

This Indenture, Made this second day of May in the year of our Lord one thousand eight hundred and sixty four BETWEEN Electus Teats and Elizabeth Teats his wife of the town of Red Hook Dutchess County New York

of the first part, and John C. Loeue of the same place

of the second part,
Witnesseth, That the said parties of the first part, in consideration of the sum of one thousand dollars

to them duly paid, have sold, and By these Presents do grant and convey to the said party of the second part, his heirs and assigns, **ALL** that certain piece or parcel of land situated lying & being in the town of Red Hook County and state of said bounded and described as follows, Beginning in the north east corner of the lot & the north west corner of the lot of Norman C. Ames and runs thence $S 19^{\circ} W$ 15 ch and 9 links along the lands of said Ames, Garrit & Pruntice & Peter Harr & lands of David Hoffman to the center of a small creek thence along the center of said creek $N 78^{\circ} \frac{3}{4} W$ 7 ch and 31 links to lands of said Electus Teats thence along said Teats lands $N 19^{\circ} E$ 12 ch and 41 links to the center of the highway thence along the center of the highway $N 82^{\circ} \frac{3}{4} E$ 8 ch and 16 links to the place of beginning containing in ten acres of land according to a survey thereof made by J. L. Martin April 23 1864 it being a part of the farm formerly occupied by Abraham L. Van Benthusen and after his death said farm was conveyed to Horatio West by Charles Wheaton Referee in partition & by said Horatio A. Teats to the said party of the first part, Electus Teats.

DEED—FULL COVENANT.

Electus Teats &
 Elizabeth Teats his wife
 TO

John C. Leese
 & E. L. Leese
 wife

Dated May 2 1864

Dutchess County, ss.

Recorded on the 29 day

of May 1864 at 9

o'clock A. M., in Book No. 127

of Deeds, at page 630 and examined.

W. B. Shelton Clerk.

13

John C. Leese

Read May 27, 1864, at 9 A. M.

and that the premises thus conveyed in the Quiet and Peaceable Possession of the said party of the second part, his heirs and assigns they will forever Warrant and Defend against any person whomsoever, lawfully claiming the same, or any part thereof.

In Witness Whereof, The parties of the first part have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED
IN PRESENCE OF }

A. L. Martin

Electus Teats
Elizabeth Teats



STATE OF NEW YORK, }
County, } ss.

On this _____ day of _____ in the
year one thousand eight hundred and _____ before me appeared _____

to me personally known to be the same person described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, }
Sullivan County, } ss.

On this second day of May in the
year one thousand eight hundred and eighty four before me, appeared Electus
Teats & Elizabeth Teats his wife

to me personally known to be the same persons described in and who executed the foregoing instrument, who severally acknowledged that they executed the same; and the said Elizabeth Teats on a private examination by me, apart from her said husband, acknowledged that she executed the same freely, and without any fear or compulsion of her said husband.

A. L. Martin
Notary Public

With the Appurtenances, and all the Estate, Title and Interest therein of the said part
of the first part. And the said *parties of the first part*

do hereby covenant and agree to and with the said party of the second part, *his* heirs
and assigns, that at the time of the enseatng and delivery of these presents, *they are*
the lawful owners and *are* well seised in fee simple, and possessed of the premises
above conveyed, and of the whole thereof, and that the same are free and clear from all incum-
brance, lien, charge and claim whatever.