

By James Shepherd Deputy

John Higgins
Deed
Manning Drake

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242

Know all men by these presents that we John Higgins & Mary Higgins his wife of Madison County State of Iowa in consideration of the sum of (\$800.00) Eight Hundred Dollars in hand paid do hereby sell and convey unto Manning Drake of Madison County and State of Iowa the following described premises situated in Madison County and State of Iowa to wit

The South West quarter (1/4) of the North East quarter (1/4) also five (5) acres more or less out of the North West corner of the North East quarter (1/4) of the South East quarter (1/4) of section No Fifteen (15) in Township Twenty five (25) Range No Twenty Eight (28) West of 5th P.M. P.M. Iowa

The last described tract more particularly described to wit commencing at the North West corner of said North East quarter of said South East quarter & section running thence South forty (40) rods thence North East to an Elm tree two rods South East of a certain spring thence in the same direction to the channel bed of Middle River containing in all Forty five acres more or less both tracts inclusion

And we do hereby covenant to Warrant and Defend the title to the said premises to the said Manning Drake against the lawful claims of all persons whomsoever

Witness the seventeenth day of April A.D. 1864

US Rec'd \$ 100
J. M. Higgins Apr 17 1864

John Higgins
Mary Higgins
husb

State of Iowa
Madison County

SS On this seventeenth day of April A.D. 1864 before me Wm. Newlon a Notary Public in and for said County personally came John Higgins and Mary Higgins his wife personally to me known to be the identical persons whose names

are affixed to the above Deed as grantors and acknowledge the execution of the same to be their voluntary act and deed

Witness My hand and Notarial Seal W. L. Newlon Notary Public

E. L. S. }

Madison Co Iowa

Filed for record the 17th day of April A.D. 1866 at 12 O'clock M.

O. A. Moser Recorder

James Shepherd Deputy