

MADISON COUNTY, IA - BOOK W

Jas. H. Skaats & wife
To { Deed
G. M. Hess

This Indenture, made this Twenty third day of September in the year of our Lord, one thousand eight

hundred and sixty eight between James H. Skaats and Mary Skaats his wife of Camp point, Illinois of the first part, and Grandison M. Hess of Camp point Ills, of the second part, — Witnesseth, That the said parties of the first part, in consideration of the sum of Two thousand (\$2000⁰⁰) dollars, paid by said part of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do grant, bargain sell, ~~convey~~ and confirm unto the said party of the second part his heirs and assigns forever, two certain tracts of land situated in Madison County, State of Iowa, and described as follows, viz:

The North West, N.W. quarter of Section Ten (10) and the South East S.E. quarter of the North East ^{N.E.} quarter of Section Twenty three (23) in Township Seventy four (74) North of Range Twenty nine (29) West County of Madison and State of Iowa — Containing Two hundred Acres more or less.

To have and to hold the said premises, with all the appurtenances thereto belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. — And the said parties of the first part covenant with the said party of the second part, his heirs and assigns that they are lawfully seized in fee of the said premises, and have good right to convey the same; that they are free from all incumbrance, and that for the consideration above named, the title thereof to the said part of the second part, his heirs and assigns, against all lawful claims whatsoever, will forever warrant and defend. — In witness 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

Joseph Little

Witnessed by
J. H. S. Sept 22 1868

James H. Skaats (Seal)
Mary Skaats (Seal)

State of Illinois { ss
Adams County }

Be it remembered, that on this 23^d day of September in the year of our Lord One thousand eight hundred and sixty eight before me came personally James H. Skaats and Mary Skaats his wife, personally known to the undersigned a Justice of the Peace of said County to be the identical persons who executed and whose names are subscribed to the foregoing Deed of Conveyance, as having executed the same, and acknowledged the same to be their voluntary act and deed for the purposes therein

expressed. — And the said Mary Skaats wife of said James H. Skaats being by me made acquainted with the said Deed of Conveyance, and examined separate and apart from her said husband, acknowledged that she executed the same and relinquished her dower in the premises therein mentioned, voluntarily, freely, and without the compulsion of her said husband, and that she does not wish to retract the same

In testimony whereof, I have hereunto set my hand, and affixed my Official Seal, at my Office at Camp point the day and year first above written.

Joseph Little J.P. (Seal)