

275

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Benjamin James &
 To S. Deed
 Peace Deboy

I know all men by these presents
 that we Benjamin James &
 Elizabeth James of the
 County of Madison in the State

of Iowa for the consideration of Two hundred and fifty six
 Dollars in hand paid by Peace Deboy of the County of Madison
 in the State of Iowa, do hereby sell and convey unto said Peace
 Deboy, the following described Real Estate to wit, the South
 half of the South East quarter of the North West quarter of section
 One twenty three (23) Township One seventy five (75) Range One
 Twenty seven (27) Madison County Iowa containing Twenty
 Acres more or less. And we warrant the title against the
 lawful claims of all persons whomsoever, in Testimony
 whereof the said Benjamin James Jr & Elizabeth James husband
 & wife have hereunto set their hands this 14th day of June
 A.D. 1856

In Presence of

Benjamin James Jr
 Elizabeth James
 mark

State of Iowa Madison County

On this 14th day of June A.D. 1856 before me Isaac D. Emberson
 a Notary Public in and for said County personally
 appeared the above named Benjamin James Jr & Elizabeth James
 to me personally known to be the identical persons whose
 names are subscribed to the above conveyance as grantors
 and acknowledge the execution of the same to be their voluntary
 act and deed

I Testimony whereof I have hereunto set my hand and
 Notarial Seal at Winterset the day and year above written
 Isaac D. Emberson
 Notary Public

Rec^d for Record January 32^d A.D. 1857 at 12 o'clock P.M.
 S. M. Litch

274