

of the Masters of this Court residing in the County of Albany After such Master had given the public notice of the time and place of sale specified in such order and required by law and the rules and practice of said Court and WHEREAS the said Rodman L. Joice a Master in Chancery residing in said County of Albany and party of the first part to these presents in pursuance of the said order and decree of the Court of Chancery did on the thirteenth day of May in the year one thousand eight hundred and forty five sell at public auction at the public house of John McKown in the Town of Guilderland in the County of Albany the premises mentioned in the said order as being situated in the Town & County last aforesaid after having given public notice of the time and place of such sale and a brief description of the said premises in conformity with the order aforesaid; and WHEREAS at such sale the said premises were struck off to and purchased by the said party of the second part to these presents at and for the sum of Three thousand dollars that being the highest sum bidden for the same. Now therefore This INDENTURE WITNESSETH That the said party of the first part Master in Chancery as aforesaid in order to carry into effect the sale so made as aforesaid in pursuance of the said decree of the said Court of Chancery and also by virtue of the statute in such case made and provided, and in consideration of the sum of Three thousand dollars to him in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged with granted, bargained, sold, aliened, released, conveyed and confirmed and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and to his heirs and assigns forever,

A L L that certain piece or parcel of land being parcel of a tract of land conveyed by Stephen Van rensse laer Esq., to the proprietors of the Van Balls Patent situate, lying and being on the north side of the Normans Brook in the Town of Guilderland in the County of Albany and bounded as follows: Lot number three (3) begins at a stake on the west side of the Normans Kill road at the distance of thirty four links from a pitch pine tree marked number two and three and runs thence north forty degrees west fifty four chains and seventy links; thence north forty eight degrees and fifty seven minutes west nineteen chains and eighty links thence south thirty nine degrees and twenty one minutes east sixty two chains and twenty five links; thence south seventy two degrees east twenty one chains to the place of beginning containing one hundred and thirteen acres of land.

TOGETHER with all and singular the rights, titles, privileges, embers, hereditaments, and appurtenances thereto belonging or in anywise appertaining To have and to hold all and singular the above mentioned and described premises unto the said party of the second part his heirs and assigns to the sole & only proper use, benefit and behoof of the said party of the second part his heirs and assigns forever.

IN WITNESS WHEREOF The said party of the first part Master in Chancery as aforesaid has hereunto set his hand and seal the day and year first above written.

Sealed and delivered in presence of

Rodman L. Joice, L.S.
Master in Chancery