

MADISON COUNTY, IA - BOOK W

195

18 To } W^m D. Brown & wife
Deed
Elliott Boggs

This Indenture, made this Thirtieth day of March, in the year of our Lord one thousand eight hundred and sixty seven, Between --

William D. Brown and Juliann Brown of Knox County Illinois, party of the first part, and Elliott Boggs 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 Two 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 North West quarter of the South East quarter of Section number Twenty two (22) in Township Seventy four (74) Range Twenty six (26), containing Forty 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, 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 William D. Brown and Juliann Brown 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,

MADISON COUNTY, IA - BOOK W

And the said William D. Brown and Juliann Brown 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 are 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 hands and seals the day and year first above written

U.S. Rev. St. 50 cts.
W D B J B
March 30 1867

W. D. Brown J.S.
Juliann W. Brown J.S.

State of Illinois }
Knox County } ss
City of Abingdon }

I, Dennis Clark a Notary Public, in and for said County, in the State aforesaid, do hereby certify that William D. Brown and Juliann Brown 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 Juliann Brown wife of the said William D. Brown 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, and 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 Notarial Seal, this

Thirtieth day of March A. D. 1867

"J.S."

Dennis Clark Notary Public

Filed for Record Sept. 2^d 1868, at 2 o'clock P. M.

O. A. Moser Recorder.