

Benjamin Dilworth wife
To: Deed

*13

Hugh McClellan This Indenture, made this Eighteenth day of February in the year of our Lord Eighteen Hundred and Sixty five between Benjamin Dilworth and Margaret Dilworth his wife of the County of Champaign and State of Illinois of the first part, and Hugh McClellan of the County of Cedar and State of Iowa of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of Eight Hundred dollars to them paid, the receipt whereof is hereby acknowledged, do grant, bargain, sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns, the certain tract or parcel of Land, with the appurtenances, lying and being in the County of Madison and State of Iowa, described as follows, to-wit: The South East quarter of the South West quarter, and the South West quarter of the South West quarter (Excepting five acres in the North West corner of the last described tract) all being in Section No Nine (9) Township Seventy five North; Range No Twenty Six West Containing Seventy five acres more or less, being the same Land conveyed to me by Jacob Rupert by Deed, which said deed is recorded in book "16" page 637 of deed records of Madison Co. Iowa.

To have and to hold the aforesaid granted premises, to the said party of the second part, his heirs and assigns, to himself and his use and behoof, forever. And the said party of the first part, do hereby, for themselves and their heirs, executors and administrators, covenant with the said party of the second part, his heirs and assigns, that they are lawfully seized, in fee simple, of the aforesaid granted premises; that they are free of all incumbrances; that have good right to sell and convey the same to the ^{said} party of the second part; and that they and their heirs, executors and administrators, will warrant and defend the said tract or parcel of land, to the said party of the second part, his heirs and assigns, forever, against the lawful claims and demands of all persons.

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

Signed, Sealed and delivered

in presence of

W. N. Coler

Benjamin Dilworth (Seal)
Margaret Dilworth (Seal)

State of Illinois } ss

Champaign County } I, W. N. Coler Notary Public for Champaign City, in and for said County, do hereby certify that the above named Benjamin Dilworth & Margaret Dilworth, who are personally known to me to be the persons whose names are subscribed to the foregoing deed, as having executed the same, this day in their proper person

came before me, and acknowledged that they signed, sealed and delivered the said deed, for the uses and purposes therein mentioned. And the said Margaret Dilworth wife of the said Benjamin Dilworth having been made fully acquainted with the contents of said deed, and by me examined separate and apart from her husband, declared that she signed and acknowledged said deed, and relinquished her dower in and to the Lands thereby conveyed, freely, voluntarily, and without compulsion of her said husband.

In testimony whereof, I have hereto set my hand and Notarial seal this 18th day of February A.D. 1865

"SS"

U.S. Rev St. § 1.
B.D. Feb. 18th 65

W. N. Coler N.P.

Filed for Record April 5th 1865 at 9 O'clock A.M.

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