Abstract of title to Michigan Farm

10,258 - B

Abstract of title to the

W frac. N.W. quarter
W " E. half
W half S W quarter
E half S W quarter
of Section Seven (7) Town No 5½ (6)
South of Range Seventeen (17) West
also to
N E quarter of Section Thirteen (13)
S E quarter of " Twelve (12)
Town No 5½ (6) South of Range No
Eighteen (18) West.

Patent — United States to Jonathan Pike
September 28 — 1850
the E½ S W¼ Sect 7. T 6. S R 17 W

Patent — United States to George Kimmel
October 7 — 1850
the W fract. N W¼ Sect 7 T 6 S R 17 W
W " E½ " " " "
W½ S W¼ " " " "
N E¼ " 13 6 18 W
S E¼ " 12 6 18 "

Devisees 3290.

John Pike and wife
to
Deed Warrantee George Kimmel
May 18 - 1852
the E½ SW¼ of Sect 7 - T. 6. R. 5. 17 W.
Recorded Book A deeds pages 123-124.
June 11 - 1852 at 7 hours P. M.

George Kimmel and wife
to
Deed Warrantee George Kimmel junior
June 3 - 1847
beginning at the North west corner of section Eighteen Town six, South of range seventeen West, thence East with the North boundary of said section Eighteen - Twenty six and $\frac{50}{100}$ chains to the left bank of the Saint Joseph River - thence south westwardly with the said left bank up Stream to the North East corner of a tract of land deeded by George Kimmel to Robert E Ward, and known as the "Ward farm" - thence South Seventy degrees West one and $\frac{72}{100}$ chains with the boundary of the "Ward farm" ~~thence~~ to the North East corner of the plat of the Village of Berrien - thence North sixty four degrees west, twenty one and $\frac{32}{100}$ chains with the boundary of the "Ward farm" to the North West corner thereof, and the

same line extended to the center of a road being the boundary of Philip Kephart land - thence North - twelve and one half degrees East forty nine chains with the center of said road to an angle in the same on the west boundary of Section Seven. Town six. South of range Seventeen West - thence south thirty five and $\frac{65}{100}$ chains with the said boundary of Section Seven to the place of beginning. containing fifty five and $\frac{63}{100}$ acres. also all that part of fractional Section Seven township six South of Range Seventeen West which lies west of the St Joseph River and which is not ~~included~~ included in the following exceptions and reservations, and which exceptions and reservation are hereby expressly excepted and reserved from the effect and operation of this deed of conveyance. viz - Excepting three and $\frac{77}{100}$ acres heretofore conveyed by said George Kimmel to Hiram Barnes from the north part of said tract, and also excepting and reserving, all the land which lies between the Mill race made by Philip Kephart and the

St Joseph River, and also reserving and excepting the said Mill race hereby intending to except and reserve so much of said land as is cut off therefrom by said Mill race leaving in said fractional section Seven Three Hundred thirty three & $\frac{02}{100}$ acres, making the whole quantity hereby conveyed, Three Hundred Eighty eight & $\frac{65}{100}$ ($388\frac{65}{100}$) acres, be the same more or less.

Recorded June 24 – 1847 Book P of deeds pages 98 – 99. at 9 hours A. M.

Life Lease.

George Kimmel junr & wife
to
George Kimmel Senr & wife
4 June 1847

Agreement to use and occupy a part of house garden &c &c. during life.

Recorded 24 June 1847 at 9 hours A.M page 97 Book P of deeds

No Mortgages

No Liens

State of Michigan
Berrien County, Registers Office

I Alexander B Leeds, Register of Deeds for said County having examined the records of said office in relation to the title to the W frac NW¼ – W frac E½ – W½ S W¼ – and E½ of S W¼ Sect 7 – Town 6 – Range 17 W and to the N E¼ Sect 13 and the S E¼ Sect 12. Town 6. Range 18 West, certify the foregoing abstract to the conveyances thereof is a true statement of the title to said premises, as the same now appears of record in said Office

In testimony whereof I have hereunto set my hand and official seal at office in Berrien Springs this 4th day of April A.D. 1859

Alexander B Leeds
Register

10,258-D

This Agreement made the twenty first day of march one thousand eight hundred and sixty six Between Levi Shaw one of the acting Trustees in the United Society (called Shakers) in New Lebanon County of Columbia and State of New York of the first part, and John P Vedder of Glenville County of Schenectady and State of New York of the second part Witnesseth That for and in consideration of the conditions hereinafter mentioned - The party of the second part does hereby agree, that on or before the first day of April next He will move upon and improve the farm formerly owned by George Hemmel and now owned by the aforesaid Society of Shakers - laying in the town and County of Berrien and State of Michigan Said party of the second part is to cultivate said farm and in all respects improve it in a good and husband-like manner - He is to keep the buildings and fences in a decent state of repair - take proper and judicious care of the teams and all other Stock upon the place both in the summer and winter seasons, and see that the crops of grain and grass of all kinds are seasonably planted, and harvested in proper time & season and not suffered to waste - And in consideration of the faithfull performance of the foregoing and the following stipulations. The party of the of the first part does hereby Covenant and Agree with the party of the second part - That he will furnish Teams Stock and farming tools sufficient and necessary for the proper cultivation and improvement of the farm and allow the party of the second part one third part of all the produce of the farm, including the increase and growth of the stock, his house rent garden, and firewood The party of the first part is to pay two thirds of the taxes which may be assessed

upon the farm and its appertenances and the party of the second part is to pay the remaining one third. No hay or Straw is to be sold to go off the farm except by mutual consent between the parties

It is further understood that no debts are to be contracted as obligatory on Levi Shaw for any matter or thing for the use of the farm - but that funds will be deposited with J. M. Platt of Berwin his Agent, so that all necessary articles for the use of the farm, may by said Shaw's order upon him, and in his absence be obtained for such purposes - And the said Platt may also be consulted in absence of Shaw about matters and things pertaining to the farm when the importance and urgency of the case may render it necessary or expedient

It is moreover further agreed that the party of the second part is to pack or barrel as the case may be, or require - such produce of the farm as the said Shaw may direct to be shiped to New Lebanon or elsewhere

In witness of the foregoing Stipulations and Agreements the parties to these presents have hereunto set their hands and seals the day and year first above written

In presence of
Daniel A Atwell.

Levi Shaw

John P. Vedder