

John McKown deeds 1844

Book 82 page 85-87

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 James A. McKown one 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 emoluments 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 son John should decide proper and expedient as they should respectively arrive at 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 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 & 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 line commonly called the half mile line being the north east corner of Lot No. 2 which said stake stands on the south side of the Road and runs thence north forty seven degrees west seventy nine links to a stake standing on the north side of the Road, thence along the half mile line north seventy three degrees west fourteen chains to a stake which bears south seventy three [degrees] east thirty two links from a small pitch pine tree, thence south twenty six degrees and forty five minutes west thirty two chains and ninety three links to a stake which bears south sixty two degrees west twelve links from a butter nut tree; thence south seventy eight degrees, east twelve chains and eighty five links to a stake standing in the south side of the road the beginning of Lot (No. 3), thence north thirty degrees east three chains to a stake in the center of the road; thence north thirty five degrees and thirty minutes east seven chains and four links to a stake in the center of the road; thence north forty four degrees and thirty minutes east seven chains and eighty four links to a stake standing in south bank of the road, thence north seven degrees and fifteen minutes east three chains and twenty links, thence north twenty four degrees and thirty minutes east eleven chains to place of beginning containing forty six acres and seven Hundreths of an acre of land be the same more or less, all which courses are run as the needle pointed A.D. 1844, the said described lot is known and distinguished as Lot No. 6. 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 quitclaim and by these presents do 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 herein before 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 (interlined in  
Second page second space from top the words "manner and in such" also in fourth space from bottom  
the words "ensealing" before execution. IN WITNESS WHEREOF the said John McKown hath 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 the word "said" on Sixth space on Second page and also the word "said" in 19th space from  
the top 2d page and also the word "west" in eighth space from the top on 3d page. Also in 17th space  
from top 3d page the word "eight" also in 22d space from the top 3d page the words "be the same more  
or less" before execution.

Albany County SS

On this 6th day of May in the year One thousand eight hundred and forty four personally appeared  
before me John McKown, well known to me to be the person described in and who personally  
acknowledged that he had executed the foregoing indenture.

Thos Helme,

Justice of the Peace

Recorded May 11th 1844  
at 3 O'clock P.M.

William Mix, Clerk,