

MADISON COUNTY, IA - BOOK W

B. F. Allen & wife
 To { Deed
 609 C. R. I. & P. R. R. Co.

This Deed of Bargain and Sale, Made and executed this 23rd day of April A. D. 1869, by and between Benjamin F. Allen and Thesie M. Allen of the County of Polk, and State of Iowa, of the first part, and the Chicago, Rock Island and Pacific Rail Road Company, a Corporation organized, under the laws of the States of Iowa and Illinois of the second part.

Witnesseth; That the said part of the first part, for and in consideration of the sum of One Dollar, in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted and sold, and do by these presents Grant, Bargain, Sell, Convey and Confirm unto the said second party, its heirs and assigns forever, the following Real Estate, lying and being situated in the County of Madison and State of Iowa, to-wit;

A part of the South half of the South West quarter of Section Six(6) in Township Seventy seven(77) North, of Range Twenty eight(28) West, described and bounded as follows, to-wit; Commencing at a point on the Chicago, Rock Island and Pacific Railroad Eighty one and a half ($81\frac{1}{2}$) feet measured on centre line of said Railroad westward of the East boundary line of said South West quarter of said Section Six(6), thence North One hundred fifty three and $\frac{3}{4}$ ($153\frac{3}{4}$) feet to the North East corner of said Railroad Company's Depot Grounds as shown on the recorded plat of the town of Carlham; thence in a Northwesterly direction (as shown in said plat) parallel with the centre line of said Railroad and one hundred and fifty feet (150) therefrom Nineteen hundred and fifty four $\frac{1}{2}$ ($1954\frac{1}{2}$) feet to the North West corner of said grounds; thence South Three hundred and ten $\frac{1}{2}$ ($310\frac{1}{2}$) feet to the South West corner of said grounds; thence South Easterly parallel with the centre line of said Railroad and one hundred & fifty (150) feet distant therefrom Nineteen hundred & fifty four $\frac{1}{2}$ ($1954\frac{1}{2}$) feet more or less to the South East corner of said grounds; thence North One hundred & fifty three $\frac{1}{4}$ ($153\frac{3}{4}$) feet to the place of beginning; said piece of ground hereby conveyed being a strip of land three hundred (300) feet in width, extending from Cherry Street to Elm Street in said town of Carlham, as the said Streets are located and designated on the recorded plat of said town. — The intention being to convey hereby an absolute title in fee to said Real Estate, including any right of homestead had therein. — To have and to hold the premises above described, with all the appurtenances thereto belonging, unto the said second party their heirs and assigns forever. — The said Benjamin F. Allen hereby covenanting for himself, his heirs, executors and administrators, that the above described premises are free from any incumbrance; that he has full right, power and authority to sell the same, and he will Warrant and defend the title unto the said second party their heirs and assigns, against the claims of all persons whosoever lawfully claiming the same, by, through or under him, — And the said Thesie M. wife of the said Benjamin F. Allen hereby releases and relinquishes

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her right of dower in and to the foregoing described premises. —

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

US Rev St. 50 cts.
B & A Apr 1869

Benjamin F. Allen
Thusie M. Allen

State of Iowa }
Polk County } ss

Be it remembered, that on this 23^d day of April A.D. 1869, before the undersigned, a Notary Public in and for said County, personally appeared Benjamin F. Allen and Thusie M. Allen to me personally known to be the identical persons whose names are subscribed to the foregoing Deed as grantors, and acknowledged the instrument to be their voluntary act and deed, and that they executed the same for the purposes therein mentioned. — Witness my hand and Notarial Seal the day and year last above written.

L. S.

Ira Cook Notary Public

Filed for Record May 19th 1869, at 2 1/4 o'clock P.M.

O. A. Moser Recorder