

1. *Albert Galvin* *Witnesseth* *That* *the Thirtieth day of*
To's *Dec* *December* *one thousand Eight hundred and*
Eighty two *Between* *Albert Galvin* *a widower*
of Marion County, Indiana *of the first part,* *and* *Elizabeth Britton*
of Champaign County, 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 does grant, Bar-
gain 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 North East quarter of Sect-*
ion nineteen (19) in Township Seventy seven (77), North of Range
Twenty eight (28) West of the fifth P.M. containing Eighty (80) acres,
more or less, together with all and singular the hereditaments
and appurtenances thereto belonging, or in anywise appertai-
ning, and the divisions and divisions, remainder and remain-
der, 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, prom-
ised, with the hereditaments and appurtenances. To Have and to hold
the said premises above bargained and described, with the appur-
tenances, unto the said party of the second part her heirs and assigns,
however, and the said Albert Galvin party of the first part, hereby
expressly waives, releases and relinquishes unto the said party of the
second part her heirs, executors, administrators and assigns, all
right, title, claim, interest and benefit whatsoever 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 Albert Galvin party
of the first part, for himself, his heirs, executors, and adminis-
trators, does 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 executing 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 inher-
itance 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

and that the same are free and clear from all former and other grants, bargains, sales, leases, mortgages, assessments and incumbrances of what kind and 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,

Albert Galvin (Seal)

State of Illinois } I, George W. Curtis, a Notary Public in and
Champaign County } ss. for said County, in the State aforesaid, do
hereby certify that Albert Galvin 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 Notarial Seal this 30th day of
December A.D. 1872,

"S.S."

George W. Curtis

Notary Public

Filed January 16th 1873, at 8 o'clock A.M.

J. H. Smith

Recorder

State of Iowa }

Ringold County } ss.

I Geo. S. Allen clerk of the District
Court in and for the County of said
do hereby certify that A. S. Raley before whom the annexed
Deed was taken was at the date and now is an acting Justice of the
peace within and for said County, duly sworn and qualified to act as such
that all his official acts are entitled to full faith and credit; That the an-
nexed instrument is duly executed and acknowledged according
to the laws of said State; that I am well acquainted with his signature
and believe the one subscribed to be the annexed instrument and fur-
thering to believe to be genuine. In testimony whereof I have here-
unto subscribed my name and affixed my official seal of said
District Court at my office in Mt. Lysr this 11th day of Feb. A.D. 1873.

"S.S."

Geo. S. Allen Clerk

Annexed certificate refers to Deed Record Book Page 547