

party of the second part his heirs and assigns forever And the said party of the first part for himself his heirs executors & administrators doth covenant with the said party of the second part his heirs and assigns that he the said party of the first part is seized of a good and indefeasible estate in the premises aforesaid and hath absolute right and authority to convey the same in form & manner aforesaid and the said party of the first part doth hereby further covenant with the said party of the second part his heirs and assigns forever that the said party of the first part his heirs executors & administrators the premises aforesaid and the undisturbed possession thereof to the said party of the second part his heirs and assigns will warrant and defend In witness whereof the said party of the first part hath hereunto set his hand and seal at the time and place above written John Jacob Astor Esq Sealed and delivered in the presence of J. H. Moore and J. C. O'Connell City and County of New York Esq On the fifth day of April One thousand and eight hundred and thirty four before me John Jacob Astor Esq known to be the individual described in and who executed the within Copernance who acknowledged that he executed the same John A. Miller Commissioner of deeds I recorded the preceding at the request of J. B. Astor this 5th of April 1837 at 10 Min past 2 PM

This Indenture made at Paris this twenty eighth day of January in the year of Our Lord Eighteen hundred and thirty four between John Jacob Astor of the City of New York in the State of New York and United States of America Merchant of the first part and William B. Astor of the said City of New York Merchant of the second part Witnesseth that the said party of the first part for and in consideration of One Spanish Milla Dollar to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged hath granted bargained sold and by these presents doth grant bargain and sell unto the said party of the second part All that piece or parcel of land lying and being in the said City of New York and bounded on three several sides thereof by the Streets known by the names of Broadway, Vesey Street and Barclay Street the said Land being about two hundred and Sixty 160 feet on Broadway and running about One hundred and Sixty 160 feet on Vesey Street and about one hundred and Sixty 160 feet on Barclay Street having in rear the same breadth in front by the same more or less Together with all & singular the advantages emoluments hereditaments & appurtenances of whatsover of the said premises To have and to hold unto the said party of the second part for and during the term of his natural life and upon his death therein to such of the Sons of the said party of the second part as shall survive him share and share alike to be divided their heirs and assigns forever and in case that any one or more of the sons of the said party of the second part shall die during the life thereof the said party of the second part leaving one or more heirs of his or their body then & so hereby intended and

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declared that the said heir or heirs shall take such right share or interest in the premises so granted as aforesaid as would by these presents have fallen to their respective fathers share and share alike And the said party of the first part for himself his heirs executors & administrators doth covenant with the said party of the second part his heirs and assigns and with all or any such as may take any share right or interest in the premises aforesaid under and by virtue of these presents that he the said party of the first part is at the making of these presents seized of a good indefeasible estate in the premises aforesaid hath absolute right and authority to convey the same in form and manner aforesaid And the said party of the first part for himself his heirs executors and administrators doth hereby covenant with the said party of the second part his heirs and assigns and with all or any such as may take any share right or interest in the premises aforesaid under and by virtue of these presents that the said party of the first part his heirs executors and administrators the premises aforesaid and the quiet and undisturbed possession thereof according to the terms of these presents will warrant and forever defend In Witness Whereof the said party of the first part hath hereunto set his hand and seal at the time and place above written John Jacob Astor D. V. Sealed and delivered in the presence of D. W. Moore Andrew Warnerley C. C. County of New York D. S. On the fifth day of April One thousand Eight hundred and thirty four before me (my name) John Jacob Astor being sworn to by the individuals described in and who executed the within conveyance who acknowledged that he executed the same for Miller Commissioner of deeds I recorded the preceding at the request of the said party of the first part this 5th April 1834 at 10 Min past 2 P. M

This Indenture made the twenty fifth day of March in the year of our Lord One thousand Eight hundred and thirty four Between James W. Gifford of the City of New York Merchant of the first part and Joseph Berard of the City of New York of the second part Witnesseth that the said party of the first part for and in consideration of the sum of twenty two thousand dollars lawful money of the United States of America to him in hand paid by the said party of the second part at the before the ensembling and delivery of these presents the receipt whereof is hereby acknowledged and the said party of the second part his heirs executors and administrators for ever released and discharged for the same by these presents hath granted bargained sold aliened released released conveyed and confirmed and by these presents doth grant bargain sell alien release release convey and confirmed unto the said party of the second part and to his heirs and assigns forever All that certain lot piece or parcel of Ground with the buildings thereon situate lying and being in the first late second Ward of the City of New York bounded as follows viz in front South Easterly in front street thirty five feet eleven inches and in length North Easterly on Depeyster Street forty seven feet eight inches on the South westerly side adjoining the lot of ground now or late in the occupation of Scribner and