

MADISON COUNTY, IA - BOOK W

518
 To } J. A. Pitzer & wife
 Deed
 J. M. Pitzer

Know all Men by these presents,
 That we John A. Pitzer and Elizabeth J. Pitzer wife of the said John A. Pitzer of the County of Madison and State of Iowa in consideration of the natural love and affection which we bear toward our Son J. M. Pitzer of Madison County and State of Iowa do hereby sell and convey unto the said J. M. Pitzer the following described premises, situated in the County of Madison and State of Iowa, to-wit;

Commencing at a point twenty one (21) rods North of the South East corner of the South West quarter ($\frac{1}{4}$) of the North West quarter ($\frac{1}{4}$) of Section number thirty one (31) of Township number Seventy six (76) of Range number Twenty seven (27) West of 5th Principal Meridian, running thence West fifty five (55) rods to the South East corner of block number Two (2) of Pitzer and Knights addition to the City of Winterset; thence North on a line with the West side of Jackson Street in the Original town of Winterset, to a point thirty (30) rods North of the North end of said Jackson Street; thence East twelve and one half (12 $\frac{1}{2}$) rods; thence North thirteen (13) rods; thence West twelve and one half (12 $\frac{1}{2}$) rods; thence North to a point forty (40) rods East of the North West corner of the South West quarter ($\frac{1}{4}$) of the North West quarter ($\frac{1}{4}$) of Section number Thirty one (31) of Township number Seventy-six (76) of Range number Twenty seven (27) West of 5th Principal Meridian; thence East to the North East corner of said last above described tract of land; thence South to the place of beginning; containing (19 $\frac{1}{4}$) Nineteen and one quarter Acres more or less. — Also commencing at the North East corner of Block number twelve (12) of Pitzer & Knights addition to the City of Winterset, thence West on the North line of said Block to the North West corner of said block, thence South eight (8) rods; thence East Sixteen (16) rods; thence South One (1) rod; thence West sixteen (16) rods; thence South to the South West corner of said block; thence West four (4) rods; to the South East corner of Block number thirteen (13) of Pitzer and Knights addition to the City of Winterset; thence North Eight (8) rods; thence West Sixteen (16) rods; thence North One (1) rod; thence East Sixteen (16) rods; thence North eight (8) rods to the North East corner of said Block number thirteen (13) thence West Sixteen (16) rods; thence North thirty — (30) feet; thence East thirty six (36) rods; thence South thirty — (30) feet to the place of beginning.

Also lots numbers One (1), two (2), three (3), four (4), five (5), six (6), seven (7), and eight (8) in Block number Twelve (12); also lots numbers One (1), two (2), three (3), four (4), five (5), six (6), seven (7) and Eight (8) in Block number Thirteen (13); both and each of said Blocks number twelve (12) and thirteen (13) being in Pitzer and Knights Addition to the City of Winterset.

And we hereby covenant with the said J. M. Pitzer that we hold said premises by good and perfect title, that we have good right and lawful authority

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to sell and convey the same, that they are free and clear from 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. Pitzer hereby relinquishes her right of dower in and to the above described premises.
Signed this Twelfth day of March A.D. 1869

US Rev St \$1.00
J. A & E. J. P.
March 12th 1869

John A. Pitzer
Elizabeth J. Pitzer

State of Iowa }
Madison County } ss.

On this 12th day of March A.D. 1869, before me Jno Leonard a Notary Public in and for said County personally came John A. Pitzer and Elizabeth J. Pitzer 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. - Witnesses my hand and Notarial Seal the day and year last above written

"J. L."

Jno Leonard Notary Public
Madison County Iowa

Filed for Record March 29th 1869, at 2 o'clock P.M.
O. A. Moser Recorder