

DEED RECORD.

② \$ John M. Carder & wife } Filed for record the 8th day of July A. D. 1865, at
 WARRANTY DEED. } 2 o'clock, P. M.
 P. J. Roan } #189 C. A. Moser
 Recorder, Madison County, Iowa.
 By Deputy.

Know all Men by these Presents, That We John M. Carder & Hester Ann Carder wife of the said John M. of Madison County and State of Iowa in consideration of the sum of One thousand three hundred ¹⁰⁰ Dollars, in hand paid, by P. J. Roan of Delaware County, and State of Iowa do hereby **Sell and Convey**, unto the said P. J. Roan

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

The East half (1/2) of the North East quarter of the North East quarter of Section No Thirty five (35) and the North half of the North East quarter of Section No Twenty six (26) all in Township Seventy four (74) North of Range No Twenty eight West of the 5th P. M. Containing One hundred and Twenty acres according to the Original Survey.

And We hereby covenant with the said P. J. Roan 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 Hester Ann Carder hereby relinquishes her right of dower in and to the above described premises.

Signed this 8th day of July A. D. 1865.

IN PRESENCE OF

John M. Carder
 Hester A. Carder

STATE OF IOWA,

Madison County.

On this 8th day of July A. D. 1865, before me V. Wainwright, Notary Public

within and for said County, personally came John M. Carder & Hester Ann Carder 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, Notarial at Winterset on the date last above written.

LS

V. Wainwright
 Notary Public

US Rev. St. § 120
 H A C & J M C -
 July 8 1865