

Heirs of S. Jones dec'd
To { Deed |
John W. Epard

This Indenture, made and entered
into on this the Tenth day of September
A. D. one thousand eight hundred and
sixty nine, by and between Harriet Jones, Mattie Jones, John M. Bennett
& Eliza M. Bennett heirs of S. Jones dec'd of the County of Carroll
and State of Missouri as parties of the first part, and John W. Epard
of the County of Madison and State of Iowa, as party of the second part,

Witnesseth, That the said parties of the first part, for and in consider-
ation of the sum of Six hundred and Ninety three dollars to them paid
by the said party of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained and sold, confirmed and conveyed, and
by these presents, do grant, bargain and sell, confirm and convey, unto
the said party of the second part, and his heirs and assigns forever, the
following described real estate, situated in the County of Madison and
State of Iowa, to-wit:

The South West fourth(1/4) of the North East fourth(1/4) and the North
West fourth(1/4) of the South East fourth(1/4) of Section No Ten (10) Township Seventy-
six (76) North of Range Twenty nine (29), containing Eighty Acres more or less,

Also a part of the North East fourth(1/4) of the South East fourth(1/4) of the said Section
Ten (10) bounded as follows, Commencing Sixty rods West of the North East corner of
the South East quarter of said Section, thence West Twenty rods, thence South Eighty
rods, thence East Twenty rods, thence North Eighty rods to the place of beginning,
Containing ten Acres. — To have and to hold the same, with all the rights,
privileges and appurtenances thereunto belonging or in any wise appertaining,
to the only proper use, benefit and behoof of John W. Epard the said party of
the second part, to his heirs and assigns forever. — The said parties of the first part,
hereby covenanting, that they and their heirs, executors and administrators, shall
and will Warrant and defend the title to the said premises, and every part thereof,
unto the said party of the second part, his heirs and assigns forever, against
the lawful claims and demands of all persons whomsoever. — In testimony
whereof, the said parties of the first part have hereunto set their hands and seals,
the day and year first herein written

Harriet Jones Seal
Mattie Jones Seal
John M. Bennett Seal
Eliza M. Bennett Seal

AD Recd. \$100
H. J. Et al
Sept. 10th 1869

State of Missouri } ss
County of Livingston }

Be it remembered, that Harriet Jones, Mattie Jones,
John M. Bennett and Eliza M. Bennett his wife who are personally known to
the undersigned Clerk of the Circuit Court within and for said County, to
be the persons whose names are subscribed to the foregoing Deed, as first parties thereto,
this day appeared before me and acknowledged that they executed and delivered
the same as their voluntary act and deed, for the uses and purposes therein mentioned,

And the said Eliza M. Bennett being by me made acquainted with the contents of said
Deed, acknowledged, on examination, separate and apart from her said husband that she executed
the same freely and without compulsion or undue influence of — husband. — Witness my hand
with the Seal of said Court hereto affixed at office in Chillicothe this 10th day of September A. D. 1869,
"88"
Z. N. Goldsboro Clerk

Filed for Record Oct. 11th 1869,
at 3 1/4 o'clock P. M.
O. A. Moser Recorder