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Thomas H. Higginson
Do
James H. Grimes

27.75.28

This indenture witnesseth that Thomas H. Higginson in consideration of one Thousand Dollars to him paid by James H. Grimes the receipt whereof is hereby acknowledged doth hereby grant bargain sell and convey to the said James H. Grimes his heirs and assigns forever the following real estate in Madison County and State of Iowa and described as follows to-wit the East half of the North East quarter of Section Number twenty seven in Township Number seventy five (75) North of Range Number twenty eight (28) West containing eighty acres more or less together with all the privileges and appurtenances to the same belonging to have and to hold the same to the said James H. Grimes his heirs and assigns forever the grantor his heirs and assigns hereby covenanting with the grantee his heirs and assigns that the title so conveyed is clear free and unincumbered that he is lawfully seized of the premises aforesaid as of a sure perfect and indefeasible Estate of inheritance in fee simple and that he will warrant and defend the same against all claims whatsoever in witness whereof the said Thomas H. Higginson has hereunto set his hand and seal this Ninth day of September 1861

State of Indiana
St Joseph County

Thomas H. Higginson

Personally appeared before me the subscriber a Justice of the peace in and for said county Thomas H. Higginson the grantor in the above conveyance and acknowledged the same to be his voluntary act and deed Witness my hand and seal this 9th day of September 1861

Theodore S. Cowles Justice

Filed for Record September 28th

AD 1861. at 9 o'clock AM I took Record by M. M. Moulton Deputy.