

John A. Pitzer
Do E. Regel
George H. Hutton

It is now all men by these presents that
whereas on the 5th day of November A.D. 1868
John A. Pitzer of the county of Madison and
State of Iowa sold and agreed to convey to A. J. Stark at that
time of the same county and state the Real Estate hereafter
described for the sum of two hundred and fifty eight dollars
and ninety five cents payable within one year from
the date of said sale according to the tenor and effect of

(X)

1980

a promissory note of the date of said sale executed by the said
 A. J. Stark to the said John A. Pitzer calling for the said sum
 of two hundred and fifty eight dollars and ninety five cents
 and then and there executed to the said A. J. Stark his bond
 conditioned for the conveyance of the said real estate to the said
 A. J. Stark upon the payment of the said sum of money at the
 time and in the manner aforesaid and whereas the said
 John A. Pitzer afterwards to wit on the 31st day of December A.D. 1859
 the said promissory note being still unpaid assigned and
 endorsed the same to Moore & Smith of the city of Boston in
 the State of Massachusetts and whereas afterwards to wit on
 the 3rd day of April A.D. 1860 the said promissory note being still
 unpaid the said Moore & Smith recovered judgement thereon
 in the District court of Madison county Iowa against the said
 A. J. Stark and John A. Pitzer for the sum of four hundred
 and six dollars and eighty six cents and cost of suit.
 and whereas the said judgement is not to this day paid
 off or satisfied by the said A. J. Stark and whereas the said
 Real Estate has not by the said John A. Pitzer been conveyed
 in pursuance to the aforesaid sale and agreement to convey
 or in accordance with the terms of said bond and whereas George
 H. Hilton of the city of Cincinnati in the county of Hamilton and
 State of Ohio has this day paid off and satisfied the aforesaid
 judgement in full Now therefore we the said John A. Pitzer
 and Elizabeth J. Pitzer wife of the said John A. Pitzer in
 consideration of the premises aforesaid and of the payment
 and satisfaction of the aforesaid judgement by the said George
 H. Hilton do hereby convey to the said George H. Hilton the
 following described Real Estate Situate in the county of Madison
 and State of Iowa to wit the South west quarter $\frac{1}{4}$ of the South
 East quarter $\frac{1}{4}$ of Section number Seven (7) in Township number
 Seventy four (74) North of Range number Twenty Six (26) West of 3rd P.M.
 and also one (1) acre in the North west corner of the North East quarter $\frac{1}{4}$
 of Section number Eighteen (18) in Township number Seventy four (74)
 North of Range number Twenty Six (26) West of 6th P.M. described as
 follows to wit commencing at the North west corner of said quarter
 Section and running thence East along the North line Twenty (20)
 rods thence South parallel with the west line Eight (8) rods thence
 West parallel with the North line Twenty (20) rods to the
 said West line thence North along said West line Eight (8) rods
 to the place of beginning and we warrant the title to the said
 premises against all persons whomsoever dated this 20th day
 of August A.D. 1861

John A. Pitzer
 Elizabeth J. Pitzer

7-74-26

The State of Iowa
 Madison County I, Jno Leonard a Notary Public in & for said county
 & State do hereby certify that on this 24th day of August
 A.D. 1861 before me personally appeared John A. Pitzer & Elizabeth J. Pitzer
 wife of the said John A. Pitzer who are personally known to me to be
 the identical persons whose names are affixed to the foregoing deed as
 grantors and acknowledged the execution thereof by them & that the
 same was their free & voluntary act & deed In witness whereof I have
 hereunto set my hand & affixed my Notarial Seal the day and year
 first above written

Tested by
 Jno Leonard

Filed for record August 24th A.D. 1861 Jno Leonard Notary
 Public Madison Co Iowa