

This Indenture, Made this First day of September in the year of our Lord one thousand eight hundred and fifty five Between Azariah Boddy of the City of Rochester in the County of Moravia and State of New York and Ambia his wife of the first part, and The University of Rochester of the second part,

Witnesseth, That the part(s) of the first part, in consideration of the sum of One Dollar is/are tenderly paid, have/are sold, and By these Presents do grant and convey to the said part(s) of the second part, his and assigns, all that tract or parcel of Land, situate in the said City of Rochester and described as follows; Being part of Lot number fifty eight (58) Second Division Township number thirteen Seventh Range Beginning at a point in the centre of Goodman Street six hundred and thirty seven (637) feet north from the centre of Riley Street; Thence southerly along the centre of said Goodman Street three hundred and four (304) feet; Thence westerly along the south line of a part of said lot sold to James H. Royce by the party of the first part being in the centre of a Street fifty (50) feet wide to be laid out on said line eleven hundred and thirty one (1131) feet to the centre of the Street or Avenue running north from the residence of A. Boddy the party of the first part; Thence southerly along the centre of said Street three hundred and ten (310) feet to a point six hundred and thirty seven (637) feet north of the centre of Riley Street; Thence easterly eleven hundred and forty (1140) feet to the place of Beginning containing Eight Acres of land This conveyance is made upon the following conditions viz that the said Eight acres shall forever constitute the Site and grounds of said University of Rochester and that the said University shall erect and forever maintain the buildings required and that may be hereafter required for the purpose of said Institution so far as said tract shall be adequate and convenient for the same Among which may be included residences for the instructors and officers of said University That the party of the second part may lease to the New York Baptist Union for Ministerial Education so much of said Eight acres as may be necessary for the Site of suitable buildings for said last named Institution such lease to be made subject in all respects to the conditions of this Deed and in case said Eight acres shall cease to be occupied for the purpose aforesaid the same shall revert to the Parties of the first part or their heirs Public Streets accrossed any part of said tract may be opened not more than one half the width of which to be taken from the land hereby conveyed

With the Appurtenances, and all the estate, title and interest therein of the said part(s) of the first part. And the said Azariah Boddy and his and assigns, do hereby covenant and agree, to and with the said part(s) of the second part his and assigns, that the premises then conveyed, in the quiet and peaceable possession of the said part(s) of the second part his and assigns, he will forever **Warrant and Defend**, against any person whomsoever, lawfully claiming the same, or any part thereof.

In Witness Whereof, The part(s) of the first part has/hereunto set (his) hand(s) and seal(s) the day and year first above written.

Sealed and Delivered in Presence of F. A. Durand SS.
STATE OF NEW-YORK,
Moravia County.

Azariah Boddy S.S.

Ambia Boddy S.S.

On this Twenty sixth day of October in the year one thousand eight hundred and fifty five before me, the subscriber, personally appeared Ambia Boddy wife of Azariah Boddy to me known to be the person described in and who executed the within instrument, and acknowledged that she executed the same.

And the said Ambia Boddy 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.

on the 26 day of October 1855 Fredesuel Durand to me known and by me being duly sworn did depose and say that he resides in the City of Rochester County of Moravia and State of New York and that he knows Azariah Boddy that he saw him execute the within instrument and subscribed the same as the witness thereto

Harry Pratt Commr of Deeds

Harry Pratt Commr of Deeds

A true copy of the original recorded October 31 1855 at 11 O'Clock AM + Eq J. A. Brauns S. J. Deputy etc