

THIS INDENTURE, made the *Twenty Third* Day of

April in the *Seventeenth* Year of the Independence of the United States of America, and in the Year of our LORD CHRIST, One Thousand Seven Hundred and *Ninety Three* BETWEEN *Nicholas Bayard* of City of New York Esquire of the first Part, and *Philip Van Cortlandt* of the Town of Cortlandt Esquire of the second Part, WITNESSETH, That the said *Nicholas Bayard* for and in Consideration of the Sum of *fifty five pounds* Lawful Money of the State of New-York, to him in Hand paid by the said *Philip Van Cortlandt* the Receipt whereof is hereby acknowledged, hath granted, bargained, and sold, alienated, released, and confirmed, and by these Presents doth grant, bargain, and sell, alienate, release, and confirm unto the said *Philip Van Cortlandt* in his actual Possession, now being by Virtue of a Bargain and Sale to him thereof made for one whole Year, by Indenture, bearing Date the Day next before the Day of the Date of these Presents, and by Force of the Statute in such Case made and provided, and to his Heirs and Assigns forever,

All the Right Title and interest which the said *Nicholas Bayard* hath to the following Tracts or parcels of Land situate in the State of New York to wit One Equal undivided Sixth part & one Equal undivided Twelfth part of one Equal undivided Tenth part of all the undivided Lands situate within the Bounds of the Manor of Cortlandt and one Equal undivided Sixth part and one Equal undivided Twelfth part of a certain Town or Lot of Land situate in the Town ofoughkeepsie in the County of Dutchess containing One Hundred and fifty acres more or less now or late in the possession of Thomas Jaycks as the same is more particularly described in a deed of Conveyance Executed by John Van Cortlandt late of the City of New York to the said *Philip Van Cortlandt* in Trust for the Lawful Representatives of Margaret Bayard deceased as by the said Conveyance Reference being thereunto had will more fully appear and also all the Right Title and Interest which he the said *Nicholas Bayard* had to all the undivided Lands within the Bounds of Rumbout Patent situate in the said County of Dutchess and State aforesaid being one Equal undivided Sixth part and one Equal undivided Twelfth part of one Equal undivided Tenth part of the said undivided Lands situate in the said Rumbout Patent aforesaid which was Originally granted to Rumbout Kip and Van Cortlandt

together with all and singular the Rights, Members, and Appurtenances thereof, and all Profits, Commodities, and Advantages, Emoluments, and Hereditaments whatsoever to the said Premises hereby granted, belonging, or in any Wise appertaining:—And also the Reversion and Reversions, Remainder and Remainders, Rents and Services of all and singular the said Premises hereby granted, and of every Part and Parcel thereof, with the Appurtenances:—And also all the Estate, Right, Title, Interest, Claim, and Demand whatsoever, both in Law and Equity, of him the said *Nicholas Bayard* of, in, and to all and singular the said Premises hereby granted, and of, in, and to every Part and Parcel thereof, with the Appurtenances—TO HAVE AND TO HOLD all and singular the said Hereditaments and Premises hereby granted, and every Part and Parcel thereof, with the Appurtenances, unto the said *Philip Van Cortlandt* and his Heirs and Assigns, to the only proper Use and behoof of the said

Philip Van Cortlandt and his Heirs and Assigns forever. and the said *Nicholas Bayard* for himself and his Heirs Executors and administrators the said above granted Premises with appurtenances unto him the said *Philip Van Cortlandt* his Heirs and Assigns against him the said *Nicholas Bayard* and his Heirs and against all and every person or persons claiming by from or under him or them shall and lawfully warrant & for ever defend in Writings whereof the parties to these Presents have hereunto Interchangeably set their hands and seals the day and year being first above Written

Given and Delivered
in the Presence of

The words "claiming by from or under him or them" above the third line from the bottom Interlined.—

John C. Van Wyke
John Ray

Nicholas Bayard

Be it remembered that on the thirteenth day of September in the year one thousand seven hundred and ninety three before me John Ray one of the Masters in Chancery for the State of New York personally appeared Nicholas Bayard who acknowledged he signed sealed and delivered the within written Instrument as his voluntary act and deed for the uses and purposes therein mentioned. And there appearing no material erasures or interliniations in the said Instrument (except that noted) I do allow the same to be recorded.

John Ray

Received in New York this day of the Date
of the within Deed of Conveyance —
the full consideration therein mentioned

Witness
John Ray

Nicholas Bayard

1793.

Nicholas Bayard

To —

Ch. W. Cortlandt.

Release

Manuscript of Cortlandt
to Cortlandt