

DEED RECORD.

⑧

S. B. Coltrane

WARRANTY DEED.

V. B. Wiggins & August H. Berger

Filed for record the 24th day of July A. D. 1866, at 10 o'clock, A. M.

#578

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

By O. A. Moser Recorder, Madison County, Iowa.
Jas Shepherd Deputy.

Know all Men by these Presents, That we Samuel B. Coltrane and his wife Elizabeth J. Coltrane of Madison County and State of Iowa in consideration of the sum of Twelve Dollars and fifty cents 100 Dollars, in hand paid, by Van B. Wiggins & August H. Berger of Madison County, and State of Iowa do hereby **Sell and Convey**, unto the said

Van B. Wiggins & August H. Berger the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Beginning at a point in the River 460 links East of the South West corner of the North West quarter of section (No 36) in Township Seventy Six (76) North of Range twenty seven (27) West of the 5th Principal Meridian thence North 145 links thence East Parallel with the South line of said quarter 214 links thence South 145 links thence West 214 links to the place of beginning containing 49 1/2 square Rods.

And we hereby covenant with the said Van B. Wiggins & August H. Berger that we hold said premises by good and perfect title, ^{in fee simple} 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 Elizabeth J. Coltrane hereby relinquishes her right of dower in and to the above described premises.

Signed this (7) Seventeenth day of April A. D. 1866

IN PRESENCE OF

Samuel B. Coltrane
Elizabeth J. Coltrane
mark

STATE OF IOWA, ss.
Madison County.

On this Seventeenth day of April A. D. 1866, before me the undersigned

a Justice of the Peace within and for said County, personally came Samuel B. Coltrane and his wife Elizabeth J. Coltrane personally to me

known to be the identical persons whose names are affixed to the above Instrument as grantors, and

personally 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 St Charles on the date last above written.

Thos. Nichol Justice of the Peace
in and for Madison County Iowa

W. B. Wiggins & A. H. Berger
Subscribed
Apr 17 1866