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MADISON COUNTY, IOWA.

FROM Philip Garst & wife
TO Wm. M. Anderson

Filed for Record this 23^d day of February
A. D. 1870, at 2 1/2 o'clock, P. M.
By O. A. Meuser - Recorder,
Madison County, Iowa.
Deputy. #3730
C. H. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That we Philip Garst and Mary Garst his wife
of the County of Madison County, and State of Iowa in consideration of
the sum of Eight hundred DOLLARS,
in hand paid by Wm. M. Anderson
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Wm. M. Anderson
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

The North West quarter of the South West
quarter, and Ten Acres off the South part of the
South West quarter of the North West quarter of
Section No Thirty three (33) in Township No Seventy-
four (74) North of Range No Twenty six (26) West.
Containing Fifty Acres more or less - -

And we hereby covenant with the said Anderson
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 Garst hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 25th day of January - A. D. 1870.

IN PRESENCE OF

J. WhitePhilip Garst
Mary Garst
markSTATE OF IOWA, ss.
Madison COUNTY.

On this 25th day of January - A. D. 1870, before me
J. White a Justice of the Peace
within and for said County, personally came Philip Garst &
Mary Garst his wife - 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.

U. S. Rev. St. §100
P. G. & M. G.
Jan. 25th 1870

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal, at Office - on the date last above written.

J. White J. P.