

Watson Peck
 To ³/₄ Deed ✓
 Sarah W. Southard

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This Indenture, made this Eighth day of November in the year of our Lord One thousand eight hundred and sixty nine,

Between, Watson Peck, of the County of Dupage and State of Illinois, of the first part, and Sarah W. Southard of Whiteside County and State of Illinois of the second part, - Witnesseth, that the said party of the first part, for and in consideration of the sum of One thousand dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has Granted, Bargained and Sold, and by these presents do Grant, Bargain and Sell unto the said party of the second part, her 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:

The South half of the South West quarter of Section number Nine (9) Township number Seventy five (75) Range Twenty six (26) West. - Containing Eighty Acres of land. - - -

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 her heirs and assigns forever. — And the said Watson Peck party of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, her 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 Watson Peck party of the first part, for his heirs, executors and administrators doth covenant, grant, bargain and agree, to and with the said party of the second part her heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of a good, sure, perfect ~~abs~~olute and indefeasible estate of inheritance in law, and in fee simple, and has 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 clear from 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, her heirs and assigns, against all and every person or persons lawfully claiming 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 party of the first part has hereunto set his hand and seal the day and year first above written.

U.S. Bonds. \$1⁰⁰
N.P. Nov. 8th 1869

Watson Peck Seal

State of Illinois }
Whiteside County } ss

J. W. Anderson a Justice of the peace in and for said County, in the State aforesaid, do hereby certify that Watson Peck is 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 seal, this 8th day of November A.D. 1869.

W. Anderson J. P. Seal

Filed for Record Jan. 4th 1870, at 1³/₄ o'clock P.M.

O. A. Moser Recorder