

MADISON COUNTY, IA - BOOK W

David Anderson & wife

To}

Deed

J. B. Astrander

This Indenture, made this first (1)
day of July in the year of our Lord one
thousand, Eight hundred and sixty eight,

Between David Anderson and Marilla Anderson his wife of
McHenry County Illinois parties of the first part, and J. B. Astrander
of the same place party of the second part, - Witnesseth, That the said
party of the first part, for and in consideration of the sum of Fourteen
hundred (1400) 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, - heirs and assigns, all the following
described lots, pieces or parcels of land, situated in Township N^o Seventy-
six in the County of Madison and State of Iowa, to-wit;

The Undivided one half of the South ^{half} of Section N^o Thirty-
five (35), excepting one hundred acres heretofore conveyed off from the West
end of said South half, in Township N^o Seventy six (76) North of Range
N^o Twenty nine (29) West &c. - Also the Undivided one half of the
North East quarter of the North East quarter of Section N^o Twenty (20)
in Township N^o Seventy six (76) North of Range N^o Twenty eight (28)
West &c. Containing in all Two hundred and sixty (260) acres according
to Government Survey. -

Together with all and singular the
hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof; and all the estate, right, title,
interest, claim and demand whatsoever, of the said part 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
David Anderson and Marilla Anderson his wife parties of the first part, here-
by 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 David Anderson and
Marilla Anderson his wife parties of the first part, for themselves 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 are well seized of the
premises above conveyed, as of a good, sure, perfect, absolute and indefeasible

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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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of
G. V. Wells

Red Book #122
July 1, 1868
D. A. M. A

David Anderson 
Marilla Anderson 

State of Illinois }
McHenry County }^{ss} I, G. V. Wells a Justice of the peace in and for said County, in the State aforesaid, do hereby certify that David Anderson and Marilla Anderson his wife who are 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 Marilla Anderson wife of the said David Anderson 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 first (1) day of July A. D. 1868

G. V. Wells J. P.

State of Illinois }
McHenry County }^{ss} I, M. D. Hoy, Clerk of the County Court of said County, do hereby certify, That G. V. Wells Esquire, whose name is subscribed to the acknowledgment of the annexed instrument in writing, was at the time of taking such acknowledgment, a Justice of the Peace, in said County, duly commissioned, sworn and as such, and authorized to take the same; and further, that I am well acquainted with his hand writing, and verily believe that signature to said acknowledgment is genuine; and further that the annexed instru-

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ment is executed and acknowledged according to the of the State of Illinois,

In Testimony whereof, I have hereunto set my hand, and affixed the seal of said Court, at Woodstock, in said County, this first day of July A.D. 1868

"L.S."

U.S. Dist. Ct.
Md & July 1 1868

M. D. Hoy Clerk

Filed for Record Aug. 24th 1868, at 5 o'clock P. M.

O. A. Moser Recorder
