

DEED RECORD.

A. Ballentine

Filed for record the 1st day of April A. D. 1865, at
12 o'clock, — M.

WARRANTY DEED.

O. A. Moser

Recorder, Madison County, Iowa.

Jacob Gutshall

Carter, Hussey & Curl, Printers, Des Moines, Iowa.

By

Deputy.

Know all Men by these Presents, That I, Alexander Ballentine

of Madison County and State of Iowa in consideration of the sum of
Five Hundred Dollars, in hand paid, by
Jacob Gutshall of Dallas County, and State of
Iowa do hereby **Sell and Convey**, unto the said Jacob Gutshall

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:
The North half of the South East quarter of Section Thirty six
Township Seventy seven, Range Twenty seven.

This conveyance to be void upon condition that the said Alex.
Ballentine shall well & truly pay said Gutshall a certain prom-
issory Note executed by said Ballentine and W. J. Ballentine &
A. J. Ballentine to him, dated Aug. 5th 1862 calling for the payment
of Four hundred and Eighty four dollars one year from date with
ten per cent interest, on which Note has been paid One hundred
dollars, otherwise to be in full force & virtue.

And I hereby covenant with the said Jacob Gutshall
that I ~~hold said premises by good~~
~~and perfect title~~, that I have good, right, and lawful authority, to ~~sell and convey~~ ^{mortgage} the same: that
they are free, and clear of all liens and incumbrances whatsoever. And I covenant to warrant
and defend the said premises against the lawful claims of all persons whomsoever; and the said
hereby relinquishes her right of dower in and to the above
described premises.

Signed this thirty first day of March A. D. 1865.

IN PRESENCE OF

A. Ballentine

STATE OF IOWA,

Madison County.

On this 31st day of March A. D. 1865, before me, W. J. B.
Cummings a Notary Public

within and for said County, personally came Alexander Ballentine

personally to me
known to be the identical person whose name is affixed to the above Instrument as grantor, and
ac knowledgeed the same to be his voluntary act and deed, for the purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal.
at Winterset on the date last above written.

"LS"

W. J. B. Cummings
Notary Public

US Rev. St.
50 cts A. B.
3-31-1865