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John B. Ward & wife
Deed
Aaron Badgley

This Indenture, made this ninth day of February, in the year of our Lord One thousand Eight hundred and

Sixty three, Between John B. Ward and Mary Ann Ward wife of the said John B. Ward, of the County of Belmont and State of Ohio, party of the first part, and Aaron Badgley of the County of Whiteside and State of Illinois party of the second part;

Witnesseth; that the said party of the first part, for and in consideration of the sum of Four hundred and Eighty dollars (\$480⁰⁰) 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 lots, pieces or parcels of land, situated in the County of Madison and State of Iowa, known and described as,

The West half of the South West quarter of Section Twenty one (21). - And the North West quarter of the North West quarter of Section Twenty eight (28) in Township number Seventy seven (77) Range Twenty seven (27).

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 B. Ward ~~party of~~ the first part, for himself, his heirs, executors and administrators, does 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, absolute and indefeasible estate of inheritance, in law, 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 incumbrances, 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.

Signed, Sealed and Delivered in presence

of, N. C. Smith
Joseph P. Arrick

Witnessed at 50^c
J B W Feb 9th 1863

John B. Ward 25
Mary A. Ward 28

The State of Ohio
Belmont County }

J. Joseph P. Arrick an acting Justice of the

peace in and for said County, in the State aforesaid, do hereby certify, that John B. Ward and Mary A. Ward his wife personally known to me as the same person whose name 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 Mary A. Ward wife of the said John B. Ward 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, acknowledged that she had freely and voluntarily executed the same, and relinquished her dower to the lands and tenements therein mentioned, without compulsion of her said husband, and that she does not wish to retract the same.

Given under my hand and seal, this ninth day of February A.D. 1863

Joseph P. Arick J.P.

The State of Ohio }
Belmont County } ss

I, James F. Charlesworth Clerk of the Court of Common Pleas, a Court of Law and of Record of the County aforesaid, do hereby certify that Joseph P. Arick before whom the annexed acknowledgment was taken, was, at its date a Justice of the peace in and for said County, duly authorized by the laws of Ohio to take the same, and that I am well acquainted with his handwriting, and believe his signature thereto is genuine, and that the annexed instrument is executed and acknowledged according to the Laws of the State of Ohio.

In testimony whereof, I hereunto subscribe my name, and affix the seal of said Court, at St. Clairsville O. this 16th day of March A.D. 1863.

"J. S."

Witnessed at 10^o
J. F. C. Clerk
March 16 1863

Ja^s F. Charlesworth
Clerk

Filed for Record June 13th 1870, at 7 o'clock P. M.

O. A. Moser Recorder