

Michael Dunning & Son
of the County of Dutchess State of New York

This Indenture made the twenty sixth Day of December in the year of our Lord one thousand eight hundred and nine between Michael Dunning of the County of Dutchess and State of New York of the first Part and Harry L. Luman of the County of Dutchess State of Connecticut of the second Part Witnesseth That the said Party of the first part for and in consideration of the sum of five hundred Dollars lawful Money of the United States to him in hand paid by the party of the second part to have with the said Party of the first part does hereby declare himself satisfied and paid That and by these Presents Do grant bargain sell convey Release come and confirm unto the said Party of the second Part his heirs and assigns all that certain Lot piece or parcel of land lying situate and being in the former Township of Putnam now called Gato being part of Lot number three bounded as follows viz Beginning at the South West corner of P. Oliphant Land from thence East thirty five Chains and four links to the South East corner thence South forty six Chains and fifty seven links to the South West corner of a lot belonging to James Perkins from thence West thirty two Chains and fourteen links to a Stake from thence North forty six Chains and a fifty seven links to the place of beginning containing one hundred and fifty acres of Land. Together with all and singular the Rights liberties Privileges to the same belonging or in anywise appertaining and the reversion and reversions remainders and remainders Rent Issue and Profits thereof and all the Estate right Title Interest property Possession claim and demand both in law and equity of the said Party of the first part of in and to the same. To have and to hold the said Tract of Land and premises with the Appurtenances unto the said Harry Luman his heirs and assigns to him and their only proper use benefit and behoof forever unto the said Party of the first part Doer for his Executors and Administrators to have and to hold and with the Party of the second Part his heirs and assigns that she is the true and lawful owner of the said Tract of Land and premises with the Appurtenances and is lawfully seized in his own Right of a perfect absolute and indefeasible Estate of Inheritance in fee simple of and in all the said Premises with the Appurtenances and That in this behalf she has a full power and lawful Authority to grant and convey the same in manner aforesaid. And also that the said Party of the second part his heirs and assigns shall and may forever hereafter peaceably have hold occupy and possess the said granted premises free from the hindrance or molestation of any Person or Persons lawfully claiming the same. And that he the said Party of the first part and his heirs the said Tract of Land and premises unto the said Party of the second Part his heirs and assigns against all Claims and demands whatsoever shall and will warrant and forever by their presents defend. In Witness whereof the Party of the first part Hath hereunto set his hand and seal the Day and year first above Written Michael Dunning sealed and delivered in presence of James L. Shelton State of New York &c before me on the first Day of January eighteen hundred and ten can Michael Dunning to me personally known to be the same and to all within mentioned and acknowledged he executed & delivered the same voluntarily for the use and purposes therein mentioned. Let the same be recorded Samuel Baldwin

300
Recorded January 31st 1810 at 9
o'clock AM. J. P. Hughes
Notary

hindrance or Molestation of any Person or Persons lawfully claiming the same. And that he the said Party of the first part and his heirs the said Tract of Land and premises unto the said Party of the second Part his heirs and assigns against all Claims and demands whatsoever shall and will warrant and forever by their presents defend. In Witness whereof the Party of the first part Hath hereunto set his hand and seal the Day and year first above Written Michael Dunning sealed and delivered in presence of James L. Shelton State of New York &c before me on the first Day of January eighteen hundred and ten can Michael Dunning to me personally known to be the same and to all within mentioned and acknowledged he executed & delivered the same voluntarily for the use and purposes therein mentioned. Let the same be recorded Samuel Baldwin
This Indenture