

MADISON COUNTY, IA - BOOK W

573
 So { John Kiernan & wife
 Dees
 John Handibode

This Indenture, Made this twelfth day of April in the year of our Lord One thousand eight hundred and Sixty nine, Between John Kiernan and Ellen Kiernan his wife of the first part, and John Handibode of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Nine hundred (900 \$) dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have 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:

Lot number Six (6) in Section number Thirty (30) Township number Seventy seven (77) Range Twenty six (26). —

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the 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 John Kiernan and Ellen Kiernan 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 John Kiernan and Ellen Kiernan party of the first part, for themselves & 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 executing 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, 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 of 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

MADISON COUNTY, IA - BOOK W

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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

Chas R. Ladd

James Barker

Notary Public, \$1.00
J. R. & C. R.
deed
April 12 1869

John Kiernan
Ellen ^{her} Kiernan
mark

SS
SS

State of Illinois }
Henry County } ^{ss} I, Chas R. Ladd a Notary Public of Kewanee in
said County, in the State aforesaid, do hereby certify that
John Kiernan 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 Notarial Seal, this twelfth day of April A.D. 1869

"L.S."

Chas R. Ladd
Notary Public

State of Illinois }
Knox Co. } ^{ss} I, A. P. Stephens a Notary Public in said County
and State aforesaid do hereby certify that Ellen Kiernan
wife of John Kiernan 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 in-
formed of her rights under the homestead Laws of this State, acknowl-
edged that she had freely and voluntarily executed the same and
relinquished her dower to the lands and tenements therein men-
tioned 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 does not
wish to retract the same. — Given under my hand Notarial Seal
this 12th day of April A.D. 1869

"L.S."

A. P. Stephens
Notary Public

Filed for Record April 28th 1869, at 11 o'clock A.M.

O. A. Moser Recorder