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Heirs of S. Jones dec^d
To: Deed
John Phillips

This Indenture, made and entered into this, the Tenth day of September A.D. one thousand eight hundred and sixty nine, by and between Harriet Jones, Mattie Jones, John M. Bennett & Eliza M. Bennett his wife heirs of S. Jones dec^d of the County of Carroll and State of Missouri as parties of the first part, and John Phillips of the County of Madison and State of Iowa, as party of the second part; Witnesseth, That the parties of the first part, for and in consideration of the sum of Three hundred and Eight dollars to them paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, confirmed and conveyed, and by these presents, do grant, bargain and sell, confirm and convey, unto the said party of the second part, and his heirs and assigns forever, the following described real estate situated in the County of Madison and State of Iowa, to-wit:

The South East fourth (1/4) of the South East fourth (1/4) of Section No Ten (10) Township Seventy six (76) North Range Twenty nine (29) Containing Forty (40) Acres more or less:—

To have and to hold, the same, with all the rights, privileges and appurtenances thereunto belonging, or in any wise appertaining, to the only proper use, benefit and behoof of John Phillips the said party of the second part, to his heirs and assigns forever. — The said parties of the first part, hereby covenanting, that they and their heirs, executors and administrators, shall and will Warrant and defend the title to the said premises, and every part thereof, unto the said party of the second part, his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

In testimony whereof, the said parties of the first part have hereunto set their hands and seals the day and year first herein written

Harriet Jones (Seal)
Mattie Jones (Seal)
John M. Bennett (Seal)
Eliza M. Bennett (Seal)

W.D. Revd. 5000
H. J. Co. al
Sept 10th 1869

State of Missouri }
County of Livingston }

Be it remembered, that Harriet Jones, Mattie Jones, John M. Bennett and Eliza M. Bennett his wife who are personally known to the undersigned Clerk of the Circuit Court within and for the said County, to be the persons whose names are subscribed to the foregoing Deed, as first parties thereto, this day appeared before me and acknowledged that they executed and delivered the same as their voluntary act and deed, for the uses and purposes therein mentioned. — And the said Eliza M. Bennett being by me made acquainted with the contents of said deed, acknowledged, on examination, separate and apart from her said husband that she executed the same freely and without compulsion or undue influence of her husband. — Witness my hand with the Seal of said Court hereto affixed at Office in Chillicothe this 10th day of September A.D. 1869
J. V. Goldsby Clerk

Filed for Record Oct 11th 1869 at 2:30 o'clock P.M. — C.A. Mason Recorder