

**Deed, NY, Dutchess, EVERT H. PELLs to CORNELIUS SOPER, 1797**

THIS INDENTURE made the 17th day of September in the year our Lord 1795.

BETWEEN **EVERT H. PELLs** of Poughkeepsie in Dutchess County and state of New York, farmer, and **HESTER [PELLs]** his wife of the first part and **CORNELIUS SOPER** of the same place farmer, of the second part.

WITNESSETH that the said **EVERT H. PELLs** and **HESTER** his wife for and in consideration of the sum of £370, lawful money of the state of New York, to them in hand paid by the said **CORNELIUS SOPER** the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, conveyed and confirmed and buy these presents do grant, bargain, sell, alien, release, convey, and confirm under the said **CORNELIUS SOPER** all that certain message and farm situate, lying and being in the town and county aforesaid.

Beginning at a heap of stones near the south end of a large meadow; running thence S37 18.50 chains to a stake and stones; thence S40.30E 35 chains to the parallel line; thence along the same as it runs to the south corner of Lot No. 2 had a heap of stones; thence along Lot No. 2 N40W 24. 50 chains to a stake standing on the side of the meadow, the place of beginning.

CONTAINING 50 acres of land and also all that tract, piece, or parcel of land lying in lot No. 2 of the third division of a tract of land commonly known by the name of **OANDE BOGERT's** Commons in the town, aforesaid, which Commons were lately divided agreeable to an Act of the legislature of the state of New York by **HENRY DODGE, ISAAC BALDING** and **ABRAHAM FORT** Commissioners for that purpose duly constituted and appointed on which division the said lot No. 2 in the said third division fell to the share of **JOHANNIS SWARTWOUT** as by a field book and map by the commissioners of four said filed in the clerk's office of the said County May more fully and at large appear which said last mentioned lot is bounded as follows:

Beginning at the southwest corner of the farm above described running; thence N84.30W 2.40 chains to the corner of the farm, late of **JOSEPH SCOTT**; thence S33W 12 chains along the said **JOSEPH SCOTT's** line to a heap of stones; thence S68E 23 chains to the farm above described; thence N39.10W along the line of said Farm above described to the place of beginning.

CONTAINING 19 acres two rods and 20 perches including a public highway of 2 rods with of the length of 13 chains.

TOGETHER with all of the profits Commodities advantages hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and every part in parcel thereof with the appurtenances. Also to all the estate, right, title, interest, property, possession, claim, and demand whatsoever in law or Equity of them, the said **EVERT H. PELLs**, and **HESTER** his wife, of, in, and to all, and singular, the said premises in every part thereof with the apartments.

TO HAVE AND HOLD all and singular the said premises and every scratch premises above mentioned and every part thereof with the hereditaments and apartments is unto the said **CORNELIUS SOPER**, his heirs and assigns, do the only proper use, benefit, and be hoof behoof of the said **CORNELIUS SOPER**, his hairs and assigns, forever.

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Lastly the said **EVERT H. PELLs** and **HESTER** his wife and their heirs the said premises and every part thereof with the hereditaments and appurtenances against the said **EVERT H. PELLs** and **HESTER** his wife and their heirs and against all and every other person and persons whatsoever to the said **CORNELIUS SOPER** his heirs and assigns shall and will warrant and forever defend by virtue of these presents.

AND WITNESS whereof the parties to these presents have here and to interchangeably set their hands and seals the day and year first above written.

**EVERT H. PELLs** {seal}  
**HESTER PELLs** {seal}

Sealed and delivered in the presence of

**DANIEL NASH**  
**RICHARD EVERITT**

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State of New York

On 19th day of September 1795 personally appeared before me, **GILBERT LIVINGSTON**, Master in Chancery for the state, **EVERT H. PELLs**, and **HESTER**, his wife, who respectively acknowledge that they did sign, seal, and deliver within written indenture for their voluntary act and deed. And on examining the said **HESTER**, privately and apart from her husband, she acknowledged that she executed the same freely and without any threat or compulsion from her husband. And having inspected said deed, and finding no material erasures or interlineations therein, other than twenty in the 11th line and part of the word thirteen in the 23rd line wrote on erased and obliterated places which, the grantor acknowledges to have been so written before execution.

I do allow the same to be recorded.

**GILBERT LIVINGSTON**

recorded the 25th of September 1797

Deed, NY, Dutchess, EVERT H. PELLs to CORNELIUS SOPER, 1797

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