

This Indenture, made the *fourth* day of *February* in the year of our Lord one thousand eight hundred and *Twenty Eight* Between *Philip Van Cortlandt* of the Town of *Cortlandt*, County of *Westchester* and State of *New York* *Esq.* of the first part and *James M. Ford* of the said Town of *Cortlandt*, in the said County of *Westchester* 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 *Forty Eight Dollars* lawful money of the United States of America, to him in hand paid, at or before the enrolling and delivery of these presents, by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part, his heirs, executors and administrators, for ever released and discharged from the same, by these presents, hath granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey, and confirm unto the said party of the second part, and to his heirs and assigns for ever, All that piece or parcel of land situate in the Town of *Cortlandt*, and joins the West line of the land heretofore sold to *Elias Orser* and now in the possession of the said *James M. Ford*, Beginning at the Southwest corner of the said *James M. Ford's* land and runs Southwesterly sixteen feet in a direct line with his front on the high way then North fourteen Degrees West Nine Rods with a line parallel to the West line so that sixteen feet shall strike the North west corner of the said West line of the said *James M. Ford's* land. The said piece of land being Nine Rods long and Sixteen feet wide at each end

Together with all and singular the tenements, hereditaments and appurtenances whatsoever, unto the said above mentioned and described premises in any wise appertaining or belonging, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. And also, all the estate, right, title, interest, dower and right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in, or to the same, and every part and parcel thereof, with the appurtenances: So 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 own proper use, benefit, and behoof for ever.

And the said *Philip Van Cortlandt* for himself his heirs, executors, and administrators, doth covenant, grant, promise, and agree, to and with the said party of the second part, his heirs and assigns, that the said piece or parcel of land at the time of the sealing and delivery of these presents, is lawfully seised in his own right of a good, absolute, and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted, bargained, and described premises, with the appurtenances and has good right, full power, and lawful authority, to grant, bargain, sell, and convey the same, in manner and form aforesaid; And that the said party of the second part, his heirs and assigns, shall and may, at all times hereafter, peaceably and quietly have, hold, use, occupy, possess, and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction, or disturbance of the said party of the first part, his heirs or assigns, or of any other person or persons lawfully claiming or to claim the same; And that the same now are free, clear, discharged, and unincumbered, of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and incumbrances, of what nature or kind soever And also, that the said party of the first part, and his heirs, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title, or interest, of, in, or to the herein before granted premises, by, from, under, or in trust for him shall and will, at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said party of the second part, his heirs and assigns, make, do, and execute, or cause or procure to be made, done, and executed, all and every such further and other lawful and reasonable acts, conveyances, and assurances in the law, for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said party of the second part, his heirs and assigns for ever, as by the said party of the second part, his heirs or assigns, or his counsel learned in the law, shall be reasonably devised, advised or required: And the said *Philip Van Cortlandt* and his heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said party of the first part, and his heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these presents for ever Defend.

In Witness whereof, the parties to these presents have hereunto interchangeably set their hands and seals, the day and year first above written.

Sealed and Delivered in the presence of

J. B. Jansen
James Van Wyck

Ph. Van Cortlandt

State of New York

County of West Chester ss. Be it remembered that on the tenth day of April 1838 came Philip Van Cortlandt known to me to be the person described in and who has executed the within deed, and acknowledged that he signed, sealed and delivered the said Deed for the uses and purposes therein mentioned; all which I do accordingly certify according to the statute in such cases made and provided

Robert M. Coe, Commissioner

Recorded in the office of the clerk of Westchester County in
Vol 145 of Deeds page 338th April 1st 1850 at 10 o'clock A.M.

Robt R. Oakley clerk

Philip Van Cortlandt
Deed to
James M. Coe

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April 1/38
at 100th St