

Satisfaction entered  
of Record April 2<sup>nd</sup>  
1855 — A. P. Gould  
Recorder, C. C.

Thomas A. Watson & Wife  
to  
James R. Houbell  
Mortgagee

Filed for Record at  
6 o'clk. A. M. 16<sup>th</sup>  
and Recorded 17<sup>th</sup>  
of June A. D. 1854  
in Record of Mortgages  
Vol. 2, pages 594 & 595  
A. P. Gould  
Recorder, C. C.

6. A. M. 16<sup>th</sup>  
75<sup>th</sup> Paid

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT Mr. Thomas A. Mutton and Mary Ann Mutton his wife  
 for the consideration of thirteen hundred Dollars, received to us  
 in full satisfaction of James R. Hubbell do give, grant, bargain, sell and  
 confirm unto him the said J. R. Hubbell the following described TRACT or LOT of LAND,  
 situate in the township of Kingston County of Delaware and in the State  
 of Ohio and is known by the name of the William Benson farm and is bounded as follows:  
 Being lot number eleven (11) in section three (3) Township  
five and Range seventeen (17) N. 30. W. Also a tract of  
 land beginning at a post on the East line of lot  
 number 22 six poles north of the South East  
 corner of said lot & running thence north on  
 the East line 43<sup>80</sup> poles to post on the Center of  
 said line near an oak and maple, thence  
 west 90 poles to a post to a post in the Center  
 of the County road, thence South 10<sup>12</sup> & 44<sup>30</sup> poles on  
 the Center of said Road to the place of beginning cont-  
 -aining in both of said tracts 124<sup>55<sup>47</sup></sup> acres of land, and  
 being the same land this day conveyed by J. R. Hubbell to the said Muttons and  
 being the same land this day conveyed by the said Muttons to the said Hubbell, but subject to all legal highways.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto him the said  
Hubbell his heirs and assigns forever to him  
 and his own proper use and behoof. And I the said Thomas A. Mutton  
 do for myself heirs, executors and administrators, covenant with the said Hubbell  
his heirs and assigns, and at and until the enacting of these presents, I will seise of these  
 premises, as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and  
 form as above written, and that the same be free from all incumbrances whatsoever: And furthermore I the said  
Thomas A. Mutton do by these presents bind myself  
 heirs, forever, to WARRANT and DEFEND the above granted and bargained premises to the said  
my heirs and assigns, against all lawful claims and demands whatsoever. And I  
 the said Mary Ann Mutton do hereby remise, release and forever quit claim unto the said Hubbell  
R. Hubbell his heirs or assigns, all my right and title of dower in the above described premises.

THE CONDITION

of this Deed is such, that whereas the said Thomas A. Mutton

... heirs and assigns, against all lawful claims and demands whatsoever. And Mary Ann Matson do hereby remise, release and forever quit claim unto the said James R. Hubbell his heirs or assigns, all my right and title of dower in the above described premises.

THE CONDITION of this Deed is such, that whereas the said Thomas A. Matson hath executed and delivered to the said Hubbell his promissory notes of even date herewith, viz. One for two hundred dollars due one day from the date thereof, One for one hundred dollars due April 1. 1855 with interest to be paid annually, One for two hundred dollars due April 1. 1856 with interest to be paid annually, One for two hundred dollars due April 1. 1857 with interest to be paid annually, One for two hundred dollars due April 1. 1858 and for four hundred dollars due April 1. 1859 with interest to be paid annually and one for two hundred dollars with interest to be paid annually due April 1. 1860.

Now if the said Thomas A. Matson his heirs, assigns, executors or administrators, shall well and truly pay the aforesaid promissory notes according to the tenor thereof, to the said James R. Hubbell his heirs or assigns, then the above deed shall be void otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, we have hereto set our hands and seal, the 15th day of June in the year of our Lord one thousand eight hundred and fifty four.

Signed, sealed and delivered in presence of  
H. Mearns  
Susan Hubbell

Witnesses

T. A. Matson  
Mary Ann Matson

THE STATE OF Ohio  
Lakeview County, S.S.

BEFORE ME, H. Mearns a Notary Public and acting Justice of the Peace in and for said county, personally appeared the above named Thomas A. Matson and acknowledged the signing and sealing of the above conveyance, to be his voluntary act and deed; and the said Mary Ann Matson being at the same time examined by me, separate and apart from her husband, and the contents of said instrument made known to her by me, then declared that she did voluntarily sign, seal, and acknowledge the same, and that she is still satisfied therewith.

GIVEN UNDER MY HAND, <sup>and seal</sup> this fifteenth day of June A. D. 1854  
H. Mearns Notary Public

