

W^m Bacon & wife
 To } Deed
 H. R. Pepples

401

This Indenture, made this Seventh day of May in the year of our Lord one thousand eight hundred and

sixty seven between William Bacon and Clara W. Bacon his wife of the County of Morgan and State of Illinois party of the first part, and Hannibal R. Pepples of the County of Madison and State of Iowa party of the second part, Witnesseth, that the said party of the first part, for and in consideration of the sum of Five hundred and fifty dollars to be hereafter paid to the said William as expressed in the four hereinafter mentioned promissory notes executed by said Pepples to said William Bacon, and the sum of One dollar, 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, situate in the County of Madison and State of Iowa, to-wit:

The South half of the South West quarter of Section Seventeen, Township Seventy seven North of Range Twenty six West of the fifth Principal Meridian.

The Notes aforesaid are dated May 7th 1867, the first in the sum of One hundred dollars and the remaining three in the sum of One hundred and fifty dollars each, all bearing interest from date at the rate of ten per cent per annum and due respectively December 25th 1867-1868-1869 and 1870. - Now to secure the payment of said Notes with interest according to their tenor and effect the said William Bacon reserves to himself and his heirs and assigns a full and perfect Vendors Lien on all the premises herein conveyed.

July 23rd 1869. I hereby acknowledge the payment of said Notes and release all claims in the above lien.

William Bacon

Subscribed to before me S. J. England J. P.

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 William Bacon and Clara W. Bacon his wife party of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, his heirs, executors, admin-

istrators 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 William Bacon party of the first part, for himself and his heirs, executors and administrators, doth 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 enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of a good, sure, perfect, and absolute 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 and 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 his 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 have hereunto set their hands and seals the day and year first above written.

US Revs. \$1.00
May 7th 1867
Wm Bacon

Wm Bacon
Clara W. Bacon

State of Illinois }
Morgan County } ss

I, Henry Stryker Jr. a Notary Public for the Town now City of Jacksonville, in said County, in the State aforesaid, do hereby certify that William Bacon and Clara W. Bacon his wife who are personally known to me as the same persons whose names are subscribed to the annexed deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

And the said Clara W. Bacon wife of the said William Bacon 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 in writing having been by me fully made known and explained to her, and she also being by me fully informed of her rights under the homestead laws of this State, acknowledged that she had freely and voluntarily executed the same, and relinquished her dower and right of inheritance to the lands and tenements therein mentioned, 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 and the seal of my said office this seventh day of May A.D. 1867

"L.S."

Henry Stryker Jr.
Notary Public

Filed for Record June 6th 1870 at 11^{1/2} o'clock A.M. — O. A. Moser