

# RECORD OF DEEDS,

FROM James A. Emerson & wife  
TO Dist. Sp. of Walnut  
Filed for Record this 27<sup>th</sup> day of October  
A. D. 1869, at 2 o'clock, P. M.  
By O. A. Meuser Recorder,  
Madison County, Iowa.  
Deputy. # 1620  
C. W. & C. PRITTS, DES MOINES.

## Know all Men by these Presents:

That we James A. Emerson & Mary A. Emerson  
of the County of Madison — County, and State of Iowa — in consideration of  
the sum of One — DOLLAR,  
in hand paid by Dist. No One (1) Dist. Township of Walnut —  
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said  
Dist. No One (1) Dist. Township of Walnut. —  
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

One Acre. — Commencing Sixteen rods (16) North  
of the South East corner of the North West  $\frac{1}{4}$  of North East  $\frac{1}{4}$   
of Section No Two, Township No (74) Range No (27), thence West  
(13) rods, thence North (13) rods, thence East (13) rods, thence South  
(13) rods to the place of beginning, said tract of land to be used  
for School house purposes & that only & if the same should ever  
be appropriated for any other purpose then this deed to be void.

And we hereby covenant with the said Dist. No One Dist. Sp. of Walnut  
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  
Mary A. Emerson hereby relinquishes her right of Dower  
in and to the above described premises.

Signed, this 28<sup>th</sup> day of Sept. — A. D. 1868.

IN PRESENCE OF

James A. Emerson  
Mary A. Emerson

STATE OF IOWA, }  
Madison COUNTY. } ss.

On this 28 day of Sept. — A. D. 1868, before me  
S. G. Ruby — Notary Public  
within and for said County, personally came James A. Emerson &  
Mary A. Emerson 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 no  
other purpose.

U. S. Rev. St. \_\_\_\_\_

no Stamp

"Lo. S."

Witness my hand and Notarial Seal the day and year above written.

S. G. Ruby  
Notary Public