

MADISON COUNTY, IA - BOOK W

William Matthews
To { Deed
436 D. Wade Matthews

This Indenture, Made this Twenty seventh (27) day of April in the year of our Lord one thousand eight hundred and Sixty eight, Between William Matthews of the County of Effingham, and State of Illinois of the first part, and D. Wade Matthews also of the County of Effingham and State of Illinois of the second part, - Witnesseth, That the said party of the first part, for and in consideration of the sum of Four hundred dollars, in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has Granted, Bargained and Sold, and by these presents does 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 State of Iowa, in the County of Madison to-wit, The West half of the South West fourth ($\frac{1}{4}$) of the North West fourth ($\frac{1}{4}$) of Section number Twenty one (21) Township Seventy five (75) North Range Twenty nine (29) West. -

Also the West half of the North West fourth ($\frac{1}{4}$) of the North East fourth ($\frac{1}{4}$) of Section number Twenty (20) Township Seventy five (75) North Range Twenty nine (29) West all in the County of Madison and State of Iowa.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and 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 Matthews 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.

And the said William Matthews party of the first part, for his heirs, executors, and administrators, does 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 sealing and delivery of these presents, he was 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 has good right, full power and lawful authority

MADISON COUNTY, IA - BOOK W

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 has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and delivered in presence of

David C. Richmond

William Matthews *LS*

US Rev Sts 50 cts.
W.M. Apr 27 1868

State of Illinois }
Effingham County } ss

I, Isaac Baker a Notary Public in and for said County, in the State aforesaid, do hereby certify that William Matthews is personally known to me as the same person whose name is subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Official Seal, this Twenty seventh day of April A.D. 1868.

I. B.

Isaac Baker *NP.*

Filed for Record Feb. 20th 1869, at 9 o'clock A.M.

O. A. Moser Recorder

State of Iowa }
Madison County } ss

On this the 4th day of February A.D. 1869, before me J. White an Acting Justice of the Peace in and for said County, personally came Secretia Sandes personally to me known to be the identical person whose name is affixed to the above Instrument as grantor and acknowledged the same to be her voluntary act & deed for the purposes therein expressed. — In Testimony whereof I have hereunto subscribed my name the date first above written.

J. White *J. P.*