

Michael Smith & wife
To
Patrick Maloughney

This Instrument Made this Tenth day of March in the year of our Lord one thousand eight hundred and sixty two Between Michael Smith and Mary his wife of the town of Clay County of Onondaga and State of New York of the first part and Patrick Maloughney of the same place of the second part Witnesseth that the said party of the first part in consideration of the sum of Six hundred and thirty five Dollars to them duly paid has 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 lying and being in the town of Clay aforesaid and being part of subdivision (No One) Lot No 78 in said town of Clay Beginning at the south east corner of said subdivision (No One) thence northerly along the line of said subdivision to the north east corner thereof, thence westerly on the north line a sufficient distance to contain twenty five acres of land, by running southerly parallel with the east line of said subdivision to the south line thereof, thence easterly to the place of beginning. Excepting and reserving ten acres of land out of the above boundary which were two or three years ago deeded by Jerome Terrill & Elizabeth his wife to Riley Brown as by reference to said deed for a particular description thereof will more fully show, and this deed is intended to convey to the party of the second part only fifteen acres of said twenty five, one piece being the west part of said twenty five acres which is hereby conveyed with the lane, grant right at all times of passing & repassing with team or otherwise over the remaining part of said subdivision No One in a free and reasonable way without trespass waste or injury --

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as is granted in a deed from Jacob Terrill to Jerome V. Terrill dated 15 of April 1845. the party of the first part warrants to the party of the second part the right of way at all times out from this fifteen acres to the lane. With the appurtenances and all the estate title and interest therein of the said part of the first part, and the said Michael Smith & Mary his wife do hereby covenant and agree to and with the said party of the second part his heirs and assigns 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 party of the first part has hereunto set their hands and seals the day and year first above written Michael Smith
Mary her x mark Smith Sealed and Delivered in the presence of, State of New York Onondaga County f.
On this 10th day of March in the year one thousand eight hundred and sixty two before me the subscriber appeared Michael Smith and Mary his wife to me personally known to be the same persons described in and who executed the within instrument who severally acknowledged that they executed the same, and the said Mary in 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 J. Kincaid Justice of the Peace.
Recorded April 7. 1862. at 4 P.M.
E. J. Payne C.B.