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Morgan James
 La Deed
 John W Stewart

I know all men by these presents that we Morgan

James and Julia Ann James of Madison
 County State of Iowa in consideration of the sum of three hundred
 dollars in hand paid do hereby sell and convey unto John W Stewart
 of Madison County State of Iowa the following described prem-
 ises to wit The North East quarter 1/4 of the South west quarter 1/4 of
 Section No Twenty Seven 27 Township No Seventy five 75 North of
 Range No Twenty Seven 27 West of the 5th P.M. Iowa and we do hereby
 covenant with the said John W Stewart that we are lawfully
 seized in fee simple of said premises that they are free from incum-
 brances 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 whomsoever and the said Julia Ann James
 hereby relinquishes all her right of dower in and to the above
 described premises Signed the 11th day of September A.D.

1862

Morgan James
 Julia Ann James
 her husband

State of Iowa, Madison County

On this 11th day of September A.D. 1862 before me Clerk of the District Court in and for said County personally came Morgan James & Julia Ann James personally to me known to be the identical persons whose names are affixed to the above deed as grantors and acknowledged the same to be their voluntary act and deed, witness my hands and Seal of said Court Sealed the day and year above written

W. A. Huber Clerk
D. C. Mad. Co. Iowa

Filed for records Sept 13 1862 at 3 o'clock P.M.

J. G. Hawk Recorder