

John McKown deeds 1860

Book 166 page 179-80 [microfilm quality is very poor in parts]

THIS INDENTURE, made the twenty third day of April in the year of our Lord one thousand eight hundred and sixty. BETWEEN John McKown and Catherine his wife, of the town of Guilderland, County of Albany State of New York of the first part, and James F. McKown of the town, County & State aforesaid of the second part. WITNESSETH that the said parties of the first part, in consideration of the sum of Five thousand dollars to them duly paid, have sold, and By these Presents, do grant and convey to the said party of the second part his heirs and assigns, ALL that certain farm or piece of land situate, lying and being in the said town of Guilderland, bounded as follows, to wit: Beginning at a white pine sapling in the line of lands formerly owned by William McKown, now deceased, and runs thence along Bettys line south forty eight degrees forty five minutes east thirty two chains & forty links to a post, then south fifty four degrees west forty three chains and sixteen links, then north forty five degrees thirty minutes west forty four chains and five links to the place of beginning, containing one hundred and forty three acres and one quarter of land, ALSO that other piece or parcel of land situate lying and being in the town of Guilderland aforesaid, and bounded and described as follows, to wit: on the south by the aforesaid described premises known as the Ross Farm, on the east by a lot formerly belonging to Peter Hilton, now deceased, and now owned by James F. McKown, the party of the second part, on the north by the Great Western Turnpike, or Plank Road, and on the west by the road that leads from the Western turnpike to the afore said described premises, containing twelve acres of land be the same more or less, the last mentioned and described premises is what is commonly known as the first parcel of the Gore.

[With the appurtenances, and all the estate, title and interest] therein of the said parties of the first part. And the said John McKown for himself & his heirs doth hereby covenant and agree to and with the said party of the second part, his heirs and assigns, and the premises thus conveyed in the quiet and peaceable possession of the said party of the second part his heirs and assigns and will forever warrant and defend against any person whomsoever lawfully claiming the same, or any part thereof. IN WITNESS WHEREOF, the parties of the first part, have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in the presence of
Christopher White

John McKown L.S.
Catherine McKown L.S.

State of New York Albany County SS

On this 10th day of July in the year one thousand eight hundred and sixty, before me, the subscriber appeared John McKown and Catherine McKown his wife, to me personally known to be the same persons described in and who executed the within instrument, who severally acknowledged that they executed the same and the said Catherine 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 husband.

Christopher White
Justice of the Peace
Recorded Jan 7th 1861 at 1 hour P.M.
H. Babcock Clerk

Beginning at a white pine sapling in the line of lands formerly owned by William McKown, now deceased, and runs thence along Bettys line south forty eight degrees forty five minutes east thirty two chains & forty links to a post, then south fifty four degrees west forty three chains and sixteen links, then north forty five degrees thirty minutes west forty four chains and five links to the place of beginning, containing one hundred and forty three acres and one quarter of land

on the south by the aforesaid described premises known as the Ross Farm, on the east by a lot formerly belonging to Peter Hilton, now deceased, and now owned by James F. McKown, the party of the second part, on the north by the Great Western Turnpike, or Plank Road, and on the west by the road that leads from the Western turnpike to the afore said described premises, containing twelve acres of land be the same more or less, the last mentioned and described premises is what is commonly known as the first parcel of the Gore

along Bettys line

south forty eight degrees forty five minutes east thirty two chains & forty links to a post

south fifty four degrees west forty three chains and sixteen links

[direction and length missing]

north forty five degrees thirty minutes west [should be east for Ross Farm west boundary

1868 deeds give N 45 30'E for Ross Farm W bound]

forty four chains and five links

one hundred and forty three acres and one quarter

>S48 45'E 32.40ch 2,138.4 along Bettys line to a post

[S48 57'E in 1868 WJ McK deeds]

>S 54 W 43.16ch 2,848.56 [no marker]

>from Canvas: >N 53W 26.21ch 1729.95

>N 45 30'E 44.05ch 2,907.3 to beginning, line of William McKown land

[424.4, 1714; 125, 2782; 2.5a, 13.55a, 109.5 = 125.5a; so could be more than one bound missing]

on the south aforesaid described premises known as the Ross Farm

N 48 57'W 895

on the east by a lot formerly belonging to Peter Hilton, now owned by James F. McKown

S 44W 759

on the north by the Great Western Turnpike

S 61E 923.15

on the west by the road that leads from the Western turnpike to the afore said described premises

N 44E 563

containing twelve acres of land be the same more or less

infer from Canvas: [196, 563, 895; 2.01a, 11.56a = 13.56a]