

MADISON COUNTY, IOWA.

FROM Elisha J. Pratt & wife
 TO James Simington
 Filed for Record this 11th day of January
 A. D. 1870, at 11² o'clock, A. M.
 By O. A. Mosser Recorder,
 Deputy. Madison County, Iowa.
 # 2670
 C. H. & C. PRINTING, ONE DOOR.

Know all Men by these Presents:

That we Elisha J. Pratt & Maria A. Pratt his wife
 of the County of Polk County, and State of Iowa — in consideration of
 the sum of One thousand — DOLLARS,
 in hand paid by James Simington —
 of Polk County and State of Iowa do hereby SELL AND CONVEY unto the said
James Simington —
 the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

The North half of the South West quarter of
 Section No Thirty five (35) in Township No Seventy-
 four (74) North of Range No Twenty seven (27).
 Containing Eighty (80) acres more or less. —

The Grantee hereof is to pay the taxes hereon for the year 1869.

And we hereby covenant with the said James Simington —
 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
Maria A. Pratt — hereby relinquishes her right of Dower
 in and to the above described premises.

Signed, this 27th day of December — A. D. 1869.

IN PRESENCE OF

Elisha J. Pratt
Maria A. Pratt

STATE OF IOWA, } ss.
Polk COUNTY.

On this twenty eighth day of December A. D. 1869, before me

S. H. Hamlin a Notary Public

within and for said County, personally came Elisha J. Pratt &

Maria A. Pratt — 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 the
 purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
 official seal, at Des Moines Polk County Iowa on the date last above written.

S. H. Hamlin Notary Public
Polk County Iowa

U. S. Rev. Sts § 1111
E. J. Pratt
Dec 29/69

"S. S."