

Deed P

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S. G. Ruby & wife  
To } Deed  
H. J. B. Cummings

Know all Men by these presents, That we S. G. Ruby and Sophy J. Ruby husband & wife of Madison County and State of Iowa, in consideration of the sum of Two hundred and fifty dollars in hand paid, by H. J. B. Cummings of Madison County and State of Iowa, do hereby sell and convey unto the said H. J. B. Cummings the following described premises, situated in the County of Madison and State of Iowa, to wit; The East One third ( $\frac{1}{3}$ ) of Lot No. Six (6) in Block No. Eleven (11) (it being twenty two feet front & One hundred and thirty two feet Back) of the Original town plat of the City of Winterset, Madison County Iowa, and we hereby covenant with the said H. J. B. Cummings that we hold said premises by title in fee simple; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever, and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever; and the said Sophy J. Ruby hereby relinquish her right of dower in and to the described premises.  
Signed this 24<sup>th</sup> day of April A.D. 1865

U.S. Rev. St. 50 cts.  
S. G. R. 4-24-1865

S. G. Ruby  
Sophy J. Ruby

State of Iowa } ss  
Madison County }

On this twenty fourth day of April A.D. 1865, before me B. F. Murray a Notary Public within and for said County, personally came S. G. Ruby and Sophy J. Ruby husband and wife, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their 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 Iowa, on the date last above written

SS

B. F. Murray  
Notary Public

Filed for Record April 26<sup>th</sup> 1865 at 12 Clock M.  
O. A. Moser Recorder