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David Bishop Recorder
James Shepard Deputy

John Spencer
J. S. Learned

Know all men by these presents that we John Spencer and Mary Spencer of Madison County state of Iowa in consideration of the sum of fifteen hundred dollars in hand paid do hereby sell and convey unto J. S. Learned of Madison County and state of Iowa the following described premises to wit: Three quarters of an acre off of the North part of Lot No nineteen (19) and one quarter of an acre off of the South part of lot No eighteen (18) in Rushing addition to the town of Winterset in Madison County and state of Iowa together with all the appurtenances thereunto belonging and we do hereby covenant with the said J. S. Learned that we are lawfully seized of 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 and the said Mary Spencer hereby relinquish all her right of dower in and to the above described premises.

Signed this 26th day of August A.D. 1857

John Spencer
Mary Spencer
State of Iowa }
Madison County } On this 26th day of August A.D. 1857
before me Isaac D. Gibson Notary public in and for said County came John Spencer & Mary Spencer personally known to me 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 I D. Gibson Notary Public
Filed for record Aug 27th A.D. 1857 at 11 o'clock A.M.

David Bishop Recorder
James Shepard Deputy