

DEED RECORD.

⑦ Morgan James & wife } Filed for record the 23rd day of March A. D. 1865, at
WARRANTY DEED. } 12 o'clock, — M. O A Mouser
Thomas Stevens } *84 Recorder, Madison County, Iowa.
By — Deputy.
Carter, Hussey & Curl, Printers, Des Moines, Iowa.

Know all Men by these Presents, That We, Morgan James and Julia A. James, his wife of Madison County and State of Iowa in consideration of the sum of Fifteen Hundred Dollars, in hand paid, by Thomas Stevens of Madison County, and State of Iowa do hereby Sell and Convey, unto the said Thomas Stevens

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:
The North West fourth (1/4) of the South East fourth (1/4), and the West half (1/2) of the North East fourth (1/4) of the South East fourth (1/4) of Section Twenty seven (27) Township Seventy five (75) North; Range Twenty seven (27) West of 5th P. M. Iowa. Also Fourteen (14) acres off of the West side of the East half of the South West fourth (1/4) of Section Twenty three (23) Township Seventy five (75) North; Range Twenty seven (27) West, being 136 rods long from the North line of said quarter Section

And We hereby covenant with the said Thomas Stevens 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 Julia A. James hereby relinquishes her right of dower in and to the above described premises.

Signed this 28th day of January A. D. 1865.

IN PRESENCE OF
Lewis Mayo

Morgan James
Julia A. James

STATE OF IOWA, ss.
Madison County.

U.S. Rev. St.
§2. M. & J. A. J.
Jan. 28th 1865

On this 28th day of January A. D. 1865, before me Lewis Mayo a Notary Public within and for said County, personally came Morgan James and Julia A. James 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 on the date last above written.
Lewis Mayo
Notary Public