

BK. 117

This Indenture, Made this Fifth day of March in the year of our Lord one thousand eight hundred and Sixty four Between Orson P. Beardsley and Ophelia J his wife of the Town of Mt. Donough in the County of Chenango and State of New York parties of the first part

Seth Curtis of the same place party of the second part

Witnesseth: That the said party of the first part, in consideration of the sum of Six hundred and fifty dollars (\$650) 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 tract or parcel of land situate in the Town of Mt. Donough aforesaid, being a part of lot number Eighty six (86) and a part of the same land conveyed by Meyron G. Mearns and his wife to the said Orson P. Beardsley by a deed bearing even date herewith, and being about two and one half acres of the said land, more or less, and is bounded on the west by the west line of said lot No. 86 being in the center of a highway on the south and on the east by stone walls, and on the north by a line at right angles with said highway passing by an Elm tree standing on the south side of the creek; upon the land hereby conveyed stands the dwelling house; Also the use of a Spring situated about 25 rods easterly from said house including the privilege to convey the water from the said Spring to the said house, and also of entering upon the adjacent lands to make any needful repairs and improvements to the pipes or conductors by which said water is or may be conveyed, doing no unnecessary damage thereby to said lands

With the Appurtenances, and all the Estate, Title and Interest therein of the said party of the first part. And the said Orson P. Beardsley do 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, he 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 Presence of

Orson P. Beardsley [L. S.]
Ophelia J. Beardsley [L. S.]

STATE OF NEW YORK, }
CHENANGO COUNTY, } SS.

(Remind #1)

On this Fifth day of March in the year one thousand eight hundred and Sixty four before me, the subscriber, personally appeared

Orson P. Beardsley and Ophelia J his wife to me known to be the same person, described in, and who executed the within instrument and severally acknowledged that they executed the same.

And the said Ophelia J 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 said husband.

J. G. Reynolds Justice of the Peace

Recorded April 1st, 1864 at 8 o'clock, P. M.

Attest my hand Clerk.