

sent at 11.45 AM the abovesaid Land Gen

④ 8.

B. & Bishy
Lo deed
James Cooley
310

To said } I know all men by these presents that
 James Cooley } we B. & Bixby and Mary Ann Bixby of
 # 310 Madison County State of Iowa in consideration
 of the sum of One hundred & Twenty Dollars in hand paid do hereby
 sell and convey unto James Cooley of Wanner County and State
 of Iowa the following described premises to wit commencing at
 the North west corner of the South west quarter of ^{the South East} Section
 Town Township Seventy six Range Twenty seven Madison County
 Iowa Thence East Eighty Rods Thence South Thity Rods thence
 West Eighty Rods Thence North Thity Rods to the place of
 beginning fifteen acres and we do hereby covenant with the
 said James Cooley that we are lawfully seized in fee simple of
 said premises that they are free from incumbrance that we have

good right and lawful authority to sell the same and we do hereby
Covenant to warrant and defend the said premises ~~and appurtenances~~
thereto belonging against the lawful claims of all persons whatsoever
and the said Mary Ann Bisby hereby relinquishes all her right
of power in and to the above described premises

Signed The Twenty sixth day January A.D. 1860
B L Bisby
Mary Ann Bisby

State of Iowa }
Madison County }

On this 26th day of Jan'y A.D. 1860 before
me a Notary Public in and for said County personally came
B L Bisby and Mary Ann Bisby personally to me known to
be the identical person 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 Notarial
Seal the day and year above written

§32 #310

J. H. Blumming
Notary Public

Filed for Record 28 February
1860 at 10 o'clock AM J. G. Hawk
Recorder