

Deed 3 123

MADISON COUNTY, IOWA.

FROM Philander V. Carpenter
 TO Joseph H. Walkup

Filed for Record this 7th day of October
 A. D. 1869, at 1 o'clock, P. M.
 By O. A. Mosser Recorder,
 Deputy. # 1230
C. W. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That I Philander V. Carpenter
 of the County of Madison County, and State of Iowa in consideration of
 the sum of Three hundred DOLLARS,
 in hand paid by Joseph H. Walkup
 of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Joseph H. Walkup
 the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Lots Nos One (1) and fractional Lot No Two (2), and
fractional No Seven (7) and Lot No Eight (8) in half (1/2) Block
No Six (6), and also Lots Four (4) and Five (5) in Block No
Five (5) all situated in the town of St. Charles in Madison
County and State of Iowa.

And I hereby covenant with the said Joseph H. Walkup
 that I hold said premises by good and perfect title, that I 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 I
 covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever: and the said
I hereby relinquishes her right of Dower
 in and to the above described premises.

Signed, this 24th day of September A. D. 1869.

IN PRESENCE OF
John W. Bogardus

Philander V. Carpenter

STATE OF IOWA, } ss.
Madison COUNTY.

On this 24th day of Sept. A. D. 1869, before me
John W. Bogardus a Justice of the Peace
 within and for said County, personally came Philander V. Carpenter

U. S. Rev. St. 5063
P. V. C.
Sep. 24 1869

personally to
 me known to be the identical person whose name is affixed to the above instrument
 as grantor, and acknowledged the same to be his 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 Iowa on the date last above written.

John W. Bogardus
Justice of the Peace