
From the second half of the 19th century. #29.

Sheffer, Peter. The Settler of the Township of Wheatland. Wheatland, N. Y.: n.d.

A collection of memorabilia from him and his family, e.g. his papers, deeds. In fitted case. #30.
PETER SHEFFER

HIS DAGUERREOTYPE

PAPERS, DEEDS AND

THOSE OF HIS FAMILY

THE SETTLER OF THE
TOWNSHIP OF WHEATLAND
To the President and Trustees of the Rochester Savings Bank:

GENTLEMEN,

I wish to obtain a Loan of your Institution of Six hundred Dollars, on the following described property, in the

County of Monroe, and State of New York: Township No two

First range west of the Genesee River

and Lot Number Twenty Eight in said

Township containing Forty acres

Thirty acres

and Ten acres

all Wheat land

and Apple Orchard of

one hundred Bearing Trees

Dated August 2, 1858

Applicant.

We, the subscribers, freeholders, living in the

County of Monroe, Do Certify, that we are well acquainted with the above described property, and
do estimate it to be worth, in cash,

Dollars

for one, exclusive of the dwellings therein, and the buildings we estimate to be worth

Dollars.

Dated at

this

10 day of August 1858

Aspens Green

Appraisers.

RULES AND DIRECTIONS.

When the Loan is wanted on Farming Land, do not state the boundary as described in the deed; state only the number of the lot and the
township or range; state the number of acres; how much under improvement; how much woodland; how much wheat land and how much
meadow land; likewise what buildings are on the property; and get the certificate of at least two freeholders to estimate the value of the
property.

When the Loan is wanted on City Property, do not state the boundary as described in the deed; state only the street on which the property
is situated; the number of the lot; on what side of the street; the number of feet, front and rear, and the depth; what buildings are on the lot;
their size, and whether of brick, wood or stone; and whether insured, and to what amount.

All Loans made by the Rochester Savings Bank, will be made for one year, and if the Bank consent to continue the Loan for a greater
length of time, the interest must be paid promptly on the first days of July and January, in each year.

All incumbrances must be removed from property on which Loans are to be made, before the money will be paid.

No Loans will be made on any application in which judgments are existing, upon record, against any other person of the same name as
the applicant.

The Loaning Committee will meet to decide upon applications for Loans each Thursday morning, and at no other time.

In all cases where Loans are made in the City, the buildings must be insured, and the Policy of Insurance assigned to the Bank as collateral
security.
Peter Schaffer
Application
Sept 1st 1858

Examined Jan 17, 1878
Approved Came Before
2200. J. R. Worther
Approved & con
writ to brattle

As per the directions of the Commissioner of Land, Cols. 24 & 25, 2nd section, 1st tract.
Deed

Ann Tarrington

To

Peter Shepperd,

Dated April 13, 1825

Convey 134 1/2 Acres in

Mile Square Tract, Chile.
This Indenture, Made the thirteenth day of June in the year of our Lord one thousand eight hundred and twenty-five.—Between Ann Livingston of the City of New York, by her Attorney, Solomon Cleveland, of the first part, and Peter Shepper of the Town of Wheat, of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of five hundred dollars to be here in hand paid, by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold, remitted, released, aliened and confirmed; and by these presents do grant, bargain, sell, remit, release, alien and confirm unto the said party of the second part, and to her heirs and assigns for ever, all the estate, right, title, interest, claim, and demand whatsoever, of the said party of the first part, for and in consideration of the sum of five hundred dollars, to be here in hand paid, by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold, remitted, released, aliened and confirmed; and by these presents do grant, bargain, sell, remit, release, alien and confirm unto the said party of the second part, and to her heirs and assigns for ever, all the estate, right, title, interest, claim, and demand whatsoever, of the said party of the first part, for and in consideration of the sum of five hundred dollars.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the said hereditaments and appurtenances, do have and to hold, the said premises above described, to the said party of the second part, her heirs and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, her heirs and assigns, for ever. And the said Ann Livingston, for herself, her heirs, executors and administrators, do covenant, and agree, to and with the said party of the second part, her heirs and assigns, that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons, lawfully claiming or to claim the whole or any part thereof,

In Witness Whereof, the party of the first part hath hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered, in presence of

Solomon Cleveland

Ann Livingston

by her Attorney

Priscilla Cleveland
Mercer County, Pa. On the nineteenth day of June 1823, came before me, Matthew Sumner, Jr., judge of the County Court of Mercer County, and have sworn unto me to be the person described in the present as Thomas A. Jones, who acknowledged that he executed the same for the purpose herein mentioned.

Ashley Darrow

The consideration money paid by the
Grantee for the Within Mentioned Land was One
Thousand and Sixty-six dollars and the interest
from July 14th, 1822.

Anne Livingston
By her Attorney
Chares Cleveland

508
350

10506
500
600
500 1076
60 622
47
This Indenture, made this 17th day of May, in the year of our Lord one thousand eight hundred and fifty-one between Philip Ensbury of Westfield in the County of Schenectady and State of New York and Nancy Leeinfra of the first part and Nancy Leeinfra of the second part, and Nancy Leeinfra of the first part, and Nancy Leeinfra of the second part, in the County and State aforesaid.

Witnesseth, That the said part of the first part, in consideration of the sum of Six Hundred Dollars to be paid in full hereof, and by these presents, do grant and convey to the said part of the second part, her heirs and assigns, all THAT TRACT OR PARCEL OF LAND, situated in the County of Schenectady and State aforesaid.

To the east, north, and west thereof.

THAT THE said Tract or Parcel of Land contains twenty acres more or less.

With the appurtenances, and all the Estate, Title and Interest therein of the said part of the first part. And the said Philip Ensbury for himself, his heirs, executors and administrators do hereby covenant and agree to and with the said part of the second part, her heirs and assigns, that the premises thus conveyed, in the quiet and peaceable possession of the said part of the second part, her heirs and assigns, he will forever WARRANT AND DEFEND against any person whomsoever, lawfully claiming the same or any part thereof.

In Witness Whereof, the parties of the first part hereunto set their hands and seal the day and year first above written.

Sealed and Delivered in Presence of

Nancy Ensbury
State of New York,

To

WARRANTY DEED

State of New York,

On this day of

in the year one thousand eight hundred and fifty

before me, the subscriber, personally appeared

amended to be the person described in, and who executed the within instrument, and acknowledged that

executed the same.

State of New York,

On this 16th day of

in the year one thousand eight hundred and fifty

before me, the subscriber, personally appeared

amended to be the person described in, and who executed the within instrument, who, severally acknowledged that they executed the same; and the said

amended to on a private examination by me, apart from her said husband, acknowledged that she executed

the same freely, and without any fear or intimidation of her said husband.

W. M. Byars, Justice of the Peace.
Deed

William H. Hamford
and Wife

To

Peters Shepper

Dated Feb, 21, 1829.

Convey 55 Acres in Chile.
This Indenture, Made the day of January in the year of our Lord one thousand eight hundred and twenty-nine, Between William H. Stanford and Ellis His Wife of the State of New York of the first part, and Peter Thibodin of the same place of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Eleven Hundred Dollars to them in hand paid, by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold, remised, released, aliened and conveyed, and by these presents doth grant, bargain, sell, remise, release, alien and convey to the said parties of the second part, and to his Heirs and Assigns for ever, All that certain lot piece or parcel of land, lying and being and in the town of Chittenango, the town of Orange County of the State of New York, being that part of the former Survey of the said town of Orange which abuts on the line of the subdivision of the land so described by Orange: Besides, Surveyed, as is distinguished as the East half part of the said land, more in the town of Chittenango, the said East half part of land to be laid off by a line running through the said land, the north to the south line and parallel to the south line thereof containing fifty six acres of land to the same more or less,

Together with all and singular the Hereditaments and Appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the Estate, Right, Title, Interest, Claim and Demand whatsoever, of the said part of the first part, either in Law or Equity, of, in and to the above bargained Premises, with the said Hereditaments and Appurtenances; To have and to hold, The said Premises above described, to the said parties of the second part, his, His Heirs and Assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, his, His Heirs and Assigns for ever. And the said parties, for themselves, their, His, Executors and Administrators, do covenant and agree, to and with the said party of the second part, his, His Heirs and Assigns, that the above bargained Premises, in the quiet and peaceable possession of the said party of the second part, his, His Heirs and Assigns, against all and every person or persons, lawfully claiming or to claim the same or any part thereof, do will for ever WARRANT and DEFEND.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

William H. Stanford

Ellis Stanford
State of New York Monroe County

On the 21st day of February, 1829

Personally appeared before me, Geo. Carpenter,
A Commissioner for taking the proof and
Acknowledgment of deed, to William K. Stapf
and Elly Hug, his wife, both well known to me
as the same persons who executed the within
and the said William K. Stapf, did acknowledge
the above to be his free act and deed, and
I examined the said Elly Stapf, privately
and apart, from her said husband and
she acknowledged the same to be her
own free act, and that without any fear
threat or compulsion whatsoever of her said
husband

Geo. Carpenter
Deed

John T. Briscoe and Wife

To

Peter Shepper, Jr.

Dated Oct. 1, 1834.

Convey 40 acres in Chili.
This Indenture, Made this first day of October, one thousand eight hundred and thirty-four between John J. Brown and Rachel his wife of the Town of Chili County of Monroe and State of New York of the first part, and Loren Shaffer of the Town of Westland County and State aforesaid of the second part.

WITNESSETH. That the part of the first part, in consideration of the sum of one thousand Five hundred dollars, doth grant and convey to the said part of the second part, his heirs and assigns ALL that certain piece or tract of Land Situated Lying and Lying in the Town of Chili County and State aforesaid (formerly the Town of Pega), and Lot number twenty eight in said Township, Beginning at a Stake on the west River and Lot number twenty eight, twenty two degrees East twenty Eight Chains line of said town ship lot thirty North two degrees West thirty one chains and fifty nine links to a Stake, thence South eighty eight degrees and fifty nine links to a Stake, thence South twenty four Chains and ninety nine links to a Stake, thence South two degrees West twenty Eight Chains and fifty Nine links to a Stake, thence North eighty eight degrees West fifteen chains and thirty three links to the place of beginning containing forty acres as ascertained by John Smith.

With the appurtenances and all the estate, title, and interest therein of the part of the first part. And the said Loren Shaffer of the first part does hereby covenant and agree to and with the said part of the second part, his heirs and assigns, that the premises above conveyed, in the quiet and peaceable possession of the said part of the second part, his heirs and assigns, he will for ever WARRANT AND DEFEND.

In Witness Whereof, the part of the first part have hereunto set their hands and sealed the day and year first above written.

Sealed and attested in presence of

John J. Brown

Seal
Hall of New York
Monroe County 3d

On the 12th day of October 1834 before me Lra Carpenter a Judge of
Monroe County County personally appear
the within named John S. Brown and
Rachel his wife to me known to be
the same persons of that name described
within and generally acknowledged
that executed the within and for the
reels and purposes therein contained

And the said Rachel on a private
examination apart from her husband
acknowledged that she was the
same as her own free act and
and without any fear threats or
compulsion Whatim of the said

Lra Carpenter
To the President and Trustees of the Rochester Savings Bank:

GENTLEMEN,

I wish to obtain a Loan of $1,000 from your Institution, to be secured by the following described property, in the Town of Chili, County of Monroe, and State of New York: To wit on a certain piece of land, being part of a mile square lot number twenty one, East Paut Tray to wit:

The north west quarter of Subdivision number two containing twenty six acres and one half acre of land, also the south half of said Subdivision two containing fifty five acres of land, and also the west half of Subdivision one, containing in the whole one hundred and twenty acres. 

Dated 14 Sept. 185

Peter Shepper, Applicant.

We, the subscribers, freeholders, living in the Town of Chili, County of Monroe, Do Certify, that we are well acquainted with the above described property, and do estimate it to be worth, in cash, Eighty Dollars paid are exclusive of the dwellings therein, and the buildings are estimated to be worth Three Hundred Dollars.

Dated at this day of 185

Appraiser.

RULES AND DIRECTIONS.

When the Loan is wanted on Farming Land, do not state the boundary as described in the deed; state only the number of the lot, and the township or range; state the number of acres, how much under improvement, how much wood land, how much wheat land and how much meadow land; state what buildings are on the property, and get the certificate of at least two freeholders to estimate the value of the property.

When the Loan is wanted on City Property, do not state the boundary as described in the deed; state only the lot on which the property is situated; the number of the lot; on what side of the street; the number of front feet, from and rear, and the depth; what buildings are on the lot; their size, and whether of brick, wood or stone; and whether insured, and to what amount.

All Loans made by the Rochester Savings Bank, will be made for one year, and if the Bank consent to continue the Loan for a greater length of time, the interest must be paid promptly on the first days of July and January, in each year.

All Incumbrances must be removed from property on which Loans are to be made, before the money will be paid.

No Loans will be made on any application in which judgments are existing, upon record, against any other person of the same name as the applicant.

The Loaning Committee will meet to decide upon applications for Loans each Thursday morning, and at no other time.

In all cases where Loans are made in the City, the buildings must be insured, and the Policy of Insurance assigned to the Bank as collateral security.

1100 to pay a Mortgage now held by the Bank.
Peter Sheaffe
Application
Sept 14 1857

Approved for
Eighteen Hundred Doll.
Sept 17 1857

M. Sheaffe

I pay at your store
now held
for Moo.

Application

Approved for
Eighteen Hundred Doll.

134 Arrival Sept 20 1857
9 30 a.m. by the
Francisco Line 17 1857
11 18 21 Oct 1857
BOND.

Know all Men by these Presents, That N. Peter
Shiffer of the Town of Wheatland, am

held and firmly bound unto The Rochester Savings Bank, in the sum of

thousand

to be paid to the said The Rochester Savings Bank, or to its certain Attorney, Succe-
sors, or Assigns:

For which Payment, well and truly to be made, I bind myself and my
Heirs, Executors, or Administrators, jointly and severally, firmly by these presents

Sealed with my Seal, and dated the twenty-sixth day of February

The Nature of this Obligation is such, That if the above bounden Oblige, Lie
Heirs, Executors, or Administrators, shall and do well and truly pay, or cause to be paid
unto the above-named Oblige, its certain Attorney, Successors, or Assigns, the sum of

data

from the date hereof, with interest thereon, at the rate of seven per cent per annum, payable
half yearly, on the first days of July and January in each year; and shall also repay
any premium or premiums of Insurance which may be advanced by the above-named Oblige,
its Successors, or Assigns, in pursuance of the condition of the accompanying Mortgage,
without fraud or delay; then the preceding obligation to be void; otherwise to remain in full

full and virtue.

SEALED AND DELIVERED, \(25\)

IN PRESENCE OF \(25\)

Peter Shiffer
The Rochester Savings Bank.

On the 16th day of March 1876, in consideration of the sum of Twenty-five dollars, Joaquin Smith doth hereby give, grant, and convey to The Rochester Savings Bank, its successors and assigns, a power of attorney to sell the property described below.

The said property is described as follows:

1. Real estate located at 123 Main St., Rochester, New York.
   - Description: 4 acres, 200 feet by 100 feet.
   - Value: $5000

2. Personal property consisting of:
   a. Furniture valued at $2000
   b. Appliances valued at $1500
   c. Tools valued at $1000

The power of attorney granted hereby is to be used for the purpose of selling the property described above for the sum of Twenty-five dollars.

Dated: 16th day of March, 1876.

Signed:

Joaquin Smith
To Rufus Green & Wife

To Peter Sheffer Jr.

Noted June 14, 1834.

Convey 36 acres in Chili.
This Indenture, Made this Fourteenth day of June, one thousand eight hundred and thirty-two, between Rufus Lyman and Mary, his wife, of the first part, and Peter F. Fuller, Junior, of the second part, in the county of Monroe and State of New York.

Witnesseeth, That the said party of the first part, in consideration of the sum of Five hundred dollars to them, do—grant, and convey to the said party of the second part, his heirs and assigns, all that tract or parcel of land, situate in the town of Chili in the county of Monroe and State of New York, being part of mile square lot number forty-one and East Part thereof, viz. the northeast quarter of subdivision number two thereof, mile square lot containing twenty-five acres of land by the same more and further, being the same premises conveyed by the said party of the second part by William Fuller and Polly his wife by deed bearing date January twenty-first, eight hundred and eighty-four, to Rufus Lyman.

With the appurtenances and all the estate, title, and interest therein of the said party of the first part; And the said Rufus Lyman, in himself, his heirs, successors, and administrators, do hereby covenant and agree to and with the said party of the second part, his heirs and assigns, that the premises above conveyed, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, he will forever WARRANT AND DEFEND, against every person whomever lawfully claiming the same or any part thereof.

In Witness Whereof, The said party of the first part, have hereunto set their hands and seals the day and year above written.

Sealed and delivered in presence of

[Signatures]
Deed

Amanda B. Sheffer (widow)

To

Francis W. Sheffer

Wm. C. Sheffer

Dated Feb. 21, 1882.

Convey 52 acres Chilo
This Indenture,  
Made this Twenty-First day of February in the year of our Lord one thousand eight hundred and eighty-Three BETWEEN  
AMANDA B. SHEFFER of the Town of Thetford,  
County of Monroe, and State of New York (widow)  
of the first part, and  
FRANK D. SHEFFER of the Town of Chilmark, and State of New York (miner)  
of the Town of Thetford, and all of the County of  
Monroe and State of New York, at Sasco, on the  
Witnesseeth, That the said party of the first part, in consideration of the sum of  
Eight Thousand Dollars, to her duly paid, has sold, and grant and convey to the said party of the second part,  
their heirs and assigns forever. 

All that Tract  
or Parcel of Land, situate in the Town of Chilmark,  
County of Monroe, and State of New York, and being part of  
Lot number twenty-one (21) Earl Pattung Family  
Subdivision ten (10) and Subdivision four (4) in said Lot number  
containing two hundred and six (206) acres  
of land, Excelsior and containing the following: all the triangles,  
Piece of land, which is bounded, northwesterly by the road running to Scottsville; northerly by the road,orcorted by said  
road, southerly by an easterly and westerly direction and  
westerly by a line running from said Scottsville road, and by a line running from the angle made by the corner  
of said road, as to contain Twenty-acres of land.  

Also all that certain other piece or parcel of land  
situate in the Town of Chilmark, and being part of  
Lot number twenty-eight (28) in Townships number forty, on  
the North Range; Priced at the James Renier, and bounded and  
described as follows: Beginning at a stake on the north line  
of the Northem Lot; thence northeasterly two (2) rods, thence north  
Sixty-nine (69) links to a stake; thence south sixty-two (62)  
Chains; thence west one quarter (1/4) chain, thence  
east to a stake; thence south sixty-two (62) rods, thence north  
Sixty-nine (69) links to a stake; thence north sixty-two (62)  
Chains; thence west one quarter (1/4) chain, thence  
:the line of beginning, Containing Forty (40) acres, as  
Surveyed by Jon Smith, said Forty (40) acres, being  
...
located on the north by said road which crosses said Scottsville road and on the east by the premises first
aan described.

The premises hereby conveyed, contain altogether

two hundred and forty seven (247) acres, being the same

premises conveyed to Peter Chaffee by deed, dated April

13, 1875, recorded same day in Lebanon T. of Land, in your

247th in Monroe Co. Clerk's Office and sealed by the Court.

Mill and Patent of said Peter Chaffee dated January 5,

1839 to Peter Chaffee 7, by devise and interest from said Mill

and also the premises conveyed by said certain other deed

from William H. Harnot, to Peter Chaffee 7, dated

February 21, 1829 and recorded in said office on July 15. of

Deeds, at Page 57 and also the premises described in the

deed of Rufus Creed to Peter Chaffee 7, dated June 14,

1837 recorded in said Office on Deeds 143 of Deeds at Page

120 and also the premises conveyed by John T. Bruce to

Peter Chaffee 7, dated October 14, 1834 and recorded in

said office on Deeds 29 of Deeds 7 Page 49.

This Warranty hereinafter made relate only to the

title and estate, right and title, which the Grant of the first

Grantor as recorded on Deeds entailed to an widow of Peter Chaffee

conveyed and as one of the parties under the first Mill and

Patent.

This deed is given subject to a certain mortgage from

Frank D. Chaffee and wife, Melvina C. Chaffee, Ellen H. C. Chuffee

husband and Amanda B. Chaffee to the Homer County Comis

Banks to secure the sum of Eight thousand ($8,000.00) dollars,

dated sixteenth day of February 1875 and recorded in Homer

C. Chaffee Office, February 20, 1875 in Liber I. of Mortgage at

Page 1, which the said two of the second Frank Chaffee re-

alines, and agree to pay in addition to the consideration

herein mentioned.
With the Appurtenances, and all the Estate, Title and Interest therein of the said part of the first part. And the said Amanda B. Sheffer in respect of her share as minor and again as after said done hereby covenant and agree to and with the said part of the second part, that heirs and assigns, that the premises thus conveyed in the Quiet and Peaceable Possession of the said part of the second part, that heirs and assigns will forever WARRANT AND DEFEND against any person whomsoever lawfully claiming the same, or any part thereof.

In Witness Whereof, the party of the first part, has hereunto set hand and seal the day and year first above written.

SEALED AND DELIVERED IN PRESENCE OF

STATE OF NEW YORK,
County of Monroe

On this 21st day of February in the year one thousand eight hundred and eighty-two before me, the subscriber, personally appeared

Amanda B. Sheffer

to me known to be the same person described in and who executed the within instrument, and severally acknowledged that she executed the same.

John Shookler
Justice of the Peace
Deed
WARRANTY

Amanda G. Sheffer

TO
Frank O. Sheffer
William O. Sheffer

Missouri County, ss.

Recorded on the 24th day of July 1884 at 10 o'clock A.M., in Book 351 of Deeds, at page 142.

and examined.

E. J. Ford, CLERK.

[Seal]
This Indenture,

Made this 14th day of February, in the year of our Lord one thousand eight hundred and eighty-four, between

Ellen A. Drey of the Town of Wheatland, County of

Monroe, and State of New York, of the first part, and

Frank D. Sheffer of the Town of Chili, and William S.

Sheffer of the Town of Wheatland, and all of the County of

Monroe, and State of New York, as tenants in common, of the second part,

Witnesseeth, That the said part of the first part, in consideration of the sum of

Three Thousand - $3000.00 - Dollars,

do hereby grant and convey to the said part of the second part, their heirs and assigns forever,

All that Tract

or Parcel of Land, situated in the Town of Chili, County of

Monroe, and State of New York, and being part of the

Square, lot number twenty one (21) and twenty five (25).

Subdivisions five (5) and twenty nine (29) of said lot twenty one (21) containing two hundred and sixteen (216) acres of land,

exclusive of and retaining therefrom the said triangular piece of land, which is bounded southeasterly by the road running between the

south end of said tract, westerly by the road from said south end of said tract, northerly by the road from said northerly limit of the

tract, and easterly by a line running from said north limit of the tract, and

also all that certain other piece or Parcel of land, situated in the Town of Chili, County of

Monroe, and State of New York, and being part of the

Square, lot number twenty eight (28), in Township number four (4) in the First Range East of the Genesee River and town-lot

described as follows: Beginning at a stake on the north line of said section one lot, thence north 2° east fifty eight (58) chains, north thirty

degree fifteen minutes and forty five seconds (35° 45'), west to a stake; thence north fifty nine (59) chains, west to a stake; thence north

forty five degrees east seventy feet, thence north fifty nine (59) chains, west to a stake; thence north fifty nine (59) chains, west to a stake; thence

north forty five degrees east eighty (80) chains, thence north fifty nine (59) chains, west to a stake; thence north forty five degrees east

forty five degrees west to the place of beginning containing forty (40) acres as
The premises hereinafter made, sold, and delivered to the said purchaser, are subject to the existing and all other valid and existing liens, mortgages, judgments, taxes, and all other charges, assessments, and demands of every kind, nature, and description, which may now or hereafter be or become a lien, charge, or burden on said premises:

The said premises are subject to the following mortgages:

1. Mortgage from Frank D. Shaffer to the Farmers National Bank, for the sum of five thousand dollars ($5,000.00), due December 1, 1853, recorded in Monroe County, Indiana, Office, Book 2, Page 29.

2. Mortgage from John D. Shaffer to the Farmers National Bank, for the sum of two thousand dollars ($2,000.00), due July 1, 1853, recorded in Monroe County, Indiana, Office, Book 2, Page 30.
With the Appurtenances, and all the Estate, Title and Interest therein of the said
part of the first part. And the said Ellen H. Gray in respect of her
then or heir and, devise as aforesaid
thereby covenant and agree to and with the said part of the second part, that
heirs and assigns, that the premises thus conveyed in the Quiet and Peaceable Possession of the said
part of the second part heirs and assigns she will
forever Warrant and Defend against any person whomsoever lawfully claiming the same,
or any part thereof.

In Witness Whereof, the party of the first part, has hereunto set

the day and year first above written.

Ellen H. Gray

STATE OF NEW YORK,

County of

On this, 20th day of February in the year
one thousand eight hundred and eighty-two
before me, the subscriber, personally appeared
Ellen H. Gray

to me known to be the same person described in and who executed the within instrument, and
acknowledged that he executed the same.
Deed
WARRANTY

Ellen Y. May

TO

Frank D. Sheffer
and, Wilhelma E. Sheffer

Monroe County, ss.
Recorded on the 20th day
of Oct., 1883, at 1 o'clock P.M., in Liber 361 of
Deeds, at page 150.

and examined.
C. H. Frost, CLERK.
A map of the first settlement of Land and Fisheries.
after the above life estate is terminated in the land above described in the fifth section of my will I hereby give I devise to Elizabeth Shaffer & to George Shaffer & to Powell Shaffer children of my son Levi Shaffer in fee simple I give devise unto my son Powell Shaffer an hundred & ninety two acres of land be the same more or less as from the south part of my home farm according to a survey made by William Wallace to hold to him his heirs and assigns forever.

Revolving however one equal undivided half of all water privileges that now is & hereafter may be upon land on hundred & ninety two acres above mentioned together with the equal undivided half of all mill yard and yards necessary for said water privileges which privileges hereinafter devise to my son George Shaffer I also give to my son Powell Shaffer the equal undivided half of all mill yard and yards necessary for said water privileges which equal half part in hereinafter receive from my son George Shaffer in this my will to have to hold to his heirs and assigns forever.

Seventh I give devise to my son Lorenzo Shaffer the Improvement farm to be called situated in the Town of Chili containing one hundred acres of land more or less I also give devise unto my son Lorenzo Shaffer fifty acres of land lying west of & adjoining the farm of John Wood in said Town of Chili to have to hold the said farm or piece of land last above mentioned to his heirs and assigns forever.

Eighth I give devise unto my daughter Eliza Shaffer twenty acres of land from the north west corner of my home farm & extending east to the highway leading to Rochester as according to the survey of William Wallace foresaid. Also one other piece of parcel of land being a part of lot number Twenty Eight in the Town
of Chili aforesaid containing one hundred and thirty-six acres quarter acre of land lying north of the above twenty acres mentioned in the Eighth Section adjoining E. F. Miller's land on the east, E. F. Miller's land on the west and running north to make up the above mentioned one hundred thirty-six acres quarter acre of land as according the survey of William Hodge aforesaid to have to held the said piece of land last above described to his heirs & assigns forever

With I gave devise to my daughter Maria Shiffer and two hundred fifty six acres quarter acre of land lying south of fourth line of lot number twenty eight in the town of Chili aforesaid adjoining Peter Shiffer James's land on the west, James Shiffer lands on the south and on the north by the highway as according to William Hodge survey aforesaid to have to held to his heirs & assigns forever

With I gave devise unto my son George Shiffer the rest residue of my home farm not given devise in the my will containing about three hundred forty five acres be the same more or less situated in the town of Wheatland aforesaid together with the equal undivided half of all water privileges that now is or hereafter may be upon that part of said home farm herein about devised to Roswell Shiffer I also give devise unto my son George Shiffer the equal undivided half part of mill yard or yards necessary for said herein above mentioned water privileges reserving however the equal undivided half of mill yard or yards necessary for water Privilege that now is or hereafter may be upon said one hundred sixty five acres above herein devised to Roswell Shiffer subject always to the just & due maintenance & support in all things necessary to the Comfort & happiness of my son Daniel Shiffer fore & during his natural
life my said son Daniel is now laboring under a derang-ment of mind & should he be restored hereafter to his reason my will is I do hereby make it a charge upon the land & the hands of my son George that he shall be furnished with money clothing & other necessary things proper to his station in life.

Lastly I hereby appoint my son George Shaffer the executor of this my last will & testament hereby making all former wills by me made null void. & I do appoint my said executor to collect all debts & demands due the estate to pay all debts against the estate & all legacies & I request my executor to settle all the estate in one year after my decease if the same is practicable that he return to himself fifty dollars for his trouble & if there shall remain a surplus after paying all the debts legacies the above specific sum for lodging the estate my will is that it be divid-ed equally among all my heirs who are named in this my will except ether Austin

In witness whereof I the said Peter Shaffer have hereunto set my hand & seal this fifth day of January in the year of our Lord one thousand eight hundred thirty-nine

Peter Shaffer

The said sealed published & declared by the above named Testator to be his last will & testament in our presence who have at his request subscribed our names hereunto as witnessing the presence of the Testator & in the presence of each other.

Shepard Garbutt

J. Wells
State of New York. Be it remembered that at a
County of Monroe, Surrogate Court held at Rochester
for the County of Monroe on the twenty-seventh day of October A.D. 1831 before
Rose's Surrogate of the said County the last
will & Testament of Peter Sheffer late of the Town of
Wheatland in the County of Monroe & State of New York
above and deceased of which the preceding Record of
Will is a true Copy was duly proved & admitted to
Probate as a Will of real & personal estate & the
for that purpose had been read & said to be filed
according to law the following deposition of
the witnesses were taken then filed to establish
the execution genuine & validity of the said Will.

County of Monroe Surrogate Court
in the Matter of proving the last Will of County of Monroe
Peter Sheffer deceased

Ephraim Garriott & James Wells of the Town of Wheatland
in the County of Monroe above deceased being each severally
a duly sworn as they do say that they are subscribing
witnesses to the last will & Testament of Peter Sheffer
late of the Town of Wheatland in the County of Monroe
above and deceased and that the deponents further say
that the said Peter Sheffer the said Testator did in the
presence of the deponents subscribe his name at
the end of the instrument which is now shown and
exhibited to the deponents which purport to be the
last will & Testament of the said Peter Sheffer which
bears date on the fifth day of January in the year
of our Lord one thousand eight hundred & thirty nine
- the deponents further say that the said Testator
did at the time of subscribing his name as aforesaid.
At the end of the said will declare the said Instrument to be subscribed & now exhibited to be his last will & testament & these deponents did then & there subscribe their names at the end of the said will as attesting witnesses there to in the presence & at the request of the said Testator & these deponents further say that at the said time when the said Testator subscribed his name to the said will as aforesaid & at the time of these deponents subscribing their names as attesting witnesses thereto as aforesaid the said Testator was of sound mind & memory of full age to execute a will & was not under any restraint. And the said will now appears in all respects as when executed without any alteration whatsoever subscribed & sworn this 29th day of October AD 1857

before me, Moses Sperry, Surgeon of Monroe County.

State of New York  I certify the foregoing to be true. County of Monroe, Present of the will of Peter Whiffen late of the Town of Westfield in the County of Monroe, State of New York, aforesaid deceased of the proceedings before the Examiners had taken their note admitting the said will to be proved and recorded as a will of real personal estate pursuant to the statute in such cases made & provided that all the same are recorded & examined this twenty-fourth day of October AD 1857

Moses Sperry, Surgeon of Monroe County.

State of New York 

Moses Sperry, Surgeon of the said County of Monroe, hereby certify that I have compared the foregoing with the
Original record of the last will & Testament of Peter Shaffer late of the Town of Wheatland, in the County of Monroe, State of New York, &c &c &c &c, of the proceedings, proofs, &c &c &c &c, taken in admitting the same to probate, &c &c &c, of the whole of said original. In testimony whereof I have hereunto subscribed my name &c &c &c &c, of the City of Rochester this twentieth day of November in the year 1851.

Moses S. Perry Surrogate

A true copy of the original record: November 21, 1851 at 10 o'clock A.M.

John T. Lacey Clerk

State of New-York,

MONROE COUNTY CLERK'S OFFICE,

I do hereby certify that I have compared the copy of a record with the original, the same being on file in this office, and that the same is a correct transcript therefrom of the whole of said original. In testimony whereof I have hereunto set my hand and affixed the seal of said Office.

County this 20th day of Feb A. D. 1862

John T. Lacey Clerk
Normal County, I certify that having card
Clerk's Office, duly examined the records
in this office the following
facts appear.

Peter Shaffer, Deed dated 10 Dec 1830.

Jane Shaffer, Deed dated 10 Dec 1830.

Conveys Lot No. 2 in
T4S-W2 T2 R2 range east of the
General River Containing 40 acres of land.

Peter Shaffer Jr., Deed dated 14 Oct 1834

Jane Smith, Deed dated 14 Oct 1834.

Peter Shaffer Jr., Deed dated 6th Dec 1842

Philip Garbutt, Deed dated 6th Dec 1842.

Conveys same as above.

Philip Garbutt, Deed dated 2nd May

Peter Shaffer Jr., Deed dated 1857.

Conveys same as above.

Philip Garbutt, Deed dated 6 Dec 1842.
and no judgment against him within the last ten years prior to 27 Oct 1851.

I find no deed or mortgage dated land from Peter Shefferde the 2nd May 1851

Land no judgment against him within the last ten years.

Dated Oct 26 1851

[Signature]

I find no sheriff certificate, collector's bond or notice of liens affecting the above described land.

[Signature]

I find no liens on land by Peter Sheffer upon his land of record since Sept 24, 1857.

[Signature]

[Handwritten text not clearly legible]

Peter Sheffer & Wife

To the

Rochester Savings Bank

Mortgage to secure

$600.00 Dated

Oct 14, 1858 Recorded

Nov 5, 1858 in

Liber 91 of Mortgages at page 57

Conveys said Lot 28.

Nothing further found

Redated Nov 6, 1858

[Signature]
the mortgage of the
V. Shoffner
unto

clerk's certificate

 certify that I have examined
the mortgage of V. Shoffner to the land
unto the turboo...

S. Kirk, atty.

over Oct. 24, 1858

Reynolds
Heegwood

Committee

Committee
In the matter of the Loan
To
Peter Shepper

County Clerk's Abstract and Certificate of Title, &c.

I certify that on examination of the within Abstract and Certificate, exhibited by the Clerk of the County of Monroe of the title of Mr. Shepper to the land he has mortgaged to the Rochester Savings Bank, this title from such exhibit appears to be good, and the Mortgagee the Bank appears to be the first lien on the mortgaged premises.

S. Wells
Attorney

Approved, March 5, 1870

Wm. Reynolds
R. B. Worthing

Loan Committee.

This search had by mistake been filled with papers relating to loan to Peter Shepper on other land. It agrees with mortgage. 6/6/1879. E. Harris, Ill.
Memo Re Peter Shaffer, Esq.

Dated Jan. 5, 1839.

Witnessed by Shepherd Farburt
James Wells

Died

Probated Oct 24, 1857, Moses Sperry, Surrogate
John T. Sacey, Surrogate.

Par 1. Margaret Sampler, Granddaughter, $250.00

Par 2. Esther Austin, "late widow and relit" of son Jacob Shaffer, $20.00

Par 3. Nancy Farburt, wife of Philip, $25.00

Par 4. Peter Shaffer, 200, 14 1/2 acres of land in Lot 21, Chili, purchased from Ann

Shawmont, engaging about 12 acres

later deeded to son Levi.

Par 5. Levi Shaffer, over a life use of farm

in Section 6, Lot No. 23, Chili; containing

10 acres, and also about 12 acres, as it

appears in P 4. Remainder to Levi's children

Elizabeth, George and Newell.

Par 6.
Record of Will.

I, Peter Sheffer of Wheatland, County of Monroe, and State of New York, being of sound mind and memory (blessed be Almighty God for the same), do hereby make and publish this my last will and testament, in manner following, to wit:

First. I give and bequeath to my grand daughter Margery Sampler the sum of two hundred and thirty dollars to be paid to her when she shall have arrived to the age of twenty-one years, but not before one year after my decease.

Second. I give and bequeath unto Esther Austin late widow and relish of my second son, Peter Sheffer deceased, the sum of twenty dollars payable in one year after my decease.

Third. I give and bequeath unto my daughter Nancy, wife of Philip Garbutt, the sum of twenty-five dollars payable in one year after my decease.

Fourth. I give and devise unto my son Peter Sheffer, Junior, heir and assigns forever, that farm or piece of land situated in the town of Chili and County of Monroe being part of mile square lot number twenty one being a subdivision of said lot containing one hundred and thirty-four acres and a half of land, the same more or less, as described to me by Ann Livingston, reserving however out of said land a certain triangular piece which is hereafter devised to my son Levi Sheffer.

Fifth. I give and devise unto my son Levi Sheffer for and during his natural life only...
That piece of farm of land situated in the town of Chili aforesaid described as follows: section number six in the southeast corner of large lot number twenty-two containing one hundred acres be the same more or less. Also one other piece of land called the triangular piece containing about twelve acres be the same more or less taken from Peter Sheffer Junior lot as mentioned in the fourth section above of this will, and the remainder after the above life estate is terminated on the land above described in this fifth section of my will I hereby give and devise to Elizabeth Sheffer and to George J. Sheffer and Roswell Sheffer children of my son Levi Sheffer in fee.

Sixth. I give and devise unto my son Roswell Sheffer one hundred and ninety-two acres of land be the same more or less from the south part of my home farm and according to a survey made by William Wallace to hold to him his heirs and assigns for ever—reserving however one equal undivided half of all water privileges that now is or hereafter may be upon Said one hundred and ninety-two acres above mentioned together with the equal undivided half of mill yard or yards necessary for said water privileges which privilege is hereafter devised to my son George Sheffer. Also give and devise to my son Roswell Sheffer the equal undivided half of mill yard or yards necessary for said water privileges which equal half part is hereafter reserved from my son George Sheffer in this my will, to have an
to hold to his heirs and assigns forever.

Seventh, I give and devise unto my son Lorenzo Sheffer the Bassett farm so called situated in the town of Chili aforesaid containing one hundred acres be the same more or less. I also give and devise unto my son Lorenzo Sheffer fifty acres of land lying west of and adjoining the farm of Joseph Brown in the said town of Chili to have and to hold the said farms or pieces of land last above mentioned to his heirs and assigns for ever.

Eighth, I give and devise unto my daughter Esty Sheffer twenty acres of land from the northwest corner of my home farm and extending east to the highway leading to Rochester ad according to the survey of William Wallace aforesaid, also one other piece or parcel of land being a part of lot number twenty-eight in the town of Chili aforesaid containing one hundred and thirty-six and a quarter acres of land lying north of the above twenty acres mentioned in this eighth section and adjoining C. T. Miller's land on the east and F. Smith's land on the west and running north to make up the above mentioned one hundred and thirty-six acres and a quarter of land as according to the survey of William Wallace aforesaid, to have and to hold the said pieces or parcels of land last above described to his heirs and assigns for ever.

Ninth, I give and devise to my daughter Mary Sheffer one hundred and fifty-five acres and a quarter of land lying south of north line of lot number twenty-eight in the town of Chili aforesaid and adjoining Peter Sheffer, Sembel's land on the west and Carnes' and Smith's land on the south, and on the
nord by the highway as according to William Wallace's survey agreed to, have and to hold to her devisees assigns for ever.

Tenth I give and devise unto my son George Sheffer the rest and residue of my home farm not given and devised in this my will, containing about three hundred and seventy acres to be the same more or less Situated in the town of Wheatland adjoining together with the equal undivided half of all other privileges that now is or hereafter may be upon that part of said home farm herein above devised to Roswell Sheffer, I also give and devise to my son George Sheffer the equal undivided half part of mill yard or yards necessary for said farm above mentioned water privileges, reserving however the equal undivided half of mill yard or yards necessary for water privileges that now is or hereafter may be upon said one hundred and ninety two acres above from devised to Roswell Sheffer Subject always to the just and suitable maintenance and support in all things necessary to the comfort and happiness of my son Daniel Sheffer for and during his natural life - my said son Daniel is now laboring under a dismemberment of mind and should be restored hereafter to his reason my will is and I do here by make it a charge upon the lands in the hands of my son George, that he shall be furnished with money clothing and other necessary things suitable to his station in life.

Lastly I do her by appoint my son George Sheffer sole executor of this my last will and testament, fur by making all former wills by me made null and void, and I do request my said executor to collect all debts and demands due the estate, to pay all debts against the body and all legacies, and I request my executor to settle
all the estate in one year after my decease. If the same is practicable, that he return to himself fifty dollars for his trouble, and if there shall remain any part of the estate, my will is that it be divided equally among all my heirs who are named in this my will, except the said Austin. In witness whereof I, Peter Sheffer, have hereunto set my hand and seal this fifth day of January in the year of our Lord one thousand eight hundred and thirty-nine.

Said, sealed, published and declared by the above named testator to be his last will and testament in our presence who have at his request subscribed our names herein as witnesses in presence of the testator and in the presence of each other.

Shepard Garbutt
J. Wells

of Wheatland

State of New York
County of Monroe

Be it remembered that at the Supreme Court held at Rochester in and for the County of Monroe in the Town of Wheatland, on the twenty-fifth day of October A.D. 1839, before Morey Sherry, Supreme Court Judge of the said county, the said will and testament of Peter Sheffer, late of the Town of Wheatland, in the County of Monroe, in the State of New York, after due publication and advertisement of which the preceding "Record of Will," is as true copy, was duly proved and admitted.
to probate as a will of Real and Personal Estate after Citation for that purpose had been issued, sworn, returned, and filed according to Law. And the following Deposition of the Witnesses were thereupon taken and filed to establish the Execution genuineness and validity of the said will.

County of Monroe Sessagitis Court
In the Matter of Proving the Will
of Peter Shaffer, deceased.

County of Monroe

Sheppard Garbutt and David Wells, of the Town of Wheatland in the County of Monroe aforesaid, being each specially duly sworn to depose and say that they are subscribing witnesses to the Last Will and Testament of Peter Shaffer, late of the Town of Wheatland in the County of Monroe aforesaid, deceased. And these Deponents further say that the said Peter Shaffer the said Testator did in the presence of these Deponents, subscribe his name at the end of the Instrument which is now shown and exhibited to these Deponents, and which purports to be the said Will and Testament of the said Peter Shaffer, and which bears date on the fifth day of January in the Year of our Lord one thousand eight hundred and thirty-nine. And these Deponents further say that the said Testator did, at the said time of subscribing his name as aforesaid, at the end of the said Will, declare the said Instrument so subscribed, and now exhibited to be his said Will and Testament. And these Deponents did then and there subscribe.
their names at the end of the said will as attesting witnesses thereto in the presence and at the request of the said Deponent. And these Deponents further say that at the said time when the said Deponent subscribed his name to the said last will as aforesaid, and at the time of these Deponents subscribing their names as attesting witnesses thereto, as aforesaid, the said Deponent was of sound mind and memory of full age to execute a will and was not under any restraint and that the said will now appears in all respects as when so executed without any alteration whatsoever.

"Hendrick Bartlett
J. Wells"

Subscribed and sworn this 27th day of October A.D. 1851, Before me

J. Wells Harry Surrogate of Monroe County

State of New York
County of Monroe

I, certify the preceding to be a true record of the will of Peter Deffen, late of the Town of Wheatland in the County of Monroe and State of New York, aforesaid deceased. And of the proceedings proofs and examinations had and taken thereon admitting the said Will to be proved and recorded as a will of real and personal estate pursuant to the statute in such case made and provided. And that all the same are recorded and examined this day of October A.D. 1851

J. Wells Harry Surrogate of Monroe County
I, MOSES SPERRY, Surrogate of the said

County of Monroe, do hereby certify that I

have compared the foregoing with the original,

and have found the same to be a true copy of the original

Records of the Last will and testament of

Peter Stimpson, late of the town of Scottish

the County of Monroe, deceased. I now

in the presence of the witnesses hereunto

mentioned, have subscribed my name, and affixed my seal of office, at Rochester,

this Seventeenth day of November, in the year 1851.

MOSES SPERRY

Surr.