

Edward Boicourt & wife
To: Deed
Ephriam S. Jones

This Indenture, made this Nine-
teenth day of December, in the year
of our Lord One thousand Eight hundred

and Sixty eight, Between, Edward Boicourt and Jane Boicourt
his wife of the County of Cass and State of Illinois of the first part
and Ephriam S. Jones of the County and State aforesaid of the
second part. - Witnesseth, That the said party of the first part, for
and in consideration of the sum of Two hundred and fifty (\$250)
Dollars, in hand paid by the said party of the second part, the re-
ceipt 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 lots, pieces or parcel of land, situated in Madison County, Iowa

The North East quarter of the North West quarter
and twenty eight (28) Acres off of the East side of the North West
quarter of the North West quarter of Section number Seventeen (17)
Township number Seventy four (74) Range Twenty six (26), Cont-
aining Sixty eight (68) Acres more or less. —

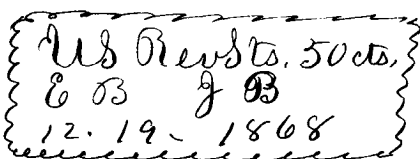
Together with all and singular the hereditaments and appurtenances
thereunto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof;
and all the estate, right, title, interest, claim and demand whatsoever,
of the said party, 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 Edward Boicourt and 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 de-
scribed 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 Edward Boicourt and wife, party 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 en-
sealing and delivery of these presents, they are well seized of the
premises above conveyed, as of a good, sure, perfect, absolute and in-
defeasible 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 en-
cumbrances, of what kind or nature soever, and the above bargained pre-
mises, 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

W. W. Carley



Edward Boicourt *Seal*
Jane Boicourt *Seal*

State of Illinois } ss
Cass County }

I, W. W. Carley an Acting Justice of the Peace in and for said County, in the State aforesaid, do hereby certify that Edward Boicourt and his wife Jane Boicourt 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 Jane Boicourt wife of the said Edward Boicourt 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 Nineteenth day of December A.D. 1868.

W. W. Carley J.P. *SS*

Filed for Record Sept 17 1869, at 2 1/4 o'clock P.M.

O. A. Moser Recorder