THIS INDENTURE made this 26th. day of August in ye ---------- Majs. reign 1707, BETWEEN, JOSEPH BETTS, of Younkers in ye County of Westchester, in ye province of New York, yeoman on ye one part & THOMAS BAXTER, of the Burrough & Town of Westchester in ye County of Westchester in ye province aforesd. Alderman on ye other part, WITNESSETH, that the sd. Joseph Betts, for a valluable consideration to him in hand paid by ye sd. Thomas Baxter, of ye town abovesd. alderman, now at ye ensealing & delivery of these presents do acquit, exhonorate, release & discharge ye sd. Thomas Baxter, his heirs & assigns forever & he ye sd. Joseph Betts have for ye sd. consideration to him in hand paid by ye sd. Thomas Baxter & for other good causes him more espetialy moveing perticularly for ye love & affection which he hath & beareth unto Abigail Baxter, daughter to ye sd. Thomas Baxter, which he ye sd. Joseph Betts by ye sufferance of God do design to marry & take to wife ye sd. Abigail Baxter, have given, granted, bargained, sold, enfeoffed, released & confirmed & by these presents do free & clear, freely & clearly give, grant, bargain, sell, enfeoffe, release & confirm unto ye said Thomas Baxter, his heirs & assigns forever, ONE HALF of all my real estate both of land & meadow which doth now or hereafter shall become due unto me ye sd. Joseph Betts, by virtue of my father John Betts right & my Unkle Hope Betts, in a certain tract of land & meadow commonly called or known by the name of Lower Younkers, which was purchased betwixt William Betts & George Tippit & in part of ye one half of ye sd. estate above specified I ye abovesd. Joseph Betts have given, granted, bargained, sold, enfeoffed, & confirmed & by these presents do freely & clearly give, grant, bargain, sell, enfeoffe & confirm unto ye sd. Thomas Baxter, his heirs & assigns forever, ALL that my homestead, which did belong unto my Unkle Hope Betts, containing twelve acres be it more or less & is butted & bounded as followeth, south & west by ye highway, northerly by Jacobus Coartland, easterly by Samuel Betts, together with all houses, out houses, barns, stables, orchards, & all other improvements yt. now is or hereafter shall be erected upon sd. lott & ye sd. Joseph Betts, do ingage to build a good, sufficient dwelling house & finished with all speed upon ye sd. lott, but be it understood yt. ye sd. twelve acres which is in ye sd. home lott is to be accounted as twelve acres of ye one half of the sd. estate & no otherwayes not valuing any improvements yt shall be made thereon & ye remainder part which is not as yet devided he ye sd. Joseph Betts

doth by these presents for himself, his heirs, executors, administrators or assigns promise & ingage that it shall be equaly & impartially devided both in quantity & in quality unto ye sd. Thomas Baxter, his heirs & assigns forever, W'th. ye revertion & revertions, remainder & remainders of all ye lands & premises together with all houses, barns, stables, orchards, woods, underwoods, runs, rivolets, fence & fences thereon. TO HAVE & TO HOLD ye before recited half part of all my lands & meadows w'th. their appurtenances unto ye sd. Thomas. Baxter, & his heirs & assigns forever to ye only use, intents & purposes hereafter mentioned & to no other use, intents & purposes whatsoever (that is to say) to ye use, benefite & behoofe of ye aforesd. Abigail Baxter, her heirs & assignsforever & it shall & may be lawfull for ye sd. Thoms. Baxter, or his heirs to hold ye sd. land & meadow w'th. all ye improvements as above specified for ye use, benefit & behoofe of ye sd. Abigail Baxter for & dureing her naturall life & after her decease to ye use & behoof of ye heirs, executors. administrs. & assigns of ye sd. Abigail forever & to no other use whatsoever & it shall & may be lawfull for ye sd. Thoms. Baxter, his heirs & assigns from hence forth & forever to have, hold, use, occupy, posses & injoy ye sd. bargained land & meadow w'th. ye appurtenances aforesd. free & clear, freely & clearly acquitted & discharged of & from all manner of other gifts, grants, bargains, sales, mortgages, debts, dues & incumbrances whatsoever for ye only proper use, benefit & behoofe of ye aforesd. Abigail Baxter, her heirs, executors, administrs. & assigns forever, & to no other use whatsoever, which is ye true intent & meaning of this instrument & I ye sd. Joseph Betts, my heirs, executrs. administrs. & assigns shall & will forever warrant & defend ye sd. Thoms. Baxter, his heirs & assigns against all & every other person or persons whatsoever lawfully claiming any right, title, interest or demand whatsoever of or into ye sd. bargained land or meadow w'th. all its appurtenances or any part or parcell thereof. IN WITNESS WHEREOF, I ye sd. Joseph Betts, have hereunto set my hand & seal ye day & year herein mentioned.

Signed, sealed & delivered in ye presence of us JOSEPH BETTS. (L.S.)

JOHN BAXTER.

DANIEL CLERK.

August 26th. 1707, then appeard. before me ye person of JOSEPH BETTS & did acknowledge this instrument to be his own voluntary act & deed.

JOHN BAYLY, Justice.

February 2d. 1707/8then entered the foregoing instrument in this County Records.

JOHN CLAPP, - Clerk & Recordr.