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J. J. Hutchings
 & Mary Hutchings his wife of Madison County State of Iowa in
 consideration of the sum of fifty Dollars in hand paid as
 \$ 171 hereby Sell and convey unto William Compton of Madison County
 and State of Iowa the following described premises to wit commencing at
 a point on the west side of West Street four (4) rods north of the North side of
 South Winteret Madison County Iowa Running thence West Eight (8) rods thence
 north four rods thence East Eight (8) Rods thence South to the place of
 beginning said described land being a part of the West half of South East quarter
 of Section Thirty Six Township No (16) Range No twenty Eight (28) West in Madison
 County Iowa And we do hereby covenant with the the said William
 Compton that we are lawfully seized of said premises that they are
 free from incumbrances that we have good right and lawful auth-
 ority 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 Hutchings hereby relinquishes
 all her right of Dower in and to the above described premises Signed
 this 16th day of March A D 1859
 Joseph J. Hutchings

State of Iowa) On this 16th day of March A D 1859 before me John
Madison County) a Pitzer County Judge in and for said County, personally
came Joseph of Hutchings & Mary Hutchings his wife personally to
me known to be the identical persons whose names are affixed to the above
Deed as grantors & acknowledged the same to be their voluntary act & Deed given
under my hand & seal of said County John A Pitzer County Judge
Filed October the 22^d 1859 at 12 Belock Mo David Bishop Notary