

B. F. Bixby
To O. Dea

Chas. S. McIlwain
#181

Know all men by these presents that B. F. Bixby of Madison County State of Iowa in consideration of the sum of fifty Dollars in hand paid as hereby received convey unto Charles S. McIlwain of Madison County and State of Iowa the following described premises to wit commencing twelve rods south of the North east corner of the North east quarter of the South east 1/4 of Section four Township Seventy Six Range Twenty Nine Seven (27) thence West Eight rods thence south ten rods thence East eight rods thence north ten rods all in Madison County Iowa & I do hereby covenant with the said Charles S. McIlwain that I am lawfully seized in fee simple of said premises that they are free from incumbrance that I have good right & lawful authority to sell the same and I do hereby covenant to warrant and defend the said premises & appurtenances thereto belonging against the lawful claims of all persons whomsoever signed the fourteenth day of September A.D. 1859 in presence of

H. F. Cummings

B. F. Bixby

State of Iowa
Madison County

On this fourteenth day of September A.D. 1859 before me a Notary Public in and for said County personally came B. F. Bixby personally to me known to be the identical whose name is affixed to the above Deed as grantor and acknowledged the same to be his voluntary act and deed Witness my hand and Notarial Seal the day and year above written

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Julia Nov the 2 1859 at 2 o'clock P.M.

H. F. Cummings Notary Public

(David Bishop recorder)

4,76.27