

MADISON COUNTY, IA - BOOK W

525
 ② Ellen Moulford by her Exr.
 To: Deed
 John Stewart

Know all Men by these presents;
 That whereas Ellen Moulford of the County
 of Somerset, and State of New Jersey died
 seized of the following described Real Estate situate in the
 County of Madison State of Iowa, to-wit;

The North East quarter of the South West quarter of Section
 Two, Tp. 76 - Range 27 - and whereas said decedent by her will
 duly attested, proven and allowed by the Surrogate and Custodian of
 Wills of said County of Somerset, did devise and bequeath said above
 described tract of land to one Hannah Margaret Sill of Montgomery
 County, State of Pennsylvania, with the following proviso (also contained
 in said will of said Ellen Moulford above mentioned), to-wit;

"And in case said Mrs. Sill refuses to accept the land devised to her"
 "said forty Acres tract of land is to be sold and conveyed by my Exec="

"utors hereinafter named"; And whereas also the said Hannah
 Margaret Sill the devisee named in said will, in presence of, and
 before one H. R. Weand a Notary Public of said Montgomery County
 Pennsylvania did in writing and in solemn manner refuse to
 accept said devise of said forty Acres of land situate in said
 County of Madison Iowa, - And whereas also Letters of Admin-
 istration and Testamentary were issued to the Undersigned George
 Sill one of the Executors named in said Will above referred to,
 who is thereby duly authorized and empowered to sell and convey said
 above described Real Estate in pursuance with the terms and provisions
 of said will of said Ellen Moulford. - And whereas also the said
 George Sill has sold the said above described Real Estate to one
 John Stewart of Madison County and State of Iowa.

Now therefore know ye that in consideration of the facts above
 stated and the sum of Two hundred dollars in hand paid by the
 said John Stewart the receipt whereof is hereby acknowledged,
 I George Sill Executor of the said will of the said Ellen Moulford
 deceased, do hereby and by these presents sell and convey the follow-
 ing described Real Estate situate in Madison County, Iowa, to-wit;

The North East quarter of the South West quarter of Sec. 2 -
 Tp. 76 - Range 27. - to the said John Stewart his heirs and assigns
 forever. - And I George Sill as said Executor for myself, my
 Executors and assigns hereby covenant to warrant and defend
 the said above described premises to the said John Stewart his
 heirs and assigns ~~against~~ the lawful claims of all persons whomsoever,
 In testimony whereof I have hereunto set my hand and seal this

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9th day of December A. D. 1868.

U.S. Rev St. 50 cts.
Dec 9 1868 R. J. S.

George Sill ^{Seal}
Executor as aforesaid

State of Pennsylvania }
County of Montgomery } ss

Be it remembered that on this 9th day of December A. D. 1868, before me R. J. Stewart a Notary Public in and for said County, personally appeared the above George Sill, to me well known to be the person above referred to in the body of the above deed, and the Executor of the last will and testament of said Ellen Mulford, and acknowledged his signature to said deed to be genuine, and that the above deed of conveyance by him as said Executor to the said John Stewart was and is his own voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my Official Seal this day and year last above written

"R. J. S."

R. J. Stewart
Notary Public

Filed for Record April 3^d 1869, at 12 $\frac{1}{2}$ o'clock P. M.

O. A. Moser Recorder