

968
 Charles Stewart
 To D Deaf
 Morgan James

Know all men by these presents that we Charles Stewart & Mary Ann Stewart his wife of Madison County State of Iowa in consideration of the sum of thirteen hundred and forty dollars in hand paid as hereby sell and convey unto Morgan James of Madison County and State of Iowa the following described premises to wit the North west $qr\frac{1}{4}$ of the South east $qr\frac{1}{4}$ and the North East $qr\frac{1}{4}$ of the South west $qr\frac{1}{4}$ and the west half of the North East $qr\frac{1}{4}$ of the South East $qr\frac{1}{4}$ of Section No twenty seven (27) Township seventy five (75) North of range twenty seven (27) and all of the West half of the East half of the South west $qr\frac{1}{4}$ except six except six acres off of the South end of said fourth $\frac{1}{4}$ of Section twenty three township seventy five (75) range No twenty seven containing thirty four acres more or less all in Madison County and State of Iowa

and we do hereby covenant with the said Morgan James that we are lawfully seized of said premises that they are free from incumbrances except a mortgage of \$680.00 which Morgan James is to lift 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 Ann Stewart hereby relinquishes all her right of Dower in and to the above described premises signed this 25th day of February A D 1838
Charles Stewart
Mary Ann Stewart

State of Iowa

Madison County

On this 25th day of February A D 1838 before me a Notary Public in and for said County personally came Charles Stewart and Mary Ann Stewart husband and 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 Witness my hand and official seal the day and year above written
J. J. Beckwith Notary Public

Filed December the 8th at 3 O'clock P M