

MADISON COUNTY, IA - BOOK W

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John Nicolls & wife
 To { Deed
 John F. Rees

This Indenture, Made this 19th day
 of March in the year of our Lord
 One thousand Eight hundred and Sixty

nine between John Nicolls and Maria Nicolls his wife of the
 County of McLean, and State of Illinois of the first part, and John
 F. Rees of the County of McLean and State of Illinois of the second
 part, Witnesseth; That the said parties of the first part, for and in
 consideration of the sum of Five hundred (\$500) Dollars, to them
 paid, the receipt whereof is hereby acknowledged, do hereby grant,
 bargain, sell, convey and confirm, unto the said party of the second
 part, and his heirs and assigns all that certain tract or parcel of
 Land, with the appurtenances, lying and being in the County of
 Madison and State of Iowa, described as follows, to-wit;

The East half, and the North West quarter of the North East
 quarter of Section No Thirteen (13) in Town No Seventy five (75) in
 Range No Twenty six (26) containing One hundred and twenty (120) Acres
 more or less. — To have and to hold the aforesaid granted prem-
 ises, Including, also, the release and waiver of all right under and benefit
 of the exemption and homestead laws of the State of Illinois, in and
 to the above described property, to the said party of the second part, his
 heirs and assigns, to his and their use and behoof, forever.

And the said parties of the first part do hereby, for themselves and
 their heirs, executors and administrators, covenant with the said
 party of the second part, his heirs and assigns, that they are lawfully
 seized, in fee simple, of the above granted premises; that they are free
 from all incumbrances; that they have good right to sell and convey
 the same to the said party of the second part, and that they and their
 heirs, executors and administrators, will Warrant and defend
 the said Tract or parcel of land to the said party of the second part
 his heirs and assigns forever, against the lawful claims and
 demands of all persons. — In witness whereof, The said parties
 of the first part have hereunto set their hands and seals on the
 day and year first above written —

Signed, Sealed and delivered in presence of

H. G. Reeves

Witness to 50 cts.
 March 19 J. N.

John Nicolls J.S.
 Maria Nicolls J.S.

State of Illinois {
 McLean County {
 City of Bloomington {

J. H. G. Reeves Notary Public in and for said City,
 in and for said County, do hereby certify that the
 above named John Nicolls and Maria Nicolls, who

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are personally known to me to be the persons whose names are subscribed to the foregoing Deed as having executed the same, this day in their proper persons came before me, and acknowledged that they signed, sealed and delivered said Deed, for the uses and purposes therein mentioned. - And the said Maria Nicolls wife of the said John Nicolls having been made fully acquainted with the contents of said Deed, and by me examined, separate and apart from her said husband declared that she signed and acknowledged said Deed, and relinquished her dower and all right of homestead in and to the land thereby conveyed, freely, voluntarily, and without compulsion of her said husband, and does not wish to retract. ~~in~~ In testimony whereof, I have hereunto set my hand and Notarial Seal, this Nineteenth day of March 1869,

"S.S."
"S.S."

H. G. Reeves
Notary Public

Filed for Record March 29th 1869, at 3 o'clock P. M.

O. A. Moser Recorder