

MADISON COUNTY, IOWA.

FROM

John & Mary A. Sprouls
to
Fletcher Hearston

Filed for Record this 1st day of December

A. D. 1869, at 2 o'clock, P. M.

O. A. Meuser

Recorder,
Madison County, Iowa.

By Deputy.

#2050

C. H. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That we John Sprouls and Mary Anne his wife both
of the County of Washington County, and State of Pennsylvania in consideration of
the sum of Eleven hundred and twenty (\$1120) — — DOLLARS,
in hand paid by Fletcher Hearston — —
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Fletcher Hearston — —

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

The South East quarter of Section Thirty one
(31), in Township Seventy seven (77), North of Range
Twenty nine (29) West of the 5th P. M. Iowa.
Containing 160 Acres more or less. —
Excepting the tax of 1869.

And we hereby covenant with the said Fletcher Hearston — —
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 Anne Sprouls — — hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 1st day of November — — A. D. 1869.

IN PRESENCE OF

S. A. Houston
Isaac N. Houston

John Sprouls
Mary Ann Sprouls

STATE OF Penn^a. } ss.
Greene — — COUNTY.

On this 1st day of November — — A. D. 1869, before me

the subscriber — — Justice of the Peace — —

within and for said County, personally came John and Mary Anne
Sprouls — — personally tome 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 herunto subscribed my name and affixed my
official seal, at Richhill — — on the date last above written.

U. S. Rev. Stat¹ 152
J. S. & M. A. S.
Nov 1 1869

For clerks but. see
book No 2, page 95.

Simon A. Houston
Justice of the Peace