

John McKown deeds 1844

Book 82 page 88-90

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 William 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 twenty fifth 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 shall 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 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 Testator's 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 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 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 the northwest corner of Lot No. 1, which said stake bears north eighty eight degrees west four links from a hickory tree and runs thence along the line of Lot No. 2 north sixty three degrees and fifty minutes west six chains and sixty links to a stake which bears south Seventy two degrees and forty five minutes west thirty three links from a large pine tree, thence north thirty six degrees west thirteen chains and eighty links, thence south forty four degrees and thirty minutes west five chains and eighty five links to a stake in the center of Kills Road, thence south thirty five degrees and thirty minutes west seven chains and four links to a stake in the center of Kills Road, thence south thirty degrees west three chains to a stake in south side of said road, thence 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, thence north seventy one degrees and twenty five minutes east fifteen chains and fifty eight links to a stake in the line of lot (No.1) thence north twenty two degrees west ten chains and forty links to the place of beginning, containing forty-four acres and six tenths of an acre of land be the same more or less. All of which courses are run as the needle pointed A.D. 1844 said described lot is known & distinguished as Lot (No. 3). 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, remise, 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. Interlined the words "the Town" in second space from top before execution. 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 Second page the word "son" in Second space also in fifth space the word "Son" also the word "off" in second space from bottom. Also on third page in Seventeenth space from top, the word "degree" also in eight space from bottom the words "be the same mor or less" before execution.

Albany County SS

On this 4th day of May in the year 1844 personally came before me John McKown, & acknowledged that he executed the foregoing Indenture and that the same was his act and deed. I further certify that I know the said John McKown to be the person described in & who executed the same.

Thos Helme,

Justice of the Peace

Recorded May 13th 1844  
at 10 O'clock A.M.

William Mix, Clerk.