

MADISON COUNTY, IA - BOOK W

596

To { L. A. & O. C. Rutledge
Deed
Emory Marston

This Indenture, Made this Fourteenth day of April in the year of our Lord one thousand Eight hundred and Sixty nine,

between Letitia A. Rutledge and Owen C. Rutledge of the County of McLean and State of Illinois of the first part, and Emory Marston of the County of Madison and State of Iowa of the second part,

Witnesseth; That the said parties of the first part, for and in consideration of the sum of Two thousand Five hundred 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 a 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:

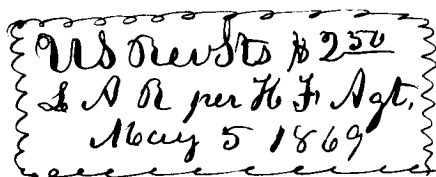
The North West quarter of Section Eighteen (18) in Township Seventy seven (77) North of Range Twenty nine (29) West of the Fifth (5th) principal Meridian - Containing One hundred and forty (140) Acres more or less according to the Original Survey.

To have and to hold the aforesaid granted premises, 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 him and his 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 a 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

J. A. Newton
J. L. Smith



Letitia A. Rutledge SS
Owen C. Rutledge SS

State of Illinois {
McLean County {

J. Isaac Vanorstrand a Notary Public in and for said County, do hereby certify that the above named

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Letitia A. Rutledge and Owen C. Rutledge (who 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 Letitia A. Rutledge wife of the said Owen C. Rutledge 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 and all her estate in and to the land thereby conveyed, freely, voluntarily, and without compulsion of her said husband, and does not wish to retract,

In Testimony whereof, I have hereunto set my hand and Notarial Seal, this Fourteenth day of April A. D. 1869

"S. J."

Isaac Vanordstrand
Notary Public

Filed for Record May 6th 1869, at 1½ o'clock P. M.

O. A. Moser Recorder