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Levi Phillips }
To }
D. K. Mohlar }

Know all Men by these Presents. That we Levi Phillips and Charlotte Phillips husband and wife of Madison County, State of Iowa in consideration of the sum of three hundred and Seventy five dollars in hand paid, do hereby sell and convey unto D. K. Mohlar of Madison County and State of Iowa the following described premises to wit: The South West (1/4) quarter of the South West (1/4) quarter of Section No (35) Thirty five. Township No 77. Seventy Seven North of Range (27) Twenty seven West of the 5th P.M. Iowa.
And We do hereby covenant with the said D. K. Mohlar that we are lawfully seized, in fee simple, of said premises, that they are Free from incumbrances that we have a 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 Charlotte Phillips hereby relinquishes all her right of dower in and to the above described premises

Signed the Sixteenth day of January A.D. 1864

In Presence of
N. W. Garrison

{ U.S. Rev. Stamp 50.
Levi Phillips }

Levi Phillips
Charlotte Phillips

State of Iowa }
County }¹¹

16th day of January A.D. 1864 before me
N. W. Garrison County Judge in and for said County
personally came Levi Phillips and Charlotte Phillips, personally to me
known to be the identical persons whose names are affixed to the above
deed as grantor and acknowledged the same to be their voluntary act and deed
Witness My hand and official Seal the day and year above written

G. S.
Filed for Record the 7th day of July 1864 at the hour of 10 o'clock A.M.

N. W. Garrison County Judge
R. A. Stitt Recorder
By E. G. Perkins Deputy