

Mary A. Burton & husb.

To } Deed

James Chambers

This Indenture made this twenty ninth day of December in the year of our Lord One thousand Eight hundred and Sixty five, between Mary A. Burton of the County of Champaign and State of Illinois of the first part, and James Chambers of the same place of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of four hundred dollars, in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents do grant, bargain and sell unto the said party of the second part, his heirs heirs and assigns, all the following described lot, piece or parcel of land, situated in the County of Madison and State of Iowa, to-wit; The North half of the North West quarter of Section Twenty one (21) Township Seventy four (74) Range Twenty eight (28) Containing Eighty Acres more or less, Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions 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 Mary A. Burton 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, 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 Mary A. Burton party of the first part, for her heirs, executors and administrators does 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, she 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 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 encumbrances, 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 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 her hand and

seal the day and year first above written

signed, sealed and delivered in

presence of: James S. Hannah { 218 Rev St 50 cts. Mary A. Burton
M A B 1865 W. D. Burton

seal

seal

State of Illinois } ss
Champaign County }

I, J. S. Hannah a justice of the peace in and for said County, in the State aforesaid, do hereby certify that Mary A. Burton and William D. Burton 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 in writing as their free and voluntary act, for the uses and purposes therein set forth. And the said — w — of the said — having been by me examined, separate and apart and out of the hearing of he-husband, and the contents and meaning of the said instrument of writing having by me fully made known and explained to he- and -he, also by me being fully informed of -he rights under the homestead Laws of this State, acknowledged that -he had fully and voluntarily executed the same, and relinquished -he- dower to the lands and tenements therein mentioned, and also all -he- rights and advantages under and by virtue of all laws of this State relating to the exemption of Homesteads, without compulsion of -he- said husband, and that -he- do- not wish to retract the same.

Given under my hand and Official seal, this twenty-ninth day of December A.D. 1865

J. S. Hannah J. P.

seal

Filed for Record March 29th 1866 at 4 O'clock P.M.

O. A. Moser Recorder