

John Walton & wife
To: Deed
Nathaniel Walton

#488

This indenture made this seventh 7th day of September in the year of our Lord one thousand Eight hundred and sixty four Between John Walton of the county of Peoria and State of Illinois and Mary Walton his wife of the same place of the first part and Nathaniel Walton of the county of Peoria and State of Illinois of the second part Witnesseth that the said party of the first part for and in consideration of the sum of Four Hundred and fifty dollars in hand paid by the said party of the ~~second~~ first 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 his heirs and assigns all the following described lots pieces or parcels of land situated in the county of Madison and state of Iowa to wit The South East Quarter of the North west Quarter of section Number Four (4) in Township Number Seventy four (74) North of Range Twenty Eight 28 West containing Forty Acres more or less Together with all and singular the hereditaments and appurtenances thereto 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 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 John Walton and Mary Walton party of the first part hereby expressly waive release and relinquish unto the said party of the second part his heirs executors administrators and assigns all right title claims interest and claim 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 John Walton and Mary Walton party of the first part for their 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 enrolling and delivery of these presents they were well seized of the premises above conveyed as a good sure perfect absolute and indefeasible estate of inheritance in law in fee simple and have 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 so ever 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

claimings or to claim the whole or any part thereof the said party of the first part shall and will warrant and forever defend In witness whereof the said party of the first part have herunto set their hands and seals the day and year above written

Signed sealed and delivered

in presence of N D Gay

W. S. Owen St. 50 Cts
J W Sept 7th 1866

John^{hus} Walton
Mary^{wife} Walton

State of Illinois }
Peoria County } ss

I Nelson D Gay a Justice of the peace in and for said county in the state aforesaid do hereby certify that John Walton and Mary Walton personally known to me as the same persons whose names are subscribed to the annexed deed appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth And the said Mary Walton wife of the said John Walton having been by me examined separate and apart and 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 and she also by me being fully informed of her rights under the homestead laws of this state acknowledged that she had freely and voluntarily executed the same and relinquished her dower to the lands and tenements therein mentioned and also all her rights and advantages under and by virtue of all laws of this state relating to the exemption of homesteads without compulsion of her said husband and that she does not wish to retract the same Given under my hand and seal this seventh day of September AD 1864 Nelson D Gay J P

State of Illinois }
Peoria County } ss

County clerk's office Peoria

I Charles Kettelle clerk of the county Court in and for said county do hereby certify that N D Gay whose name appears to the foregoing certificate was on the day of the date thereof an acting Justice of the peace in and for the said Peoria County duly commissioned and qualified as appears of Record in my office that as such full faith and credit are due to all his official acts and his signature thereto is genuine Given under my hand and official seal at the city of Peoria this seventh day of September AD 1864

SS

W. S. Owen
St. 50 Cts
J W Sept
7th 1866

Charles Kettelle

Clerk

Filed for Record Jan 22nd AD 1866 at 10 o'clock AM J A Moser

Recorder