

behoof of the said party of the second part his heirs and assigns forever And the said Jacob Miller for himself & his heirs, executors and administrators, doth covenant and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents the said party of the first part is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in the law in fee simple; and also that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons, lawfully claiming or to claim the whole or any part thereof, he will forever Warrant and Defend - In Witness Whereof the party of the first part hath hereunto set his hand and seal the day and year first above written Signed Sealed & delivered)

in presence of)

Jacob Miller (L.S.)

Jos. Spencer

Monroe ss: On this 16th Jany. 1822, came before me Joseph Spencer, a Commissioner etc. the within named Jacob Miller known to me to be the person described in & who executed the within deed & acknowledged that he signed, sealed & delivered the within deed for the uses and purposes therein mentioned

Joseph Spencer

Received for Record January 16th 1822

at 11 O'Clock A.M. & Examined N. T. Rochester Dep. Clk.

This Indenture, made the eleventh day of January in the year of our Lord one thousand eight hundred and twenty two - Between Martin Clapp and Susan his wife of Rochester in the County of Monroe, & State of New York of the first part, and Phelps Smith of the same place of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of fifty dollars to them in hand paid, by the said party of the second part the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remised, released, aliened and confirmed; and by these presents do grant, bargain, sell, remise, release, alien and confirm, unto the said party of the second part, and to his heirs and assigns forever, All that certain piece or parcel of Land in the Village of Rochesterville in the County of Monroe and State of New York, known and distinguished in the plot of said Village, as part of lot number two hundred and twenty three, fronting on Buffalo Street, and described as follows; Beginning at the corner of lots number 223 & 222 on Buffalo Street aforesaid, thence running along the line of said lot No. 223 fronting on said Buffalo Street sixteen and an half feet, or to a point, more or less so far westerly of the corner of the lots aforesaid, that a line drawn from such point at right angles with the front line of said lots, or with Buffalo Street, shall include on the east of the said right line, the dwelling house of the said Philip Smith where the same now stands; thence on said right line until it meets the Westerly line of said lot No. 222 thence along the said last mentioned line to the place of beginning let the same contain more or less - together with all and singular, the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents,

issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the said hereditaments and appurtenances; To have and to hold, the said premises above described, to the said party of the second part, his heirs and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part his heirs and assigns forever, And the said parties of the first part, for themselves, their heirs, executors and administrators, do covenant, and agree, to and with the said party of the second part, his heirs and assigns, that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons, lawfully claiming or to claim, the whole or any part thereof, they will forever, Warrant and Defend. In witness whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written

Signed Sealed and delivered)
 in presence of)

Martin Clapp (L.S.)

Susan Clapp (L.S.)

The word "two" second line from
 top wrote on an erasure.

D. D. Barnard

State of New York)

Monroe County)

ss: On the 12th day of January 1822, before me Daniel D. Barnard a Commissioner etc. came Martin Clapp and Susan his wife who are to me known as the persons described in and who executed the within deed and who duly acknowledged that they had severally executed the within deed for the uses and purposes therein expressed, and the said Susan being by me examined separate and apart from her said husband duly acknowledged that she had executed the said Deed without any fear or compulsion of her said husband and I allow the same to be recorded

D. D. Barnard Comr. etc.

Received for Record Jany. 17th 1822)
 at 4 O'Clock P.M. & Examined)

N. T. Rochester Dep. Clk.

To all to whom these presents shall come, I Charles R. Ward of Gates in Monroe County & State of New York send greeting, whereas heretofore Martin Clapp, by deed of Mortgage to me executed did convey to me Village lot number two hundred & twenty three in Rochesterville in said County, and whereas the said Martin Clapp, has this day conveyed to Phelps Smith of the place aforesaid, a part of the said Village lot above mentioned, that is to say Beginning at the corner of lots No. 222 & 223 on Buffalo Street in said Village; thence running along the line of said lot number 223 on said Buffalo Street sixteen and an half feet or to a point, more or less, so far westerly of the said corner, that a line drawn from such point at the right angles with the front line of said lots, or with said Buffalo Street, shall include on the east of the said line, the dwelling house of the said Phelps Smith where the same now stands thence on said right line, until it meets the westerly line of said