

MADISON COUNTY, IA - BOOK W

481

AR Graham wife
 F & Dued ✓
 Matthew J Graham

This Indenture, made this Third day of March in the year of our Lord, One Thousand Eight Hundred and Sixty Nine, between Andrew K Graham and Mary A Graham of Henderson County Ills. of the first part, and Matthew J Graham of Madison County Iowa, of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of Four Thousand (\$4000) 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 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 South half of the South West quarter of Section Five (5) the South East quarter of the South East quarter of Section six (6) the North East quarter of the North East quarter of Section seven (7) the North West quarter and the South West quarter of the South East quarter of Section Eight (8) the West half of the North West quarter of Section Eleven (11) and the North East quarter of the North East quarter and the East half of the South East quarter of the North East quarter of Section seventeen (17) all in Township twenty six (26) Range Twenty Eight (28), containing 500 acres more or less, Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversions 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 Andrew K Graham and Mary A. Graham parties 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 Andrew K. and Mary A. Graham, 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 making 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,

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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 hath hereunto set their hands and seals, the day and year first above written,

{ US Rr St #40 }
{ Ark, Mar 3-69 }

Andrew R Graham *[Signature]*
Mary A Graham *[Signature]*

State of Illinois } ss
Henderson County }

I James Small a justice of the peace in and for said County, in the State aforesaid, do hereby certify that Andrew R Graham and Mary A Graham who is 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 Mary A Graham wife of the said Andrew R Graham, 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 relinquish 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 do not wish to retract the same. Given under my hand and seal, this third day of March A.D., 1869.

James Small JP *[Signature]*

State of Illinois } ss
County of Henderson }

I Robert S McAllister Clerk of the County Court of said County, do hereby Certify that James Small, Esquire, whose name is subscribed to the proof or acknowledgement of the annexed instrument in writing, was at the time of taking such proof or acknowledgement, a justice of the peace in and for said County, duly commissioned, sworn and acting as such, and authorized to take the same, and further, that I am well acquainted with his hand writing, and verily believe that the signature of the said proof or acknowledgement is genuine, and further, that the annexed instrument is executed and acknowledged according to the laws of the State of Illinois. In Testimony Whereof, I have hereunto set my hand, and affixed the seal of said Court, at Ottumwa, in said County, this Third day of March A.D., 1869.

{ US Rr St }

{ Ark, Mar 3-69 }

R S McAllister Clerk *[Signature]*