

Herder – Watlington 1969 House Sale

This Indenture, made the Thirtieth day of August in the year One Thousand Eight Hundred and Sixty Nine (1869) Between Nicholas D. Herder of the city of New York, Northwest and Maria Louisa, his wife, parties of the first part, and Emeline Watlington of Key West County of Monroe and State of Florida party of the second part, Witnesseth, That the said parties of the first part for and in consideration of the sum of Seventeen Hundred Dollars lawful money of the United States of America to those in hand paid by the said party of the second part, at or before the unsealing and delivery of there presents the receipt whereof is hereby acknowledged, and the said party of the second part her heirs, executors and administrators, forever released and discharged from the same, by these presents, have granted, bargained, sold, aliened?, remitted, released, conveyed and confirmed, and by these presents, Do grant, bargain, sell, alien?, remise, release, convey and confirm unto the said party of the second part, and to her heirs and assigned forever. All my house and lot of land situate in the City of Key West County of Monroe and State of Florida (in the rear of a house and lot formerly owned by James Webb and afterwards owned by F.A. Brown) and known on the plan of said City as in Square Number Twenty Five (25) in Lot Number One being a part of said Lot measuring on Duval Street Eighty feet (80) and running back parallel with Eaton Street One Hundred and Ninety Seven (197) feet Nine (9) inches, and adjoining a Lot on piece of Land, now or formerly owned by G.G.(?) Campher on the South East, and Lot Number Two (2) on the North West, the same Lot or parcel of land conveyed by R.W. Cussan (?) to W.H. Wall and said conveyance Recorded in Book C. (?) pages 62 and 63 in the Records of Monroe County State of Florida. Being the same premises, conveyed to the said Nicholas D. Herder by William H. Wall by Deed bearing date the Fifteenth day of January A.D. 1842 and recorded on the same day in Book 6 (?), pages 213, 214 and 215 of the Records of said County of Monroe in the State of Florida. Together with all and singular the tenements and acceptance

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thereunto belonging or in any way appertaining and the conversion and reversion, remainder and remainders, rents, _____ and profits thereof; And also all the estate, right, title, interest, dower and right of dower, property, possession, claim and _____ whatsoever, as well in law as in equity, of the said parties of the first part, of, in and to the same, and every part and parcel thereof, with the acceptances To Have and To Hold the above granted, bargained and described premises with the appurtenances unto the said party of the second part, her heirs and assigns to her and there own proper use benefit and behalf forever. And the said Nicholas D. Herder for himself, his heirs, executors and administrators doth covenant, grant and agree to and with the said party of the second part, her heirs and assigns, that said Nicholas D. Herder at the time of the sealing and delivery of these _____ if lawfully _____ in his own right of a good absolute and indefeasible (?) estate of inheritance in fee simple of and in all singular (?) the above granted, bargained and described premises with the appurtenances and hath good right, full power and lawful authority to grant, bargain and convey the same, in manner and form aforesaid. And that the said party of the second part, her heirs and assigns, shall and may at all times thereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with appurtenances, without any let, suit, trouble, _____?, ejection or disturbance of the said parties of the first part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same now are free, clear, discharged and unencumbered, of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind _____. And also that the said parties of the first part, and the heirs and all and every other person or persons whatsoever, lawfully or equitably deriving any estate right, title or interest, of, in or to the herein before granted premises, by, from _____, or in trust for them or either of them shall and will at any time or times

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hereafter, upon reasonable request, and at the proper costs and charges in the law, of the said party of the second part, her heirs and assigns make do and execute, or cause to procure to be made done and executed all and every such further and other lawful and reasonable acts, conveyances and assurances in the law, for the better and more effectually vetting and confirming the premises hereby intended to be granted in and to the said party of the second part, her heirs and assigns forever, as by the said party of the second part. Her heirs or assigns or their counsel learned in the law, shall be reasonably devised, advised or required. And the said Nicholas D. Herder for himself, his heirs, the above described and hereby granted and released premises and every part and parcel thereof with the appurtenances unto the said party of the second part, her heirs and assigns, against the said parties of the first part, their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these present forever Defend.

In Witness whereof, the said parties of the first part have hereunto set their hand and seals, the day and year above written.

Sealed and delivered in the presence of –

Chas. R_____ signature

Edwin F. Corey Jr. signature

Nicholas D Herder signature/seal

Maria Louisa Herder signature/seal

United States of America: State of New York, City and County of New York

Be it Remembered that on this Fourteenth Day of September in the year one thousand eight hundred and sixty nine, before me, the undersigned Edwin F. Corey Jr. a Commissioner (?)

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resident in the city of New York duly commissioned and qualified by the executive authority, and under the laws of the State of Florida to take the acknowledgment of deeds to be used or recorded therein, personally appeared Nicholas D. Herder and Maria Louisa Herder his wife to me known to be the persons who executed the annexed deed by them sealed and subscribed and they severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said Maria Louisa Herder wife of the said Nicholas D. Herder being privately examined by me separate and apart from the husband whether her foregoing relinquishment or renunciation of Dower was made freely and voluntarily and without any constraint or apprehension or fear of from her said husband, answers and says that she did and does acknowledge the same to have been freely and voluntarily without any constraint compulsion and appreciation or fear of or from her said husband.

In witness whereof, I have herewith set my hand and affixed my Official Seal, the day and year aforesaid.

Seal and signature of Edwin F. Corey Jr. _____ for the State of Florida

Where of the same is admitted of Record.

Duly Recorded this First day of December A.D. 1869

Wm. Allen – Clerk

_____, Deputy Clerk

Transcribed and word interpretation

By Robin Holleman, Volunteer

September 22, 2022