

Benjamin B. Johnson & wife

Lo { Deed

William McCracken

This Indenture, made this tenth (10th) day of April in the year of our Lord One thousand Eight hundred and Sixty seven; Between Benjamin B. Johnson and Mary Ann Johnson his wife of the County of Effingham and State of Illinois, of the first part, and William McCracken of the County of Effingham 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 Seven (\$700⁰⁰) 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 and assigns, all the following described lot, piece, or parcel of land, situated in Webster Township, in the County of Madison, and State of Iowa, to-wit;

The South West quarter of the North West quarter of Section Twenty one (21), and the North West quarter of the North East quarter of Section N^o Twenty (20) all in Township N^o Seventy five (75) Range N^o Twenty nine (29) in Madison County State of Iowa. Containing Eighty Acres more or less —

Together with all and singular the hereditaments and appurtenances thereunto 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, ~~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; 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 B. Johnson & Mary Ann Johnson his wife 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 Benjamin B. Johnson and Mary Ann Johnson his wife, party of the first part, for them and 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 sealing and delivery of these presents, they are well

seized of the premises above conveyed, as of a good, sure, perfect, ~~and~~ 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 has hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered in presence of

Joseph Gibson

U.S. Rev. St. § 1100
Mm No 6
April 10th 1867

Benjamin R. Johnson

Mary Ann Johnson

Seal

Seal

State of Illinois }
Effingham County } ss

I, Isaac Baker a Notary Public in and for said County, ~~in the~~ State aforesaid, do hereby certify that Benjamin R. Johnson who is personally known to me as the same person whose name is subscribed to the annexed deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in writing as his free and voluntary act, for the uses and purposes therein set forth.

And the said Mary A. Johnson wife of the said Benjamin R. Johnson 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 do not wish to retract the same.

Given under my hand and Official seal, this Tenth day of April A.D. 1867

SS

Isaac Baker N.P.

Filed for Record June 15th 1867 at 10^{1/2} O'clock A.M.

C. A. Moser Recorder