

(X)

Walter Lyons
To Sarah Mick

This Indenture, Made this twenty fifth day of May in the year of Our Lord one Thousand Eight Hundred and Sixty four Between

Walter L. Lyons & Elizabeth M. Lyons his wife of the first part and Sarah Mick, of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of three hundred dollars (\$300) in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have granted bargained and sold and by these Presents do grant bargain and sell unto the said party of the second part her Heirs and Assigns, all the following described lot, piece or parcel of Land situated in the Town of Winterset in the County of Madison and State of Iowa to wit: the north half (1/2) of lots three (3) and four (4) in Block No four (4) Guiberson's Addition to the Town of Winterset in the County of Madison & State of Iowa Together, with all and singular the Hereditaments and Appurtenances therunto 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, together in law or equity of in and to the above bargained premises with the hereditaments and appurtenances. To have and to hold the said premises above bargained and described with the Appurtenances unto the said party of the second part him and Assigns forever And the said Walter L. Lyons one of the parties of the first part, for his executors and Administrators does covenant grant bargain and agree to and with the said party of the second part her him and Assigns that at the time of the sealing and delivery of these Presents he is well seised of the premises above conveyed as of a good, sure perfect absolute and indefeasible estate of inheritance, in law in fee simple and has good right full power and lawful Authority to grant bargain sell and convey the same in manner and form aforesaid and that the same are free and clear from all former and other grants, bargains, sales liens taxes assessments and incumbrances of what kind or nature soever And the above bargained premises in the quiet and peaceable possession of the said party of the second part him and Assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend, For Witness Whereof, The said party of the first part have hereunto set their hands and Seal the day and year first above written

W. R. R. Stamp 50¢

Cancelled May 25, 1864, W. L. & E. M. Y.

The words Illinois to wit in 11th line erased at the point marked thus # before signing

Signed Sealed and Delivered in Presence of

John W. Edrall
John A. Hagg

Walter Lyons Seal
Elizabeth M. Lyons Seal

State of Illinois }
Lee County }

W. H. Morgan a Justice of the Peace in
and for said County in the State aforesaid do
hereby Certify that Walter D. Lyons and Elizabeth M. Lyons his wife
personally to me known as the same persons whose names are
subscribed to the annexed deed appeared before me this day in
person and acknowledged that he signed sealed and delivered the
said instrument of writing as their free and voluntary act, for the
use and purposes therein set forth And the said Elizabeth M.
Lyons wife of the said Walter D. Lyons having been by me examined
separate and apart ^{out of the hearing of} her husband and the contents and meaning
of the said instrument of writing having been by me fully made
known and explained to her acknowledged that she had freely
and voluntarily executed the same and relinquished her dower
to the lands and tenements therein mentioned without compulsion
of her said husband and that she does not wish to retract
the same Given under my hand and seal this twentyfifth
day of May A.D. 1864

Seal

W. H. Morgan J. P. Seal

State of Illinois }
Lee County }

J. A. Hawley Clerk of the
County Court of said County do hereby
certify that Henry Morgan Esquire whose name is
subscribed to the proof or acknowledgement of the annexed
instrument in writing, was at the time of making such proof
or acknowledgement a Justice of the Peace in and for said
County duly Commissioned sworn and acting as such
and Authorized to make the same and further that I am
well acquainted with his hand writing and verily believe
that the signature to the said proof or acknowledgement is
genuine and further that the annexed instrument is executed
and acknowledged according to the laws of the State of
Illinois, In Testimony Whereof I have hereunto set my hand
and affixed the seal of said Court done at my Office in
the City of Dixon in said County this 25th day of May A.D. 1864

Seal

James A. Hawley
Clerk of the Court

Filed for Record June 8th A.D. 1864 at 9 o'clock A.M.

R. A. Little
Recorder
W. D. Perkins
Clerk