

DEED RECORD.

James Miller & wife

WARRANTY DEED.

Samuel Conard

Filed for record the 17th day of July A. D. 1865, at

2 o'clock, P. M.

C. A. Moser

Recorder, Madison County, Iowa.

By Deputy.

#198

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

Know all Men by these Presents, That We James Miller and

Anna Miller his wife

of Madison County and State of Iowa in consideration of the sum of

Seventy two (72)

Dollars, in hand paid, by

Jackson Conard of Madison County, and State of

Iowa do hereby **Sell and Convey**, unto the said Samuel Jackson

Conard

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

A part of the East half of the North West quarter of the South East quarter of Section Eighteen (18) in Township Seventy five (75) North of Range Twenty six (26) West, beginning at the North East corner of said land thence running West forty (40) Rods, thence South forty eight (48) Rods, thence East forty (40) Rods, thence North forty eight (48) rods to the place of beginning, containing Twelve (12) Acres more or less.

And We hereby covenant with the said Samuel Jackson Conard 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

Anna Miller hereby relinquishes her right of dower in and to the above described premises.

Signed this 22nd day of February A. D. 1865.

IN PRESENCE OF

R. C. Nickle

James Miller
Annie Miller

STATE OF IOWA, ss.

Madison County.

On this 22nd day of February A. D. 1865, before me the Undersigned a Justice of the Peace within and for said County, personally came James Miller and Anna Miller 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 St. Charles Madison County State of Iowa on the date last above written.

R. C. Nickle
Justice of the Peace

US Rev. St. 50 cts
James Miller
Feb. 22nd 1865