during his natural life for the sole occupation, benefit and emolument of the said Absalom during his natural life with certain restrictions and after the death of the said Absalom then to have and to hold the same for the lawful male children of his said son Absalom who might be living at the time of his death their heirs and assigns forever to be divided in such manner and in such proportions amongst the said male children of his said son Absalom as his said son John should deem proper and expedient as they should respectively arrive to the age of twenty one years. AND WHEREAS the said party of the Second part hath arrived at full age and an agreement has been entered into between the said John and all the male children of the said Absalom who have arrived at full age limiting the said John to the use and occupy so much of the meadow land of the said farm as is described in the said Will as being on the south side of the creek with the barn thereon for five years from the first of August A.D. 1843 and to be unmolested in such occupancy and to use the said barn and take off any hay or produce stored therein until the first of April next after the said five years with free passage to the said John over the said farm for the purpose of such use and occupancy. AND WHEREAS the said party of the first part hath in execution of the trusts confided to him proceeded to divide the said farm in pursuance of the said Will amongst the male children of the said Absalom (who is now deceased) who have arrived at twenty one years of age and hath divided allotted and set off to the said party of the second part to these presents a portion of the said farm including in such division and allotment what is designated in the said Will as the saw mill lot and which premises so set off to the party of the second part 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 No. 6 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 two 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 Road, thence due south fifteen chains and seventy eight links to a stake standing on the north bank of the Hormans 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 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, 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 run as the needle pointed A.D. 1844, said described lot is known and distinguished as Lot No. 76 in a survey made by Wm. H. Slingerland. NOW THEREFORE THIS

INDENTURE WITNESSETH that the said party of the first part in consideration of the premises and of the sum of one Dollar to him in hand paid at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged hath granted, remised, released, and forever quitclaimed and by these presents doth grant, remise, release, and forever quitclaim unto the said party of the Second part and to his heirs and assigns forever. All the lot, piece or parcel of ground hereinbefore particularly mentioned and described together with the hereditaments and appurtenances to the same belonging or appertaining. TO HAVE AND TO HOLD the same to the said party of the Second part his heirs and assigns forever in as full and ample a manner as he the said John can or might convey the same as Trustee as aforesaid under the said Will subject however only to the right, franchise and privilege of the said John and his legal representatives his and their servants and teams of any necessary and convenient passage over any part of the said premises for the occupancy and use by him of the said Meadow land during the term aforesaid to which he is entitled to the use thereof. IN WITNESS WHEREOF the said John McKown hath hereto set his hand and seal the day and year first above written.

Sealed and delivered

John McKown L.S.

In presence of

Wm. H. Slingerland

Interlined in the 24 space from the top on 3d, page the words "be the same more or less" before execution.

Albany County SS

On this 4th, day of May 1844 personally came before me John McKown well known to me to be the person described in and who acknowledged that he executed the foregoing Indenture and that the same was his act and deed.

Thos. Helme,
Justice of the Peace

Recorded May 22d, 1844
at ¼ past 4 O'clk P.M.

William Mix, Clerk.