



State of New-York, } ss. **I, JOHN WOODWARD,**
 City and County of New-York, }
 Clerk of the City and County of New-York, Do hereby Certify,
 That *Dudley Selden* whose name is
 subscribed to the Certificate of the acknowledgment of the
 annexed indenture

and endorsed thereon, was on the day of the date of the said Certificate a
 COMMISSIONER in and for the City and County aforesaid, dwelling
 in the said County, commissioned and sworn, and duly authorized by
 law to take the proof and acknowledgment of Deeds, and discharges
 of Mortgages, &c. And further, that I am acquainted with the hand-
 writing of the said Commissioner, and verily believe that the signature
 of *Dudley Selden* subscribed to the said
 Certificate, is the proper hand-writing of the said Commissioner.

In Testimony whereof, I have hereunto set my hand and affixed
 the seal of the said County, the *twelfth* day
 of *June* 1824

J. Woodward

being in the Town of Mount Pleasant aforesaid, and known by the name of *Beckman's Landing*; bounded as follows, Beginning at the South-East Corner of the premises
 at the fence adjoining *Jacob Conenhoven's* land about six feet South of a certain Chestnut Tree marked, and running thence Northwardly from the said Chestnut Tree
 a straight line to the South-East Corner of *Benjamin Van Tassell's* lot; thence westwardly and Northwardly by the fence inclosing said lot to the South fence of
 the road leading by the Landing; thence Northwardly by the said fence to a range with the west end of the dwelling house now occupied by *Henry King*
 thence directly crossing the road Northwardly to the North fence at or near the South-west corner of said house; thence running Westwardly in an exact range with
 the said North fence of said Road down the bank to high water mark; thence Southwardly by the Shore of *Hudson's River* taking in the docks, store and dwelling house and continuing
 around the Point and along the shore of the Cove to the line of *Jacob Conenhoven's* land; thence running Easterly up the bank in range with a Cedar bush halfway up
 the hill or bank to the line fence adjoining *Jacob Conenhoven's* land; and thence continued Easterly as the fence now stands to the place of Beginning. Containing Eight
 and one half acres; with all the rights and privileges of the Road leading to the Landing. Excepting and Reserving out of and from the above described premises the following three
 small lots in the said Order particularly mentioned; which said lots are respectively described as follows, to wit: All that certain Lot of ground being situate in the said town of
 Mount Pleasant, bounded as follows: Beginning at *Hudson's River* at high water mark and running East by the land of the late *Jacob Conenhoven* deceased one hundred feet; from thence running Northwardly by the
 land of the said Parties of the first part eighty feet; from thence running Westwardly by the land of the party of the first part aforesaid one hundred feet; from thence Southwardly by high water mark eighty feet
 to the place of Beginning. Also all that certain Lot or piece of land situate and lying in the Town of Mount Pleasant, bounded as follows: Beginning at the corner of *Benjamin Van Tassell's* Lot and the
 road leading from the turnpike to the Landing and running in a direct line along and with the said *Van Tassell's* line Southwardly one hundred feet; from thence Westwardly forty six feet front and rear
 to *Thomas Snijders's* Lot; and thence Northwardly along and with the said *Snijders's* Lot one hundred feet to the road; and thence Easterly along the road to the said *Van Tassell's* Lot and place of Beginning.
 Bounded Easterly by the said *Van Tassell's* Lot, Southwardly by *Marling and Van Hart's* land; Westwardly by the said *Snijders's* Lot and Northwardly by the Road. And also all that certain Lot or
 piece of land situate and lying in the Town of Mount Pleasant, bounded as follows: Beginning on the road leading from the turnpike Road to the Landing known by the name of *Van Hart and Marling's*
 Landing forty six feet Westwardly from *Benjamin Van Tassell's* line and running Southwardly parallel with the said *Van Tassell's* line one hundred feet; from thence Westwardly fifty feet front and rear
 and thence Northwardly to the said Road; and thence Southwardly by and with the Road to the place of Beginning. Together with the appurtenances.

So have and to hold all and singular, the said premises above mentioned and described, and hereby granted and conveyed, or intended so to be, unto the said party of the second part, his heirs and assigns,
 to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, for ever.

In Witness whereof, I, the said Master, have hereunto set my hand and seal, the day and year first above written.

Sealed and delivered in the presence of

Nedric De Pyster
 Master in Chancery

Fifteenth day of May in the year of our Lord one thousand eight hundred and twenty four;
 us of the Masters in Chancery, in and for the State of New-York, dwelling in the City of New-York of the first part,
 of the Town of Mount Pleasant, County of Westchester and State aforesaid, of the second part.
 New-York, at the City of Albany on the Twenty third day of March in
 the year four; it was, among other things, ordered, adjudged and decreed, by the said Court, in a certain cause then depending in the said Court,
 andt. *Stephen D. Beckman, Robert A. De Pyster and Cornelia Beckman, Executors and Administrators*
 of *J. Beckman Deceased*, Complainants; and *John Marling, Peter Birdsall, Stephen Van Hart,*
ing, Gilbert Quies, James I. Smith, Isaac Hall, James Boyles, Jacob Ticker Junior and
 and singular, the several and respective Mortgaged premises mentioned and described in the Complainants
 appurtenances, or such part thereof as may be necessary to pay the same, principal and interest due
 the Costs of the Complainants in this suit, be sold at Public Auction, to the highest bidder, by and
 this Court, and under the further directions contained in the said Order; the said Master giving
 containing a brief description of the Mortgaged premises and of the time and place of the sale thereof in
 the said County of Westchester, and also in two of the public newspapers, printed in the City of New-York and that
 appear or near the premises, to be designated by the Master in the advertisement of Sale.
 of the first part to these presents, in pursuance of the order and decree of the said Court of Chancery, did on the day of the date of these presents, sell
 the Town of Mount Pleasant and County of Westchester the said mortgaged premises
 weeks previous notice of the time and place of such sale, agreeably to the order aforesaid; at which sale the said premises were struck off to the said
 price *Thousand and Twenty Five* Dollars, that being the highest sum bidden for the same.
 at the said Master in Chancery as aforesaid, and party of the first part to these presents, in order to carry into effect the said sale, so made as aforesaid
 and also by virtue of the act of the Legislature of the State of New-York, in such case made and provided, and in consideration of the premises,
Twenty Five Dollars, paid by the said party of the second part to these presents, to the said Master in Chancery, as aforesaid, the
 d, bargained and sold, aliened, released, conveyed and confirmed; and by these presents **DOETH** grant, bargain and sell, alien, release, convey
 his heirs and assigns, for ever, **ALL** that certain piece or parcel of Land, dock, Store and dwelling house, situate, lying and

This Indenture, made the *Fifteenth* day of *May* in the year of our Lord one thousand eight hundred and *twenty four*;
BETWEEN *Frederic De Peyster Junior*, one of the Masters in Chancery, in and for the State of New-York, dwelling in the *City of New York* of the first part,
 and *Cornelia Beckman*, of the *Town of Mount Pleasant, County of Westchester and State aforesaid*, of the second part.
Whereas at a Court of Chancery, held for the State of New-York, at the *City of Albany* on the *Twenty third* day of *March* in the year of our Lord one thousand eight hundred and *Twenty Four*; it was, among other things, ordered, adjudged and decreed, by the said Court, in a certain cause then depending in the said Court, between *Gerard G. Beckman, Pierre Van Cortlandt, Stephen D. Beckman, Robert A. L. De Peyster and Cornelia Beckman, Executors and Executrix of the last Will and Testament of Gerard G. Beckman Deceased, Complainants; and John Muntling, Peter Birdsall, Stephen Van Hart, Abraham Muntling, Edward Muntling, Gilbert Davis, James J. Smith, Isaac Hall, James Bayles, Jacob Toker Junior and Thomas Sniffen, Defendants*; that all and singular, the several and respective Mortgaged premises mentioned and described in the Complainants Bill of Complaint in this cause, with the appurtenances, or such part thereof as may be necessary to pay the sum, principal and interest due upon the said Bonds and Mortgages, and the costs of the Complainants in this suit, be sold at Public Auction, to the highest bidder, by and under the direction of one of the Masters of this Court, and under the further directions contained in the said Order, the said Master giving six weeks previous notice by an advertisement containing a brief description of the Mortgaged premises and of the time and place of the sale thereof in the public newspaper printed at Sing Sing in the said County of Westchester, and also in two of the public newspapers printed in the City of New York and that the said sale be held at some convenient place or near the premises, to be designated by the Master in the advertisement of Sale.
And whereas the said Master in Chancery, and party of the first part to these presents, in pursuance of the order and decree of the said Court of Chancery, did on the day of the date of these presents, sell at Public Auction, at *Beckman's Landing in the Town of Mount Pleasant and County of Westchester* the said mortgaged premises herein first particularly described, having first given *Six* weeks previous notice of the time and place of such sale, agreeably to the order aforesaid; at which sale the said premises were struck off to the said party of the second part to these presents, for the sum of *Three Thousand and Twenty Five* Dollars, that being the highest sum bidden for the same.
Now therefore this Indenture witnesseth, That the said Master in Chancery as aforesaid, and party of the first part to these presents, in order to carry into effect the said sale, so made as aforesaid in pursuance of the decree of the said Court of Chancery; and also by virtue of the act of the Legislature of the State of New-York, in such case made and provided, and in consideration of the premises, and of the sum of *Three thousand and Twenty Five* Dollars, paid by the said party of the second part to these presents, to the said Master in Chancery, as aforesaid, the receipt whereof he doth hereby acknowledge, **HATH** granted, bargained and sold, aliened, released, conveyed and confirmed, and by these presents **DOETH** grant, bargain and sell, alien, release, convey and confirm, unto the said party of the second part, and to her heirs and assigns, for ever, **ALL** that certain piece or parcel of Land, dock, Store and dwelling house, situate, lying and being in the Town of Mount Pleasant aforesaid, and known by the name of *Beckman's Landing*; Bounded as follows, Beginning at the South-East Corner of the premises at the fence adjoining *Jacob Conenhuysen's* land about six feet South of a certain Chestnut Tree marked, and running thence Northwardly from the said Chestnut Tree a straight line to the South-East Corner of *Benjamin Van Tappels* lot; thence westwardly and Northwesterly by the fence inclosing said lot to the South fence of the road leading to the Landing; thence Northwardly by the said fence to a range with the west end of the dwelling house now occupied by *Henry King*; thence directly crossing the road Northwesterly to the North fence at or near the South-west corner of said house, thence running Westwardly in an exact range with the said North fence of said Road down the bank to High water mark, thence Southwesterly by the Shore of *Hudson's River* taking in the dock, store and dwelling house and continuing around the Point and along the shore of the Cove to the line of *Jacob Conenhuysen's* land; thence running Easterly up the bank in range with a Cedar bush halfway up the hill or bank to the line fence adjoining *Jacob Conenhuysen's* land; and thence continued Easterly as the fence now stands to the place of Beginning, Containing Eight and one half acres; with all the rights and privileges of the Road leading to the Landing. Excepting and Reserving out of and from the above described premises the following three small lots in the said Order particularly mentioned; which said lots are respectively described as follows, to wit: "All that certain lot of ground being situate in the said Town of Mount Pleasant, Bounded as follows, Beginning at *Hudson's River* at high Water mark and running East by the land of the late *Jacob Conenhuysen* deceased, one hundred feet; from thence running Northwesterly by the land of the said Parties of the first part eighty feet; from thence running Westwesterly by the land of the party of the first part aforesaid one hundred feet; from thence Southwesterly by high water mark eighty feet to the place of Beginning." Also all that certain lot or piece of land situate and lying in the Town of Mount Pleasant, Bounded as follows, Beginning at the corner of *Benjamin Van Tappels* lot and the road leading from the turnpike to the Landing and running in a direct line along and with the said *Van Tappels* line Southwardly one hundred feet; from thence Westwardly forty six feet front and rear to *Thomas Sniffen's* lot; and thence Northwardly along the said *Sniffen's* lot one hundred feet to the road; and thence Easterly along the road to the said *Van Tappels* lot and place of Beginning. Bounded easterly by the said *Van Tappels* lot, Southwardly by *Muntling and Van Hart's* land; Westwardly by the said *Sniffen's* lot and Northwardly by the Road. And also all that certain lot or piece of land situate and lying in the Town of Mount Pleasant, Bounded as follows, Beginning on the road leading from the turnpike Road to the Landing known by the name of *Van Hart and Muntling's* Landing forty six feet Westwardly from *Benjamin Van Tappels* line and running Southwesterly parallel with the said *Van Tappels* line one hundred feet; from thence Westwardly fifty feet, front and rear and thence Northwardly to the said Road and thence Southwardly by and with the Road to the place of Beginning. Together with the appurtenances.
So have and to hold all and singular, the said premises above mentioned and described, and hereby granted and conveyed, or intended so to be, unto the said party of the second part, her heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns, for ever.

An Witness whereof, I, the said Master, have hereunto set my hand and seal, the day and year first above written.

Sealed and delivered in the presence of

Frederic De Peyster
 Master in Chancery

Wm. J. Beckwith

Justin De Jaster Jr.
Master in Chancery
T.O.
Candide DeJaster
DEED.

Rec'd to Record July 31 1824
at 1st. m.
Dec 8 21 m. Jaco

County of Westchester

City & County of New York
I, Dudley Selden one of the
Commissioners of the State of New York do hereby certify
that on the twenty ninth day of May 1824 personally
appeared before me the within named Frederick DeRuyter
known to me to be the person described in and who
executed the within deed and duly acknowledged that
he executed the same. I therefore allow it to be recorded
Dudley Selden
Commissioner

Recorded in the Office of the Clerk of the County of Westchester
in Liber Y of Deeds page 140 the 12th day of June
1824 at 1 C.D.M.
Bath. M.

[B2143]