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George C. Hays & Charlotte Hays hereby warrant that to & said the George C. Hays & Charlotte Hays have of Auburn Band and wife of Madison County State of Iowa in consideration of the sum of eight thousand (\$800) dollars in hand paid to them full and complete unto Abram Hays of Madison County and State of Iowa the following described premises to wit: the East half (1/2) of the South West quarter of Section No. twelve (12) and the South West quarter (1/4) of the South East quarter (1/4) of Section No. twelve (12) and the North East quarter (1/4) of Section No. fourteen (14) all in Township No. Twenty Six (26) North of Range No. Twenty Nine (29) West.

And We do hereby warrant and defend the said premises against the lawful claims of all persons whomsoever (Tax title and preemption claims excepted) and the said Charlotte Hays hereby releasing unto all her right of dower in and to the above described premises.

Signed this 3^d day of March A.D. 1837
 in presence of
 A. Bates
 George C. Hays
 Charlotte Hays

State of Iowa. Then this 3^d day of March A.D. 1837
 Madison County, Before me, Daniel O. Guiburne a
 Notary Public in and for said County personally
 appeared George C. Hays & Charlotte Hays husband & 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.

D. O. Guiburne
 Notary Public

Filed March 3^d at 6 o'clock P.M. A.D. 1837
 S. M. Tidwell, Recorder