

Wm P. Pierson & wife,
To { Deed

Bryan Taylor

This Indenture made this second day of
January in the year of our Lord one thousand

eight hundred and sixty seven between William P.

Pierson & Nancy P. Pierson of the first part, and Bryan Taylor of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Eight hundred dollars 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, his 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 South East quarter of Section Thirteen in Township Seventy four (74) North of Range Twenty nine West, containing One hundred and Sixty Acres more or less, Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title ~~and~~ 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, So 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 William P. Pierson & Nancy P. Pierson 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 William P. Pierson & Nancy P. Pierson 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 of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and 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 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, have

hereunto set their hand and seal the day and year first above written
Signed, sealed and delivered in presence of

J. D. Hibbard

N. K. Crow

US Rev Sts \$1⁰⁰
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Wm P. Pierson Seal

Nancy P. Pierson Seal

State of Illinois

Washington County } ss

I, Josiah P. Hibbard a Justice of the peace in and for said County, in the State aforesaid, do hereby certify that William P. Pierson & Nancy P. Pierson 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 Nancy P. Pierson wife of the said William P. Pierson 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 Official Seal, this second 2^d day of January A.D. 1867

J. P. Hibbard J P Seal

State of Illinois

County of Washington } ss

I, J. B. Needles Clerk of the County Court in and for said County, do hereby certify that J. P. Hibbard Esq., whose name is subscribed to the proof or acknowledgment of the annexed Instrument in writing, was at the time of taking such proof or acknowledgment, a Justice of the peace in and for said County, duly commissioned, sworn and acting as such, and authorized to take the same; and further, that I am well acquainted with his hand writing, and verily believe that the signature to the said proof or acknowledgment 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, at Nashville in said County, this 23rd day of January A.D. 1867

J. B. Needles Clerk

J. D.

Filed for Record Feb 13th 1867 at 9^{3/4} Clock A.M. — O. A. Moser Recorder