

MADISON COUNTY, IA - BOOK W

491

J. F. Barnett wife.
To 3/4 Quid
Samuel T. Ballard

This Indenture, made this twelfth day of December in the year of our Lord One Thousand Eight Hundred and Eighty Eight, between James F. Barnett and his wife, Margaret A. Barnett of the County of Mercer, and State of Illinois, party of the first part, and Samuel T. Ballard, of the County of Madison, and State of Iowa, party of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Nine Hundred Dollars (\$900), paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, bargain, and sell unto the said party of the second part, his heirs and assigns, the following described tract or parcel of land, situated in the County of Madison, and State of Iowa, known and described as follows, To wit:

The East one half of the North East quarter of Section Twenty two (22) in Township No (74) Twenty four North of Range No (29) Twenty nine, West and containing Eighty acres more or less. (E 1/2 NE 22, Tp 74, R 29, T. 4. Together with all and singular the hindiments and appurtenances therunto belonging or in anywise appertaining: To Have and To Hold the said premises as above described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for themselves and their heirs, executors and administrators, do hereby covenant to and with the said party of the second part, his heirs and assigns, that they are well seized of the premises above conveyed, as of a good and indefeasible estate in fee simple, and have good right to sell and convey the same in manner and form as aforesaid; and that they are free from all incumbrances; and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever, he will maintain and forever defend, subject only to the taxes for the year 1868. In Testimony Whereof, the said party of the first part have hereunto set their hands and seals, the day and year first above written

{ US Rev S 100 }
{ JTB Dec 12-68 }

James F. Barnett (Seal)
Margaret A. Barnett (Seal)

State of Illinois } ss
Henry County }

On this twelfth day of December, A.D. 1868 personally appeared before me, J. W. Pinckney, a justice of the Peace in and for said County James F. Barnett & his wife Margaret A. Barnett to me personally known to be the persons whose names are subscribed to the above deed as having executed the same, and acknowledged that they had freely executed the same for the use and purposes therein expressed, And Margaret A. Barnett wife of the said

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James T. Barnett to me personally known to be the person whose name is subscribed to the foregoing deed, also appeared before me and by me made acquainted with the contents of the same, and also her rights under the Homestead Law of this State, examined separate and apart from her said husband, whether she executed the said deed and relinquished her dower to the lands and tenements therein mentioned, voluntarily, freely, and without the compulsion of her said husband, and acknowledged that she had executed the same and relinquished her dower to the lands and tenements therein mentioned, voluntarily, freely, and expressly waived and released all right, claim, benefit, privilege, advantage and exemption under any and all Homestead Exemption Laws so called, without the compulsion of her said husband,
 Given under my hand and seal the day and year aforesaid.

J. W. Pinckney, J. Seal

State of Illinois }
 Henry County }

Clerk's Office County Court,

I, Daniel Bonar, Clerk of the County Court of Henry County, Illinois, the same being a Court of Record, having a seal, Do hereby Certify that J. W. Pinckney, Esquire, whose name is subscribed to the foregoing Certificate of Acknowledgement, was, on the date thereof, to-wit: on the 12 day of December, A.D. 1868 an acting justice of the Peace in and for said Henry County, commissioned and qualified as such, duly authorized to take and certify, to the acknowledgment of deeds and other instruments in writing, that I am well acquainted with the handwriting of the said Justice, and believe that the signature to the foregoing certificate, is his genuine signature. I further certify that the instrument to which this is attached, is executed and acknowledged, in conformity with the Laws of the State of Illinois. In Testimony Whereof, I hereunto subscribe my name and affix the Seal of said Court, at my office, in Cambridge, this 19th day of December, in the year of our Lord, One Thousand, Eight Hundred and Sixty Eight.

"J. W." }
 "D. B." }

{ 5th Mer. & attached }

D. Bonar

Clerk

Filed for Record March 17th 1869 at 2 1/2 o'clock P.M.

C. A. Moser

Recorder