

DEED RECORD.

⑧ Wm B. Ruby & wife }
WARRANTY DEED. }
Alfred Seavers }
#170
Carter, Hussey & Curl, Printers, Des Moines, Iowa.

Filed for record the 1st day of June A. D. 1865, at
3 1/2 o'clock, P. M.
O. A. Moser
Recorder, Madison County, Iowa.
By Deputy.

Know all Men by these Presents, That W^m B. Ruby & Elizabeth D. Ruby husband and wife _____ of Madison County and State of Iowa _____ in consideration of the sum of Two Hundred _____ Dollars, in hand paid, by Alfred Seever _____ of Madison County, and State of Iowa do hereby **Sell and Convey**, unto the said Alfred Seever _____

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Commencing at the North East corner of the South West
qr. ($\frac{1}{4}$) of Section No Thirty two (32) Township Seventy
six (76) Range No Twenty seven (27) running thence South
Sixteen (16) rods, thence West twenty (20) rods, thence North Sixteen
(16) rods, thence East twenty (20) rods, to the place of beginning,
containing two (2) acres.

And We hereby covenant with the said Alfred Seavers _____
 _____ 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 incumbrances whatsoever. And We covenant to warrant
 and defend the said premises against the lawful claims of all persons whomsoever; and the said
 Elizabeth D. Ruby hereby relinquishes her right of dower in and to the above
 described premises.

Signed this 31st/_u day of May A. D. 1865

IN PRESENCE OF

W. B. Ruby
Elizabeth D. Ruby

STATE OF IOWA, ss.
Madison County.

On this 31st day of May A. D. 1865, before me S. G. Ruby
a Notary Public

within and for said County, personally came Wm B. Ruby &
Elizabeth D. Ruby 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.

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

"SS"

S. G. Ruby
Notary Public

U.S. Rev. St.
50th W.B.R.
5-31st 1865