

This Indenture,

made the first — day
of May — one thousand eight hundred and forty — BETWEEN



Washington Irving of Greenburgh, in the County of Westchester and
State of New York of the first part and Mrs. Rebecca Jones —

of the second part, **Witnesseth**, That the said party of the first part, for and in consideration of the sum of three thousand Dollars — lawful money of the United States, to him in hand paid, by the said party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the second part, her heirs, executors, and administrators, for ever released and discharged from the same, by these presents, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part, and to her heirs and assigns for ever, **All** that certain tract or parcel of land situate in the ^{town} ~~County~~ of Greenburgh, in the County of Westchester and State of New York, and butted and bounded as follows. —

Commencing at a point on the south side of a road or lane leading from the Albany post road past the land of George Jones to the Hudson River where the said road or lane is intersected by the westerly line of the land occupied by the Croton Aqueduct, thence south $14^{\circ} 53'$ west along the said westerly line two hundred and three (203) feet — thence north $79^{\circ} 12'$ west, twelve hundred fifty one (1251) feet, thence north $65^{\circ} 20'$ east one hundred two (102) feet, thence south $81^{\circ} 15'$ east, one hundred fifty (150) feet, thence south $88^{\circ} 30'$ east, eighty (80) feet, thence north $84^{\circ} 10'$ east, one hundred thirty eight (138) feet, thence north $11^{\circ} 15'$ east, three hundred six (306) feet, thence easterly along the centre of a brook one hundred sixteen (116) feet, to the said road or lane, thence along the southerly side of said road or lane south $44^{\circ} 53'$ east, forty eight feet eight inches (48 f. 8 in.) thence along said road or lane south $54^{\circ} 10'$ east, one hundred fifty seven feet four inches (157 f. 4 in.) thence along said road or lane south $60^{\circ} 40'$ east, seventy nine (79) feet, thence along said lane south $52^{\circ} 38'$ east, one hundred thirty feet three inches (130 f. 3 in.) thence along said lane south $68^{\circ} 8'$ east, three hundred forty two feet two inches (342 f. 2 in.) to the place of beginning, containing $\frac{550}{1000}$ Acres, be the same more or less.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; And also all the estate, right, title, interest, _____ property, possession, claim, and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in, and to the same, and every part and parcel thereof, with the appurtenances: To have and to hold the above granted, bargained, and described premises, with the appurtenances, unto the said party of the second part, *her* heirs and assigns, to *her* and their own proper use, benefit, and behoof for ever.

And the said *Washington Irving* _____ for himself his heirs, executors, and administrators, doth hereby covenant, grant, and agree, to and with the said party of the second part, *her* heirs and assigns, that the said *Washington Irving* _____ 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 and described premises, with the appurtenances _____ and hath good right, full power, and lawful authority, to grant, bargain, sell, and convey the same, in manner aforesaid; And that the said party of the second part, *her* 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 unencumbered, of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of what nature or kind soever _____ And also, that the said party of the first part, and his heirs, and all and every 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 _____ them, 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, *her* heirs and assigns, make, do, and execute, or cause 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 granted, or so intended to be, in and to the said party of the second part, *her* heirs and assigns for ever, as by the said party of the second part, *her* heirs or assigns, or *her* or their counsel learned in the law, shall be reasonably advised, or required; And the said *Washington Irving* 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, *her* 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

The said town previously intitled
in blank county in the first page

Cno: Jones

Washington Irving



Westchester County } On this twentieth day of June in the year one
thousand eight hundred and forty, *Washington Irving* came before me and personally acknowledged that he had executed the within conveyance and I certify that I know the said *Washington Irving* who made the said acknowledgment to be the individual described in and who executed the said conveyance *Benjamin Ferris*, Justice of the peace

Recorded in Westchester County Clerk's office
in Lib. 89 of Deeds page 220 & June 22nd 1840
at 12 o'clock M.



O. Smith Clerk

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Washington Irving
to
Rebecca Jones
Deed

12/

3d