

DEED RECORD.

Elbert G. Nicholson
WARRANTY DEED.
Isaac & Joseph D. Perkins

Filed for record the 8th day of February A. D. 1865, at
One o'clock, P.M.

O. A. Moser

Recorder, Madison County, Iowa.

By _____ Deputy.

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

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

of Madison County and State of Iowa are 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 ($\frac{1}{2}$) of the South East quarter ($\frac{1}{4}$) of Section Number Twelve ($\frac{1}{2}$) 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 whosoever; 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

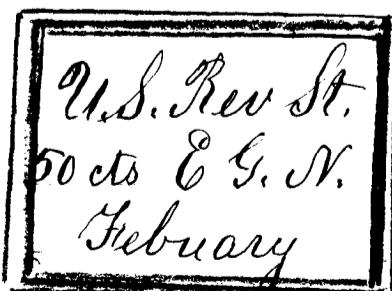
STATE OF IOWA,

Madison County. ss.

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 acknowledged 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,
at Winterset Iowa on the date last above written.

B. F. Murray Notary Public
Madison County Iowa



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