

DEED RECORD.

28 Martin Boone
Robert A. Wayne & wife } Filed for record the 30th day of March A. D. 1865, at
WARRANTY DEED. } 1 o'clock, P. M.
E. Hays } O A Moser
#93 Recorder, Madison County, Iowa.
By Deputy.
Carter, Hussey & Curl, Printers, Des Moines, Iowa.

Know all Men by these Presents, That We, M. Boone and R. A. Wayne and Mary A. Wayne wife of the said R. A. Wayne of Madison County and State of Iowa in consideration of the sum of Five thousand two hundred and fifty Dollars, in hand paid, by E. Hays of Madison County, and State of Iowa do hereby **Sell and Convey**, unto the said E. Hays

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:
The North East quarter (1/4), and the North half (1/2) of the South East quarter (1/4) of Section Number five (5), and the North West quarter (1/4) of the North West quarter (1/4) of Section Number Nine (9) in Township number Seventy six (76) North; of Range number Twenty eight (28) West of 5th P.M. and the South East quarter (1/4) of the North East quarter (1/4) of Section number Twenty two (22) in Township number Seventy seven (77) North; of Range number Seventy seven (27) West of 5th P.M., and three and three fourths (3 3/4) acres in the South East quarter (1/4) of the North West quarter (1/4) of Section number Twenty (20) in Township number Seventy seven (77) North; of Range number Twenty eight (28) West of 5th P.M., beginning thirty (30) rods from the North West corner thence East to a stake, thence sixty (60) rods South to a stake, thence ten (10) rods East to a stake, thence sixty (60) rods North to a stake, thence ten (10) rods West to the place of beginning in all three and three fourths (3 3/4) acres, together with all and singular the improvements privileges and appurtenances therunto belonging or in any wise appertaining

And We hereby covenant with the said E. Hays 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 Mary A. Wayne hereby relinquishes her right of dower in and to the above

described premises. The foregoing warranty of title is intended to cover and does cover every thing and every claim against said premises, except a mortgage executed to one Elizabeth Hughes on the 3rd day of May A.D. 1864, by the said M. Boone, and R. A. Wayne on said premises the day of payment and satisfaction of which is in consideration of this conveyance assumed by the said E. Hays the grantee herein.

Dated this 30th day of March A.D. 1865

Martin Boone
Robert A. Wayne
Mary A. Wayne

STATE OF IOWA,
Madison County.

US Rev. St 5-50
MB & R A W. M A W.
March 30th 1865

ss. On this 30th day of March A. D. 1865, before me
Jno Leonard a Notary Public
within and for said County, personally came M. Boone & R. A. Wayne & M. A. Wayne
wife of said R. A. Wayne personally to me
known to be the identical persons whose names are affixed to the above Instrument as grantors, and
as 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 in said County on the date last above written.



Jno Leonard Notary Public
Madison County Iowa