

This Indenture made the Fifteenth day of March in the year of our Lord one thousand eight hundred and fifty two [sic] between The Honorable James Buchanan of the City of Lancaster in the State of Pennsylvania, of the first part: and Abraham W Russel of the same place, of the Second Part. Witnesseth, that the said James Buchanan for and in consideration of the sum of Three thousand nine hundred and fifty one dollars lawful money of the United States of American, unto him well and truly paid by the said Abraham W. Russel at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do so grant, bargain, sell, alien, enfeoff, release convey and confirm unto the said Abraham W. Russel, his heirs and assigns All that certain Lot of ground, situate on the north side of Orange Street, near East of Lime Street in the City of Lancaster. with two, two story brick dwelling houses and out house, thereon, -- Containing in front of Said Orange Street, one hundred and thirty three feet, and six inches, and in depth northward, two hundred and forty five feet to a fourteen feet wide public Alley: Bounded on the South by said Orange Street; on the East, by property of George Klechnor, on the north by the said fourteen feet wide public Alley. And on the West by property of Lewis Gurford Esquire

[Being composed of those two lots (nrs 493 & 499 in said city) Which John Ehler Esquire, high sheriff of Lancaster County, by deed poll under his hand and seal, bearing date the twenty ninth day of November A D One thousand eight hundred forty two for the consideration [there in ?, portion missing] mentioned, did as late the Estate of [portion missing] [is toll ?] in the hands and possession of Hugh Maxwell Executor etc) grant and confirm, unto the said James Buchanan, party hereto infice, as in and by the said Deca [portion missing], Recorded in the Prothonotary's Office at Lancaster in the Record book of sheriff's Deeds, number one page 302]

Together with all and singular the Buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments [sic] and appurtenances whatsoever there unto belonging of in any wise appertaining; and

reversions and remainders, rents, issues and profits hereof; and all the estate, right, title, interest, property, claims, and demand whatsoever of him the said James Buchanan in law, equity, or otherwise howsoever, of, in, and to the same and every part and parcel thereof, To have and to hold the said Lot of ground, with the Buildings thereon, above described, with the hereditaments, and premises hereby granted, or mentioned and intended as to be, with the appurtenances unto the said Abraham W. Russel, his heirs and assigns, to and for the only proper used and behoof of the said Abraham W Russel, his heirs and assigns forever. Under and subject to the payment of the yearly ground rent of twenty eight shillings sterling, commencing to accrue from and after the first day of May A D one thousand eight hundred and fifty two, to such person or persons as is, are, or may become entitled to receive the same

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And the said James Buchanan, for himself his heirs, executors and administrators, Does by these presents, covenant, grant and agree to and with the said Abraham W Russel his heirs and assigns, that he, the said James Buchanan and his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Abraham W Russel, his heirs and assigns, against him the said James Buchanan, and his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will by these presents warrant and forever defend. In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals. Dated the day and year first about written. City of Lancaster Ss

Sealed and delivered in the presence of us. / W. Carpenter /J. C. Van Camp

Received the day of the date of the about Indenture, of the above named/ Abraham W. Russel, Three thousand nine hundred and fifty one dollars in full of the consideration money above mentioned/ James Buchanan/ Witnesses/ W. Carpenter; J. C. Van Camp

The Fifteenth day of March Anno Domini one thousand eight hundred /and fifty two before me an Alderman in and for/ the said city of Lancaster/ came the above named James Buchanan/ to be His act and deed, an desire the same might be recorded as such/ Witness my hand & seal/ J. C. Van Camp/ ald.

James Buchanan

[On back: 276/ Deed of Conveyance Hon. James Buchanan to Abraham W. Russel/ For a lot of ground and the Buildings thereon, in Orange Street Between Lime & Shippen Streets in the City of Lancaster;/ in pencil: Eastern part of said lot 48 ft front running back to [?] #6000 3500 ft mortgage / Margaret B. Russel/ Mar. 15 1852

Margaret B Russel

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