

at 11 o'clock AM

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Charles Stewart
 To
 Hebulon, Brinson

This Indenture made this the 21st day
 of May in the year of our Lord one thousand
 Eight hundred and Sixty between Charles
 Stewart & Mary Ann Stewart his wife of Douglas County
 and Territory of Kansas of the first part and Hebulon Brinson
 of the county of Douglas & Territory of Kansas of the Second part
 witnesseth that the said party of the first part for and in
 consideration of the sum of One Thousand Dollars to him in
 hand paid by the ^{said} party of the Second part the receipt whereof is
 hereby acknowledged, have granted bargained and sold, and by these
 presents do grant Bargain and sell unto the said party of the Second
 party his heirs and assigns all that certain piece or parcel of land
 Situated in the town of Winterset County of Madison State of Iowa
 being a part of a certain four (4) acres tract or lot of land lying in
 a square form in the South East corner of the west half (1/2) of the
 South East quarter (1/4) of Section number thirty six (36) in Township
 number Seventy six (76) North of Range number twenty eight (28) west
 of 5th E and more particularly described as follows to-wit commencing
 at a point in the South line of said four (4) acres lot twelve (12) rods
 west of the South East corner of the same and running thence
 North parallel with the East line of said four (4) acre lot thirteen (13)

1840

Rods thence west parallel with ^{Said} South line five and twenty Eight one hundredths (5²⁸/₁₀₀) rods thence South parallel with Said East line thirteen (13) rods to the Said South line thence East along Said South line five and twenty Eight one hundredths (5²⁸/₁₀₀) rods to the place of beginning and also commencing at a point in the East line of Said four acre lot nine and twenty Eight one hundredths (9²⁸/₁₀₀) rods North of the South East corner of the Same and running thence North along Said East ^{line} four (4) rods thence west parallel with the South line of Said four (4) acre lot nine and twenty Eight one hundredths (9²⁸/₁₀₀) rods thence South parallel with the Said East line four (4) rods thence East parallel with the Said South line nine and twenty Eight one hundredths (9²⁸/₁₀₀) rods to the place of beginning

To have and to hold the Said premises with the appurtenances unto the Said part of the second part his heirs and assigns forever. And the Said parties of the first part does hereby covenant with the Said party of the second part his heirs and assigns that they are lawfully Seized of the premises aforesaid that Said premises are free and clear from all encumbrances whatsoever and that they will forever warrant and defend the Same with the appurtenances unto the Said party of the second part his heirs and assigns against the lawful claims of all persons whomsoever in witness whereof the Said parties of the first part has hereunto set their hands and seals the day and year first above written

Signed Sealed and delivered in presence of

Charles Stewart
Mary A. Stewart

David Dasher
H. Brinson

Territory of Kansas
Douglas County On this twenty first day of May A.D. 1860 before me a Justice of the peace in and for said county came Charles Stewart and Mary Ann Stewart to me well known to to be the persons described in and who executed the above conveyance and acknowledged the Same to be their own free act and deed She the Said Mary Ann Stewart being by me first made acquainted with the contents of Said instrument upon an examination apart from her Said husband acknowledged that she executed the Same and relinquished her dower in the real Estate therein mentioned freely and without compulsion or undue influence of her husband.

H. Brinson J.P.

Territory of Kansas
 County of Douglas
 I, Caleb J. Pratt, County Clerk of Douglas
 County, Kansas Territory do hereby
 certify that H. Brinson whose name is subscribed to the
 certificate of acknowledgment of the annexed instrument as
 Justice of the peace was at the time of subscribing to said
 certificate of acknowledgment and taking the same
 an acting Justice of the peace in and for said
 county duly commissioned and qualified and
 authorized by law to take said acknowledgment
 and I certify that I am well acquainted with the
 hand writing of the said H. Brinson and verily believe
 his signature to said certificate of acknowledgment to be
 genuine and I further certify that said instrument
 is executed and acknowledged in accordance with
 the laws of Kansas Territory in witness whereof I
 have hereunto set my hand and the Seal of said
 County at office this 22 day of May A.D. 1860

Filed for record 5th day
 of July A.D. 1861 at 6 O'clock P.M.

Caleb J. Pratt
 County Clerk

J. H. Hunt Recorder