

This Indenture

made the second Day of November in the thirty third Year of the Reign of King George the second And in the Year of our Lord one thousand seven hundred and fifty nine Between Pierre Van Cortlandt Esq. of the Manor of Cortlandt of the first Part and Nicholas Bayard Junr. of the City of New York Merchant of the second Part; WHEREAS by a certain Act lately passed by the Governor Council and General Assembly of the Province of New York intituled "An Act for enabling the surviving Executors of the last Will and Testament of Philip Van Cortlandt Esq. to sell and dispose of so much of the Real Estate whereof he died seized as will be sufficient to pay his Debts" it is recited in Substance as follows to wit. That the said Philip Van Cortlandt in his last Will and Testament did give devise and dispose of his Real Estate to and among his four Sons therein named (to wit) one Part thereof to his Son Stephen for Life Remainder to his Eldest and every other Son and Sons in Tail Male with Remainder over One other Part thereof to his Son Abraham for Life Remainder to his Eldest and every other Son in Tail Male with Remainder over Other Part thereof to his Son John for Life Remainder to his first and every other Son or Sons successively in Tail Male with Remainder over And other Part thereof to his Son Pierre for his Life Remainder to his first and every other Son and Sons and their Heirs in Tail Male with Remainder over And made his said Sons Executors thereof and after making the same did die without wishing or attending the said Will AND WHEREAS it is also recited in the said Act that the said Abraham and John two of the Sons and Devisees of the said Philip Van Cortlandt were also dead without Issue Male and that the Estate of Inheritance Lands Tenements and Hereditaments whereof the said Philip Van Cortlandt died seized and which were devised by his said Will were then vested in Stephen and Pierre for their natural Lives only and could not be sold by them for the Payment of the Debts of their said Father After the Recital whereof and of the Petition of the said Stephen and Pierre preferred to the General Assembly humbly praying that they might be enabled to sell such Part of the Estate of the said Testator as might be sufficient to discharge his Debts It was therefore enacted by his Excellency the Governor the Council and the General Assembly and by the Authority of the same in these Words to wit. That it shall and may be lawfull to and for the said Stephen and Pierre Van Cortlandt and the Survivor of them and they and the Survivor of them are and is hereby fully authorized and empowered to make seal and execute good and sufficient Deeds in the Law and thereby to grant bargain sell and convey the Fee simple and Inheritance of such a Part and so much of the Real Estate whereof the said Philip Van Cortlandt died seized vested and being in the said Manor of Cortlandt as will amount to the Sum of four thousand two hundred fifty three Pounds four Shillings and nine Pence one Farthing as likewise to the Amount of the Sum of eight hundred Pounds to defray the Expences of Solicitations and make good the Interest that must inevitably become due before Monies can be raised from the said Estate sufficient to discharge the said Debts and no more by Way of Public Vendue to the highest Bidder for ready Money or otherwise to be by them or the Survivor of them applied for and towards the Payment and Satisfaction of the Debts so remaining due as aforesaid which Deed or Deeds so to be made and executed in Pursuance of and by Virtue of this Act shall be good effectual and available in the Law to the Purchaser or Purchasers thereof his her and their Heirs and Assigns forever and he she or they and their Heirs shall forever thereafter hold and enjoy the same against the Devisees of the said Philip Van Cortlandt and against all and every other Person and Persons claiming or to claim by from or under the last Will and Testament of the said Philip Van Cortlandt or any Matter Clause or Devise or limitation or any other Matter or Thing therein contained to the contrary in any Wise notwithstanding Saving nevertheless the Right of his Majesty his Heirs and Successors all Bodies Politick or Corporate and of all other Persons except such as are mentioned in this Act and those claiming by from or under them PROVIDED always and be it further enacted that before any such Sale shall be made they the said Stephen and Pierre Van Cortlandt or the Survivor of them shall cause the Day to be fixed for the Sale thereof to be advertised in the Publick New Papers of this Colony at least thirty Days before the same shall be exposed to Sale as aforesaid PROVIDED likewise that this Act nor any Thing therein contained shall be of Force untill his most sacred Majesty shall be graciously pleased to give his Royal Assent therunto As by the said Act remaining of Record in the Secretarys Office of this Province of New York Reference being thereunto had may more at large appear Which said Act was introduced and read on the fourth Day of February in the Year of our Lord one thousand seven hundred and fifty seven confirmed and allowed by his most gracious Majesty King George the second in Privy Council at St. James as by the Record thereof also remaining in the said Secretarys Office may fully appear AND WHEREAS since the passing of the said Act the said Stephen Van Cortlandt is deceased and the said Pierre Van Cortlandt did cause a Day to be fixed for the Sale of a certain Tract of Land Part of the Lands in the said Manor of Cortlandt whereof the said Philip died seized as aforesaid and did advertise on the second Day of April last and several Times afterwards in the publick New Papers of this Colony that the same Sale would be made at the Merchants Coffee House in the City of New York by way of Public Vendue on the fourth Day of May then next following according to the Directions of the said Act AND WHEREAS on the said fourth Day of May at the Merchants Coffee House in the said City of New York the Tract of Land herein after more particularly described was set up for Sale by way of Public Vendue and struck off to the said Nicholas Bayard Junr. for ready Money then present and the highest Bidder for the same AND WHEREAS this Indenture Witnesseth That the said Pierre Van Cortlandt for and in Consideration of the Sum of five hundred Pounds of New York being the Amount of the Sum liden for the Tract of Land herein after described to him in Hand paid before the executing and Delivery hereof by the said Nicholas Bayard Junr. the Receipt whereof for and towards the Payment of the Debts of the said Philip Van Cortlandt deceased is hereby acknowledged AND he granted bargain sold aliened released and confirmed and by these Presents DOth clearly and absolutely grant bargain sell alien release and confirm unto the said Nicholas Bayard Junr. (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 for transferring Uses into Possession) and to his Heirs and Assigns forever All that Tract of Land Farm and Plantation containing by Estimation one thousand Acres be the same more or less in the Tenure and Occupation of Daniel Downing situate on the North West Side of a certain large Lot or Tract of Land in the said Manor of Cortlandt known by the Name of and distinguished on a general Draft or Map of the said Manor by South Lot Number one and which said Lot Number one upon the Division of the Lands of the said deceased is the Share of the said Philip Van Cortlandt deceased and the whole of which is Part of the Land whereof he died seized which said Tract of Land hereby granted is bounded as follows Beginning at the North East Corner of River Lot Number six belonging to Oliver DeLanney Esq. thence running North twenty four Degrees East along the Easternmost Boundary of Part of Richs Patent sixteen Chains and thirty Links to the Southwest Corner of great North Lot Number one thence East forty Chains and fifty Links to the Northwest Corner of the said Farm Number one of the said South Lot Number one thence South along the said Farm Number one forty six Chains and eight Links thence East seventy five Chains to the Northwest Corner of the Farm ^{now} in the Possession of Moses Knapp thence South along the said Farm seventy eight Chains and seventy six Links to the Land of Pierre Van Cortlandt now in the Possession of John Ler thence westerly to the line of the River Lot Number three and thence along Part of the River of River Lot Number three and the River of the River Lot Number four five and six North thirty Degrees West to the Place of Beginning Bounded northerly by great North Lot Number one and by the said Farm Number one and two and Part of Farm Number three of said South Lot Number one Easterly by said Farm Number one and the Farm in the Possession of the said Moses Knapp Southerly by the Lands of the said Pierre Van Cortlandt now in the Possession of the said John Ler and westerly by Part of the River of the River Lot Number three and the River of the River Lot Number four five and six and Part of the River of Richs Patent aforesaid Together with the Rights Members and Appurtenances of the said Tract of Land Farm and Plantation hereby granted And all Houses out Houses Buildings Orchards Gardens Lanes Meadows Commons Pastures Fencing Trees Wood under Wood Ways Paths Waters Water Courses Easements Profits Commodities Advantages Emoluments and Hereditaments whatsoever to the said Tract of Land Farm and Plantation belonging or in any wise appertaining or which now are or formerly have been accepted reputed taken known used occupied or enjoyed to or with the same or as Part Parcel or Member thereof AND also the Profits Emoluments Remainder and Remainders of all and singular the Profits and every Part and Parcel thereof with their and every of their Appurtenances AND also all the Estate Right Title Interest Claim and Demand whatsoever both in Law and Equity of and to him the said Pierre Van Cortlandt of and to every Part and Parcel thereof with their and every of their Appurtenances To Have and To Hold all and singular the said Tract of Land Farm and Plantation Hereditaments and Profits above mentioned and every Part and Parcel thereof with their and every of their Appurtenances unto the said Nicholas Bayard Junr. his Heirs and Assigns to the only proper Use and behoof of the said Nicholas Bayard Junr. his Heirs and Assigns forever In Witness whereof the Parties to these Presents have hereunto interchangeably set their Hands and Seals the Day and Year first above written.

Pierre Van Cortlandt

Witch.

547.00
Giorre Van Cortlandt
Secretary's Office New York 20: Aug. 1761. The within Deed
and Indorsements are recorded in this Office in Book of
Consequences Commencing 18th November 1756 Pages 110 to 114
and in the Record Page 111 Line the last the Word Any Obliterated
Examined by me 

July stamped) in the Presence of

The Word Call between the ninth and tenth Lines, viz. 26 & 27th Lines, between the twelfth and thirteenth Lines, the Word Call between the nineteenth & twentieth Lines, the 28th Line, the Word Man between the thirty first & thirty second Lines, and the Word was between the thirty fourth and thirty fifth Lines being thus interlined and the Word is in the thirty sixth Line, thus wrote on a Parchment - Is. Baruch & Dan.

Ph. Portland

Be it remembered That on the 10th day of June in the year
of our Lord one thousand seven hundred and Eighty one personally appeared
before me John W. Blount one of the Justices of the Peace for
the Province of New York ~~and~~ the within named Peter
Van Culland and acknowledged the within contains Indenture of Release
to be his Act and Deed and that he voluntarily signed sealed and delivered
the same for the Uses therein mentioned and I having carefully
perused and examined the same and finding no material ~~various~~
Interlineations therein other than such as are mentioned by the Witnesses
do allow the same to be recorded.

John P. Corliss Esq. Att. Gen.

South St. No. 1

Pierre Boncompagni
 To
 Nicholas Bayard (Paris)