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Mansar Coon & wife
To } Deed
N. W. Munger

Know all Men by these presents;

That we Mansar Coon and Rachel Coon his wife of Madison County Iowa, in consideration of the sum of Four hundred dollars to us in hand paid by N. W. Munger of Madison County Iowa, do hereby sell and convey unto the said N. W. Munger the following described premises situated in Madison County Iowa, to-wit: The South East quarter of the South East quarter of Section Twenty one, Township Seventy four, Range Twenty eight, being forty Acres more or less. — And we hereby covenant with the said grantee that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same and that they are free and clear of all liens and incumbrances, except as hereinafter mentioned. — And we covenant to warrant and defend the same against the lawful claims of all persons whomsoever, except as herein mentioned. — And the said Rachel Coon hereby relinquishes her right of dower in and to the above described premises.

This deed is made subject to a bond for a deed for the same land executed by the said Mansar Coon to one Joseph Goodin of Madison County Iowa on the 3^d day of March 1869. — By the terms of which bond the said Mansar Coon was to make to the said Joseph Goodin a warranty deed to said real estate upon the said Goodin paying to the said Coon \$200. on said 3^d day of March 1869 (which he at that time did) and also the sum of \$250, with ten per cent interest on the 1st of March 1870. — and also the further sum of \$250, with ten per cent interest on the 1st day of March 1871, which last two payments have not yet been made. — And whereas to secure the last two mentioned payments the said Goodin executed to the said Mansar Coon his two promissory Notes, of date March 3^d 1869 each for the sum of \$250. — one payable March 1st 1870, and the other payable March 1st 1871, and whereas the said Coon has this day transferred said notes to the said N. W. Munger, now therefore the above warranty deed is made to the said N. W. Munger in trust for the said Joseph Goodin subject to the claim of said Goodin to the above described land under the herein aforementioned bond — And upon the said Goodin complying with the requirements and conditions of said bond the said N. W. Munger is to execute and deliver to the said Goodin a good and sufficient warranty deed for the above described premises. — And if the said Goodin shall and do comply with the requirements of said bond, the said Munger then becomes the holder of said lands in trust for the said Goodin, but if the said Goodin fails to comply with the requirements of said bond then the said N. W. Munger is the full owner of said lands in fee simple. — Signed this 24th day of March 1870.

Mansar Coon
Rachel Coon

State of Iowa }
Madison County }
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Witness my hand and seal
this 24th day of March 1870

On this 24th day of March 1870, before me J. S. McCaughan a Notary Public within and for said County personally came Mansar Coon and Rachel Coon 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 Winterset in said County, this 24th day of March 1870,

L.S.

J. S. McCaughan Notary Public
Madison County Iowa

Filed for Record March 25th 1870, at 2 o'clock P.M.

O. A. Moser Recorder