

Albany County Clerk's Office in Book of Deeds No. 229 on page 13310. With the Appurtenances. Also **All** those certain lots pieces or parcels of land situate, lying and being in the South Ward in the City of Albany, known and distinguished as lots numbers fifty-eight (58) and fifty-nine (59) on the Northernly side of Washington Street and West of Cherry Street bounded Southernly in front by Washington Street and Northernly in the rear by the rear of lot containing City Hall Street, as laid down on a plat of the City made by John Jay Allen, being the same lot now owned by the same husband of the party of the 1st part (except by their married Michael Madigan, the husband of said party) by Deed dated 28th May 1844, not recorded in Albany County Clerk's Office and of record in the City of Albany with the appurtenances, and premises hereinafter mentioned by the party of the 1st part (except by said party).

TO HAVE AND TO HOLD

premises above mentioned and designated and hereby conveyed unto the said party of the 2nd part and his heirs and assigns forever. **IN WITNESS WHEREOF** The said party of the 1st part has hereunto set his hand and seal at Albany, New York, this 1st day of May 1844.

Sealed and delivered in the presence of
 Geo. B. Hall

Notary Public
 Albany Co. N.Y.

State of New York
 City & County of Albany

On this Ninth day of June in the year one thousand eight hundred and seventy five before me, the subscriber, personally appeared Michael Madigan to me known to be the person described and who executed the within instrument, and acknowledged that he executed the same.

Wit June 9. 1875
 at 9 P.M.

Michael Madigan
 Clerk

Geo. B. Hall
 Notary Public
 Albany Co. N.Y.

Guiderland

THIS INDENTURE Made this First day of May in the year of our Lord one thousand eight hundred and seventy five **BETWEEN** James F. McShown & Sarah Ann his wife of the Town of Guiderland, County of Albany and State of New York of the first part, and John F. Smith of the place aforesaid of the second part **WITNESSETH** That the said parties of the first part, in consideration of the sum of \$1000 to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, sold and conveyed unto the said party of the second part, his heirs and assigns forever, all that certain lot or parcel of land situate, lying and being in the South Ward in the City of Albany, known and distinguished as lot number fifty-eight (58) on the Northernly side of Washington Street and West of Cherry Street, as laid down on a plat of the City made by John Jay Allen, being the same lot now owned by the same husband of the party of the 1st part (except by their married Michael Madigan, the husband of said party) by Deed dated 28th May 1844, not recorded in Albany County Clerk's Office and of record in the City of Albany with the appurtenances, and premises hereinafter mentioned by the party of the 1st part (except by said party).

to us duly paid, hath sold, and by these presents doth grant and convey to the said party of the second part, his heirs and assigns **ALL** that certain piece and parcel of land situate, lying and being in the Town of Guildenland, County of Albany and State of New York, Beginning at a Stake in the most Easterly corner of Lot No. 44 as described in a Deed from John McKown to James F. McKown and runs thence along the North easterly line of said Lot No. 44 - N. 45° W. two Chains and fifty Links, thence along the lot surveyed for John W. Oliver and Henry John S. 29° W. nine Chains and fifty four Links to a Stake in the original line of said lot, thence along the same N. 44° E. Nine Chains and sixteen Links to the place of beginning, Containing one and six tenths Acres of land be the same more or less.

WITH THE APPURTENANCES and all the Estates, Title and Interest therein of the said parties of the first part. And the said James F. McKown and Sarah Ann McKown doth hereby covenant and agree to and with the said party of the second part, his heirs and assigns, that the premises thus conveyed in the quiet and Peaceable Possession of the said party of the second part, his heirs and assigns they will forever Warrant and Defend against any person who may ever lawfully claim the same, or any part thereof.

IN WITNESS WHEREOF the parties of the first part hath hereunto set their hands and seals the day and year first above written.

in presence of
J. A. LaOrange
Justice of Peace
State of New York
County of Albany

} James F. McKown J.S.
Sarah Ann McKown J.S.

On this _____ day of May in the year one thousand eight hundred and seventy five before me, the subscriber, personally came James F. McKown and Sarah Ann McKown wife of James F. McKown to me known to be the same persons described in and who executed the within instrument and severally acknowledged that they executed the same, and the said James F. McKown

