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Elliott Boggs & wife
To
Deed
Jas. H. Murnahan

This Indenture, made this
fifteenth day of July in the
year of our Lord One thousand

Eight hundred and Sixty-nine, Between Elliott Boggs and
Eleanor H. his wife of Abingdon, Knox County Illinois
party of the first part, and James H. Murnahan of the same
place of the second part, — Witnesseth, that the said party of
the first part, for and in consideration of the sum of Two
hundred 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:

The North West quarter of the South East quarter
of Section number Twenty two (22) in Township Seventy four (74)
Range Twenty six (26) — Containing Forty Acres more or less —

Together with all and singular the hereditaments and ap-
purtenances 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 heredit-
aments and appurtenances; — So have and to hold the said premi-
ses above bargained and described, with the appurtenances, unto
the said party of the second part, his heirs and assigns forever.

And the said Elliott Boggs and Eleanor Boggs 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
Elliott Boggs and Eleanor Boggs 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 en-
sealing 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, bar-
gain, 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 encumbran-
ces, of what kind or nature soever, and the above bargained prem-
ises, 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 parties of the first part have herunto set their hands and seals the day and year first above written.

Elliott Boggs
Eleanor Boggs

State of Illinois
Knox County
City of Abingdon

US REVS. 50c
E B E B 7-15-69

I, Albert B. Cochran a Notary Public of said City, in said County, in the State aforesaid, do hereby certify that Elliott Boggs and Eleanor Boggs 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 in writing as their free and voluntary act, for the uses and purposes therein set forth. — And the said Eleanor Boggs wife of the said Elliott Boggs 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 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 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 Notarial Seal, this 15th day of July A.D. 1869

"L.S."

Albert B. Cochran
N. P.

Filed for Record Aug. 19th 1870, at 8^{1/2} o'clock A. M.

O. A. Moser Recorder