

This Indenture made this thirteenth Day of
March in the Ninth Year of the Reign of Our Sovereign Lord
George the Third of Great Britain &c King and in the Year of
our Lord one Thousand Seven Hundred and Sixty Nine by and
Between Ann Desbrow of Rye in Westchester County and Province
of New York ^{in the one part} and Benjamin Smith Jun^r of Greenwich in the
County of Fairfield and Colony of Connecticut in New England
on the other part Witnesseth That the abovenamed Ann
Desbrow for the Consideration of the Sum of Four Hundred and
sixty eight Pounds, Fifteen Shillings Current Lawfull money of
the Province of New York to the said Ann Desbrow paid by the said
Benjamin Smith Jun^r - I the abovenamed Ann Desbrow do &
by these presents have Given Granted Bargained Sold Conveyed
and Confirmed Surrendered and made Over unto him the said
Benjamin Smith and unto his Heirs and assigns for ever one
Certain Tract or Parcell of Land with a Dwelling House thereon
situate and lying and being in the Manor of Cortlandt in the
County of Westchester and Province of New York Containing one
Hundred and Eighty Seven Acres and an Half and Sixteen Rods, Statute
measure - and the same is Bounded Northw^{ly} by the Land of the
said Ann Desbrow and Roger Park as Tennants in Common Westw^{ly} by
by a Brook Running thro the Long Meadows so call'd Southw^{ly} by
Land of Nathaniel Newman in part and partly by Land of Nath^l
Reynolds, and latterly by Mess^{rs} Skinners and Parkers Land or Patens
To have and to hold The above Granted and Bargained premises
With the Dwelling House thereon standing With Housses out Housses
Fruit Trees Timber Trees Mines Minerals Quarries or Precious Stones
and all and every Appurtenance Priviledge and Convenience to the
same belonging or in any wise thereunto Appertaining unto him
the said Benjamin Smith Jun^r and to his Heirs and assigns forever
to his and their own proper use benefit and behoof - And also I
the said Ann Desbrow Do for my self my Heirs Executors & Administrators
Covenant with him the said Benjamin Smith Jun^r and with his Heirs
Executors and Administrators that at and until the Unsealing of these
of these Presents I am well Seised of the Premises as a Good Indefeasible
Estate in Fee simple and have in my self Good Right Full power and
Lawfull Authority to Grant Bargain and Sell the same in manner and
Form as is above written and that the same is free of all Wills Entails
Mortgages Dowers Judgements Executions or Incumbrances of the
Law of what Nature or kind soever - And that the said Benjamin
Smith

Smith Jun^r his Heirs and assigns shall and may from Time to Time
at all Times for ever hereafter by force and Virtue of these presents Lawfully
Peaceably and Quietly have hold use Occupy Possess and Enjoy the same
and thereinto have free Ingress and Egress Without any let Hindrance
Disturbance Eviction or Ejection whatsoever - And furthermost I
the abovenamed Ann Desbrow Do by these Presents bind myself and
my Heirs for ever to Warrant and Defend the before Granted and Bargained
Premises with the Appurtenances thereof unto him the said Benjamin
Smith Jun^r and to his Heirs and assigns Against all the Regall Claims
and Demands of any other Person or Persons whatsoever for ever In
Witness whereof I the said Ann Desbrow have hereunto set my Hand
and Seal the Thirteenth Day of March Anno of Dom 1769 being the
Day and Year first before written -

Signed Sealed & Delivered

In Presence of

Wm Avery

Thomas J. J. J.

Anna Desbrow

The Words on the one part between the said Ann Desbrow and Benjamin Smith Jun^r
before the executing hereof

Boil Normand that on this 15th Day of March 1769
Then personally appeared before me Gilbert Bloomfield Esq^r
one of the Judges of the Court of Common Pleas for Westchester
County assigned the said Ephraim Avery one of the Witnesses
to the above and within Deed of Sale and by me duly sworn
Sayeth that he saw Anna Desbrow the Grantor hereof Execute
and deliver the same as her free act and deed for the use therein
mentioned I having inspected the same and finding no
material mistake or Intentionation (But what is noted, do allow the
same to be recorded)

Gilbert Bloomfield

Entered on the Records of Westchester County
in Lib. K. of Deeds page 411-412 and 413
this 4th August 1792

Secy of said P. Richard Hatfield Esq^r

Henry North Jun^r
Dec from Ann

9/1 paid