

Know all men by these presents that I Mr. John M. Miner of the County of Hamilton and State of New York, do hereby certify that a sum of thirty dollars and no more, paid to me in New York before the delivery thereof by Philip Henry of the said County and State aforesaid, the receipt whereof I do hereby set on record, bearing date the 10th day of June, 1840, and by this receipt do give and bargain, sell, convey and assign unto him the said Philip Henry, his heirs and assigns forever, all that certain piece or part of Land Situate in the town of Hempstead, in the County of Hamilton, aforesaid, being part of Lot number fifty two in the 5th Township and containing three of the Acre and purchase contained & given in the Southeast corner of a piece of said Lot from & conveyed to Hanson St. Louis & Co. three South thirty five degrees West by the N. E. by line of the said piece of Land conveyed to said Hanson & Co. three two and fifty links, thence N. 75 degrees South one chain and fifty links to a Stake, thence South thirty five degrees West to the Erie Road so called, thence bounding by said Road to the place of its beginning containing one Acre and half of Acres of Land to wit more or less.

I do hereby certify that I have done to hold the said grant and best bargain given with the approval and consent of him the said Philip Henry, his heirs and assigns forever and their only proper and lawful heirs, assigns and the said Mr. Miner, the said Mr. Miner to give myself my heirs, assigns and administrators, executors, administrators and assigns to and with the said Philip Henry, his heirs and assigns to warrant & defend the title said grant and bargain given, against all lawful claims and demands whatsoever.

Witness my hand and seal at my house in said County of Hamilton this 10th day of March in the year of our Lord one thousand eight hundred and forty one.

John M. Miner