

DEED RECORD.

8

S. C. Coltrane /

WARRANTY DEED.

Van B. Higgins & August J. Berger

Filed for record the 21th day of July A. D. 1866, at 10 o'clock, A. M.

#579

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

C. T. Moser

Recorder, Madison County, Iowa.

By James Shepherd Deputy.

Know all Men by these Presents, That we Samuel C. Coltrane and his wife Elizabeth J. Coltrane of Madison County and State of Iowa

in consideration of the sum of Eight hundred 100 Dollars, in hand paid, by Van B. Higgins & August J. Berger of Madison County, and State of Iowa

do hereby **Sell and Convey**, unto the said Van B. Higgins & August J. Berger the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Beginning at the North West corner of the South West quarter (14) of section No thirty six (36) Township seventy six (76) North of range No twenty seven (27) West of the fifth principal meridian running twelve (12) rods South thence East parallel with the north line of said quarter forty (40) rods thence North twelve (12) rods to the north line of said quarter thence west along the North line of said quarter forty (40) rods to the place of beginning containing three acres also two (2) acres in a square piece situated or lying in the North East corner of the South East quarter (14) of section thirty five (35) Township and Range above mentioned

And we hereby covenant with the said Van B. Higgins and August J. Berger 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 Elizabeth J. Coltrane hereby relinquishes her right of dower in and to the above described premises.

Signed this Eleventh (11th) day of April A. D. 1866.

IN PRESENCE OF

Oliver Weller

Samuel C. Coltrane

Elizabeth J. Coltrane

STATE OF IOWA,

Madison County.

ss.

On this 11th day of April A. D. 1866, before me

the undersigned a Justice of the Peace

within and for said County, personally came Samuel C. Coltrane and Elizabeth J. Coltrane 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 St. Charles on the date last above written.

R. C. Nichol

J. P. Seal

As Recd #100
S. C. Coltrane
Apr 11 1866