

Benjamin F. Ways

To {

Fred ✓

Joseph H. Underdown

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This indenture made this Twenty fifth day of January in the year of our Lord One Thousand Eight Hundred and Sixty five between Benjamin F. Ways of the County of Macon and State of Illinois of the first part and Joseph H. Underdown of the same residence of the second part witnesseth that the said party of the first part for and in consideration of One Hundred (\$100) Dollars to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged and the said party of the second part forever released and discharged therefrom has granted bargained, sold, remised, released, aliened and confirmed and by these presents do grant, bargain, sell, remise release, alien, and confirm unto the said party of the second part and to his heirs and assigns forever all the following described lot piece or parcel of land, situate in the County of Madison and State of Iowa and known and described as follows to wit: The North East Quarter of the North East Quarter of section Thirty one (31) in Township Number Seventy - Seven Range Number Twenty Eight (28) lying and being in Madison County in the State of Iowa. Together with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders rents, issues, and profits thereof; and all the estate, rights, titles, interests, claim or 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 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 his heirs and assigns forever. And the said Benjamin F. Ways party of the first part hereby expressly waives, releases,

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and relinquishes unto the said party of the second part his heirs executors administrators and assigns, all right, title, claim, interest and benefit whatever, in and to the above described premises and each and every part thereof, which is given by or results from all laws of this State pertaining to the exemption of Homesteads. And the said Benjamin F. Hays party of the first part his heirs, executors, and administrators, do covenant, grant bargain and agree to and with the said party of the second part his heirs and assigns that at the time of the sealing and delivery of these presents he is well seized of the premises above conveyed, as of a good sure perfect absolute and indefeasible estate of inheritance in law, and in fee simple and had 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 his heirs, and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said the said party of the first part shall and will warrant and forever defend. In testimony whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed sealed and Delivered in presence of,

S. F. Greer.

Benjamin F. Hays.

U.S. Rec. Stamp 50cts  
B. F. H.  
Jan 25 / 65

State of Illinois }  
Macon County }

I Samuel F. Greer a Justice of the Peace in and for said County in the State aforesaid, do hereby certify that Benjamin F. Hays who is personally known to me as the real person whose name is subscribed to the above deed appeared before me this day in person and acknowledged that he executed and delivered the said deed as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and seal this 25th day of January in the year of our Lord One Thousand Eight Hundred and Sixty five.

Samuel F. Greer J.P. (Seal)

State of Illinois }  
Macon County }

so I Samuel Rea Clerk of the County Court in and for said County do hereby certify that, Samuel F. Greer Esq. whose name is subscribed to the above certificate was on the day the same bears date an acting Justice of the Peace for said County duly commissioned and qualified and that as such full faith and credit are due to all his official acts and that his signature thereto is genuine Given under my hand and seal of office at Deatur this 26th day of January AD 1865

Samuel Rea, Clerk

U.S. Rec. Stamp 50cts  
S. R.  
May 26th  
1865

{L.S.}

Filed for record July 3rd 1865 at 10 o'clock A.M.  
O. A. Moser Recorder