

Luman W. Capen
Assignee &c
to
Archibald Stewart &
John C Sharpsteen
103. C. C. R. part 3

This Indenture made this Twentieth day of February one thousand eight hundred and fifty four Between Luman W Capen assignee of William Bennett of Union Springs in the county of Cayuga of the first part and Archibald Stewart & John C Sharpsteen of Springport in the said County of Cayuga of the second part Witnesseth that the said party of the first part, for and in consideration of Five Hundred & Forty Dollars to him in hand paid, by the said party of the second part, doth grant, bargain sell and confirm unto the said party of the second part, and to their heirs and assigns forever. All that lot, tract piece or parcel of Land being part of Lot Number one hundred & three in the Late Cayuga East Reservation in the Village of Union Springs aforesaid bounded and more particularly described as follows. Beginning on the west side of Cayuga Street in said Village at the South east corner of a Lot now or heretofore owned and in possession of William Anthony of the late firm of Anthony & Rountree and running thence Southwesterly along the west side of said Cayuga Street to the North east corner of a Lot now in possession of Henry P Smith being one equal half half part of the distance from said William Anthony's lot to a point four feet north of the Stone Store now owned by Silas Beardsley and partly occupied by John Griffing, thence westwardly along the north line of the Lot possessed by the said Henry P Smith sixty feet thence Northerly and parallel with the first above described line to said William Anthony, lot and thence eastwardly sixty feet to the place of beginning, subject nevertheless to a Mortgage given by the said Luman W Capen assignee of William Bennett aforesaid to Henry Morgan Special Guardian of Infant heirs of William Smith deceased which is a lien upon said above described and granted premises, and upon which Mortgage there remains due or unpaid of principal Four Hundred dollars with interest from the 25th day of October last, together with all and

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singular the hereditaments and appurtenances thereto belonging or in any wise appertaining. To have and to hold, the said premises above described, to the said party of the second part their heirs and assigns forever. And the said party of the first, of the first part as Assignee of Wm Bennett aforesaid and not otherwise doth covenant grant promise and agree to and with the said party of the second part their heirs and assigns, the above bargained premises against all and every person or persons whatsoever lawfully and equitably claiming or to claim the whole or any part thereof, forever to Warrant and Defend. In Witness Whereof, the said party of the first part, hath hereunto set his hand and seal the day and year first above written Luman W Capen, Assignee, J.S. Signed Sealed and Delivered in presence of State of New York Cayuga County at On this ^{twentieth} day of February 1854 before me the subscriber, personally appeared Luman W Capen who acknowledged that he executed the within instrument, and I certify that I know the person who made the said acknowledgment to be the individual described in and who executed the said instrument as the Assignee of William of William Bennett Joseph Crane, Justice of the Peace Recorded 2^d March 1854 at 12 M

J. O. Dowd Clerk