DEED RECORD.

James M. Cleland & Wife
WARRANTY DEED.
John Sanders

Filed for record the 7th day of February A. D. 1865, at One o'clock, P. M.

O. A. Moser
Recorder, Madison County, Iowa.

#12

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

By ..... Deputy.

Know all Men by these Presents, That James M. Cleland & Huldah Cleland of Madison County and State of Iowa in consideration of the sum of Twelve Hundred (100) Dollars, in hand paid, by John Sanders of Madison County, and State of Iowa do hereby **Sell and Convey,** unto the said John Sanders the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Eighteen acres off of the West side of the North East quarter (1/4) of the North East quarter of Section No One (1), and the North West quarter of the South East quarter of Section No Eleven (11) all in Township No (75) Seventy-five, Range No (27) Twenty-seven West, Containing Fifty Eight acres more or less. Together with all the improvements and appurtenances thereon, excepting the string of Fence on the East side of the last named lot, one half only of which is herewith conveyed.

And We hereby covenant with the said John Sanders that We hold said premises by good and perfect title, that We have good, right, and lawful authority, to sell and convey the same: that they are free, and clear of all liens and incumbiances whatsoever. And We covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever; and the said Huldah Cleland hereby relinquishes her right of dower in and to the above described premises.

Signed this 7th day of February A. D. 1865.

IN PRESENCE OF
N. W. Garretson

James M. Cleland
Huldah Cleland

STATE OF IOWA, } ss.
Madison County.

On this 7th day of February A. D. 1865, before me N. W. Garretson a County Judge within and for said County, personally came James M. Cleland & Huldah Cleland personally to me known to be the identical persons whose names are affixed to the above Instrument as grantors, and acknowledged the same to be their voluntary act and deed, for the purposes therein expressed.

U.S. Rev. Sts.
$1 50 J. M. C.
Feb 7/1865

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

(SS)

N. W. Garretson County Judge
of Madison County Iowa