

1356

This Agreement Made this thirtieth day of June in the year of our Lord One thousand eight hundred and thirty seven
 Between Benjamin Knower of the city of Albany by Washington Hunt his attorney of Lockport in the County of Niagara and State of New York of the first part and Augustus House of the town of Royalton of the county of Niagara and State of New York of the second part Witnesseth that the said party of the first part for and in consideration of the sum of One hundred and fifty Dollars Lawful money of the United States of America to him in hands paid by the said party hereto of the second part the receipt whereof is hereby confessed and acknowledged has granted bargained sold remised released aliened enfeoffed and confirmed and by these presents does grant bargain sell remise alien release enfeoff and confirm unto the said party of the second part and to his heirs and assigns forever

All that certain tract of Land situate lying and being in the town of Royalton in the county of Niagara in the State of New York being part or parcel of a certain township which on a map or Survey of divers tracts or townships of Land made for the Holland Land Company by Joseph Ellicott Surveyor is distinguished by Township Number thirteen in the fifth Range of said Township and which said tract of Land on a certain other map or Survey of said Township into Lots made for the said Holland Company by the said Joseph Ellicott is distinguished by the East part of Lot Number fifty nine in said Township

S 60	
55.10	12.40
513	E.P.L
K6	59
	113 R5
	7000m
56.80	12.40
<u>Sq 28, 30, 8, 32</u>	

Bounded as follows to wit East by the East line of said Lot eighty chains seventy seven links North by the North line of said Lot twelve chains forty eight links West by a line parallel to the east line of said Lot eighty chains and 65 links South by the South line of said Lot twelve chains & forty links Containing

One hundred acres be the same more according to the diagram laid down in the margin hereof or less Reference being had to said

Diagram for the particular location of the Lands hereby conveyed and the length of the several lines & boundaries thereof always however presuming that the distances laid down to fix the extent of the west part of said Lot adjacent to that hereby conveyed are correct and are to be adopted as the true and only criterion in locating the division lines between said part of said Lots without reference to the distances laid down fixing the extent of the piece hereby conveyed

Together with all and singular the appurtenances privileges advantages and hereditaments whatsoever unto the above mentioned and described premises in any wise appertaining or belonging and the revenue and reversions remainder and remainders rents yields and profits thereof and also all the estate right title interest property claim or demands whatsoever as well

~~in Law as in equity of the said party of the first part in and to the
same and every part and parcel thereof with the appurtenances To Have
and To Hold the above granted bargained and described premises with the
appurtenances unto the said party of the second part his heirs and assigns
to his and their only proper use beneficial and behoof forever And the said
parties of the first part for themselves their heirs executors and administrators
do hereby covenant promise and agree to and with the said party of the second
part his heirs and assigns that they the said parties of the first part the
above described and hereby granted and bargained promises and every part
thereof with the appurtenances unto the said party of the second part his heir
and assigns against the said parties of the first part and their heirs and
against all other persons whatsoever lawfully claiming or to claim the same
or any part thereof shall and will Warrant and by these presents
forever Delfuld~~

In Witness Whereof the said parties of the first part to these
presence has hereunto set his hand and seal the day and year first above written
Sealed and Delivered }
In presence of }
J C Cotton }
✓ Benjamin Knower Seal
✓ By his attorney
Washington Hunt

Niagara County S.

I certify that on this 3^d day of July 1837 personally
appeared before me Washington Hunt to me known to be the same
person described in and who executed the within Deeds and he admo-
nished to me that he executed the same as the attorney of
Benjamin Knower and as the act and deeds of the said Benjamin
Knower for the uses and purposes therein expressed

A A Boyce

comr of Deeds.

Recorded August 9th 1837 at 10 O'clock AM
A. M. McCammin Esq
A. H. M. Clerk