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OKJ. M. Dickinson
Recorder

John Phelps & Elizabeth his wife of Madison County State of Iowa
do hereby sell and convey unto Joseph G. Wright of Madison County and State of Iowa
the following described premises to wit: Lot No One (1)
in Block No Eleven (11) in the Town of Montrose in
Madison County & State of Iowa and that we do hereby
covenant with the said Joseph G. Wright that we
are lawfully seised of the said premises that
they are free from incumbrances 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 signed this 13th day of September A.D.
1855 In presence of

John Phelps
Elizabeth Phelps

State of Iowa } On this 13th day of September A.D. 1855
Madison County } before me David D. Dickinson Notary Public
in and for said County personally came John Phelps
& Elizabeth his wife personally to me known to be
the identical persons whose names are affixed to the
above Deed as Grantors and acknowledged the same
to be their voluntary act and deed.
J. D. Dickinson Notary Public
Filed for Record Sept 13th at 12 O'clock M. A.D. 1855
J. M. Dickinson