

54

I, J. Hutchings & wife
 do Warranty Deed }
 Henry Cox }
 in consideration of the sum of three
 hundred Dollars. in hand paid do hereby
 sell and convey unto Henry Cox of Madison County
 and State of Iowa, the following described premises to wit
 the west one (1) third of Lot No one (1) in Block No
 twenty three (23) in the original town plat of Winterset
 Madison County Iowa — And we do hereby covenant
 with the said Henry Cox — 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 Hutchings — hereby relin-
 quishes all her right of dower in and to the above described
 premises

Signed this 12th day of September A.D. 1857
 In presence of

J. J. Hutchings
 Mary Hutchings

State of Iowa }
 Madison County } On this Twelfth day of September
 A.D. 1857 before me John Leonard
 a Notary Public in and for said County personally
 came J. J. Hutchings and Mary Hutchings Wife of said
 J. J. Hutchings personally to me known to be ~~known~~
 the identical persons whose names are affixed to the above
 Deed as grantors and acknowledged the same to be their
 voluntary act and deed. In witness whereof I have
 hereunto set my hand and affixed my Notarial
 Seal the day year aforesaid

John Leonard
 Notary Public

Filed for Record the Tenth day of October A.D. 1859
 at 9 O'clock A.M. David Bishop Recorder

(Seal)