Philander F. May & Wife to William Duke

This Indenture made this Twentieth day of May in the year of

Our Lord One Thousand eight hundred and forty One Between Phi-

-lander F. May of Amity in the County of Allegany & State of New York

& Laura A his wife of the first part and William Duke of the town

of Scio in the County & State aforesaid of the Second part Witnesseth that

the Said parties of the first part for and in Consideration of the Sum of

Fifteen hundred Dollars to them in hand paid by the Said party of the second part

the receipt whereof is hereby Confessed and acknowledged have and

by these presents do grant bargain Sell release convey and Confirm unto

the Said party of the Second part his heirs and assigns forever All that

Certain piece or parcel of Land being the North One hundred acres of

Lot number thirty-six in Township two Range Second Morris Reserve

so called Excepting Nevertheless the One undivided half

of the Saw Mill Mill Yard water privilege and appurtenances

of the said Mill which Said undivided half of the Said Saw Mill

Mill yard and appurtenances have ^been^ this day Conveyed by the parties

of the first part to Alexander Black\_\_ Also Reserving one eighth

of an acre of land situate and lying on the South Side of and joining

the North line of Said Section number thirty six in Such form as

to be Most Convenient for a burying Ground and to include the

graves already on Said parcel of Ground Together with all and

Singular the rights members and privileges to the Same belonging

or in any way appertaining and the revision and revisions re-

-mainder and remainders unto rents issues and profits thereof and

profits thereof and all the Estate right title interest property possession

Claim and demand both in law and equity of the Said parties of the

first part of in and to the Same\_ To have and to hold the Said tract of

Land and premises with the appurtenances unto the Said party of the

Second part his Heirs and Assigns to his and their only proper use benefit

and behoof forever And the said parties of the first part do for

themselves and their heirs Executors and administrators Covenant and agree

to and with the party of the Second part his heirs and assigns that

they are the true and lawful Owner of the Said tract or parcel of land

and premises with the appurtenances and are lawfully Seized in

their own right of a perfect absolute and indefeasible estate of inher-

-itance in fee Simple of and in all the premises with the appurte-

-nances and have in themselves good right full power and lawful

to grant and convey the Same in manner aforesaid\_ And also that

the Said party of the Second part his heirs and assigns Shall and

may forever hereafter peaceably have hold occupy and possess the

Said granted premises free from the hindrance or molestation of any

person or persons lawfully Claiming the Same\_ And that the Same

parties of the first part and their heirs the Said parcel of land and

premises unto the Said party of the Second part his heirs and against

all Claims and demands whatever will Warrant and forever by these

presents Defend \_ In Witness Whereof the Said parties of the first

part have hereunto Set their hands and Seals on the day and in

the year first above written

Signed Sealed and delivered in the Presence of Philander F May SS

Laura A May SS

The word thirty in the first line and the word acre in the Seventh line and the word include in the fourteenth lines were erased before Signing

A. E. Parker

{Transcription note-acre is in the 11th line, but may have been copied in earlier, and include isn’t in the document until the 20th line}

State of New York

Allegany County

On the twenty first day of May 1841 before me

the Subscriber a Justice of the peace in and

for the County of Allegany Personally Came Philander F. May and

Laura A his wife well known to me as the persons described

in and who executed the within Instrument and acknowledged that

they executed the Same for the uses and purposes therein mentioned \_

And the Said Laura A upon a private examination Separate and apart

from her said husband acknowledged that She executed the written

Deed freely & without fear or Compulsion from her Said husband

Recorded July 6th 1841 8 O. Clock A. M Alvan E. Parker

Judson Rathbun Dep. Clerk Justice of the Peace