

We all Christian People to Whom These presents shall come greeting
 Know ye that William pholton of new hampstead in county of orange and
 province of new york Yeoman for an in consideration of sum of twenty
 five pound Current Lawfull Money of new york to me in hand paid before
 Enrolling & Delivery here of by y^e hand of John Rider of new hampstead in county
 of orange in province of new york Yeoman y^e Receipt whereof I Do acknowledge
 my self ther^e a whitte fully satisfied & contented & paid of Every part & parcel
 thereof I Do Excuse acquit & Discharge y^e said John Rider his heirs Executors adm^r
 for ever by these here granted Bargained sold alienated conveyed & confirmed
 and do by these presents Give Grant bargain sell alienate convey & confirm unto
 y^e said John Rider his heirs Executors administrators or assignes for Ever and Ever
 halfe part of a certain tract of Land situate Lying & being in of township
 of gattow or otherwise called y^e said tract being a certain or Messuages wher
 within y^e said pholton purchased the of the said John Rider & Charles Smith
 Executors of Thomas Howman Estate by a certain Bargain Date a whitte y^e 22nd
 of y^e 17th of y^e 17th of y^e 17th of y^e 17th of y^e 17th of y^e 17th of y^e 17th of y^e 17th of y^e 17th
 together with all y^e appurtenances privileges & Commodities thereunto
 appertaining or anywise belonging to y^e said Messuages of Land & premises
 singular all y^e Rights in trust propriety Claim or Demand what
 soever of them y^e said pholton a whitte Every of y^e privileges and
 appurtenances he have & to hold y^e said y^e above Described Land a whitte
 all y^e profits & privileges & Commodities to him y^e said John Rider
 to him his heirs Executors administrators or assignes for Ever and y^e said
 William pholton Do covenant & grant to & a whitte him y^e said John Rider & his
 heirs Executors administrators or assignes for Ever & sit out y^e one
 half of y^e above Described Land to y^e said Rider Equal for quantity for
 quality according to goodness & further y^e said pholton Do covenant
 Grant to & a whitte y^e said Rider his heirs & assignes before the Enrolling
 & Delivery of these presents that y^e said pholton am y^e true y^e 17th
 and Lawfull owner of y^e above Bargained premises & am Law
 Lawfully seised & possessed of y^e same as a free simple & have
 a perfect & absolute Estate of inheritance & have in my self full
 full power & Lawfull authority to sell & Dispose as in maner
 herein above said y^e above said pholton will for Ever Bind myself
 self my heirs Executors administrators to & in right y^e said Rider
 his heirs Executors administrators and will for Ever defend
 defend & maintain of the said Rider his heirs & assigns & Charles
 Smith in combination & without cause from false Leases mortgages
 will jointer Powers and all incumbrances whichsoever shall
 hereafter be made of y^e said Land & will defend bearing
 have hereunto of my hand & seal this third Day of
 December 17th of y^e 33rd year of our sovereign Reign