

L. M. Fiddick Recorder

* Article of agreement
#54

Between Henry Williams & Co
James W. Cordell
Article of agreement made and
and concluded this 27th day of August 1853
Between Henry Williams & Co of Lucas County Iowa
of the first part and James W. Cordell of Mahaska
Co. Iowa of the second part. First the
party of the second part promises covenants and
agrees to pay to the said party of the first part
the sum of four hundred and twenty dollars
in specie payable within one year from this date
at Chariton Iowa but if paid before due a
deduction will be made for the time of payment
at the rate of ten per cent per annum second in
consideration of the above and the fulfillment of all
and singular the covenants contained in this
agreement to be performed and kept on the
fulfillment of each and every one of them by
the said party of the second part in the manner
and at the time specified (time being the
essence) of the contract the party of the first part
agrees to sell and convey to the said party of
the second part his heirs and assigns all the
following described tract of land or so soon
thereafter as a patent shall issue from Govern-
ment therefor to wit the North West quarter of
West half of North East quarter of Section thirty
Six in Township Seventy four North of Range
No. twenty nine East containing two hundred
and forty acres more or less

36-74-29

mind, It is understood and agreed that the party of the second part is to pay all the taxes assessed on said land from and after the date hereof and to protect the land from trespass or the destruction of timber and if said party of the second part shall fail to make payment at the time and place stipulated in this agreement the land above described shall be considered forfeited on the part of the party of the second part and the party of the first part shall have the right to enter upon said premises in quiet and peaceable manner and exercise full control over the same

In Witness Whereof the parties to these presents have hereunto set their hands the day above mentioned

Henry Williams & Co

I A M #18 1.2.83 } W Edginton
James W Cordell

For value received I hereby sell and convey all my right title and interest in one fourth of the within land to James H Knox and authorize him to Receive a deed for said interest of Henry Williams & Co June 25th AD 1836 J A M W Cordell

Deed not
sent
below

For value received I hereby sell and convey my right title and interest in the one undivided half of the within land to A. M. Cassidy and authorize him to Receive a deed for said interest of Henry Williams & Co June 25th 1836 James H Knox

Filed October 27th at 10 o'clock A.M. 1836

L M Tidrick Recorder

* [unclear] [unclear] [unclear]