

1039 B. H. Allen & Co. v. Beeper Guardian
 James Finnan { Know all men by these presents that
 I, Benjamin H. Allen and the said James
 Allen of Polk County State of Iowa
 in consideration of the sum of fifty
 dollars in hand paid by James Finnan the following
 described premises to wit the south west quarter
 of the south west quarter of Section Ten (10)

583

Except ~~five~~ five acres off the west side of said land
 Township twenty six (26) north of Range twenty six (26)
 west containing thirty five acres more or less and
 we do hereby Covenant with the said James Hiram
 that we are lawfully seized of said premises
 that we have good right and lawful authority
 to sell the same and we do hereby Covenant to warrant
 and defend the said premises against the lawful
 claims of all persons whomsoever in title except the
 signed this 1st day of March A.D. 1832

State of Iowa } Benjamin H. Allen
 Madison County } Attest: Maria Allen
 Before me Samuel J. Keen a
 Notary Public in and for said County Personally
 saw Benjamin H. Allen, Attest: Maria Allen personally
 to me known to be the identical persons whose names
 are affixed to the above deed as grantors and acknowl-
 edged the same to be their voluntary act and deed
 Signed & delivered this 2nd day of March Samuel J. Keen
 1832 at 7 o'clock P.M.
 Notary Public
 E. Berger, Recorder