

DEED RECORD.

② & *Elbert G. Nicholson* Filed for record the 8th day of February A. D. 1865, at
One o'clock, P. M. O. A. Moser
WARRANTY DEED. Isaac & Joseph D. Perkins *21 Recorder, Madison County, Iowa.
Carter, Hussey & Curl, Printers, Des Moines, Iowa. By _____ Deputy.

Know all Men by these Presents, That *We, Elbert G. Nicholson*

of *Madison County and State of Iowa* in consideration of the sum of
Three Hundred ¹⁰⁰ Dollars, in hand paid, by
Isaac & Joseph D. Perkins of *Madison* County, and State of
Iowa do hereby **Sell and Convey**, unto the said *_____*
Isaac Perkins & Joseph D. Perkins
the following described premises, situate in the County of *Madison*, and State of *Iowa*, to-wit:
North half (1/2) of the South East quarter (1/4) of Section
Number Twelve (12) in Township Number Seventy seven
(77) North; of Range Twenty Eight (28) West of the 5th P. M.
Iowa.

And *I* hereby covenant with the said *Isaac Perkins & Joseph D.*
Perkins that *I* hold said premises by good
and perfect title, that *I* 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 *I* covenant to warrant
and defend the said premises against the lawful claims of all persons whomsoever; and the said
_____ hereby relinquishes her right of dower in and to the above
described premises.

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

IN PRESENCE OF

Elbert G. Nicholson

STATE OF IOWA,
Madison County.

On this 8th day of February A. D. 1865, before me
B. F. Murray Notary Public
within and for said County, personally came *Elbert G. Nicholson*
_____ personally to me
known to be the identical person whose name is affixed to the above Instrument as grantor, and
ac knowledgeed the same to be his voluntary act and deed, for the purposes therein expressed.

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

B. F. Murray Notary Public
Madison County Iowa

