

MADISON COUNTY, IOWA.

FROM
B. F. Philpott & wife
 to
Eugene Hillman

Filed for Record this 25th day of February
 A. D. 1870, at 10⁴⁰ o'clock, A. M.

By C. A. Moser Recorder,
 Madison County, Iowa.
 Deputy. # 3770

G. H. & C. PRINTING, DES MOINES.

Know all Men by these Presents:

That we B. F. Philpott & R. F. Philpott his wife

of the County of Madison County, and State of Iowa — in consideration of
 the sum of Three hundred and seventy five — DOLLARS,
 in hand paid by Eugene Hillman —
 of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Eugene Hillman —

the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

Block No 16th in the Original town
plat of the town of Peru.

And we hereby covenant with the said Eugene Hillman —
 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
R. F. Philpott hereby relinquishes her right of Dower
 in and to the above described premises.

Signed, this 6th day of December — A. D. 1869.

IN PRESENCE OF

B. F. Philpott
R. F. Philpott

STATE OF IOWA, } ss.
 COUNTY. }

On this 6th day of December A. D. 1869, before me
H. C. Wright a Justice of the Peace
 within and for said County, personally came B. F. Philpott and
R. F. Philpott — personally to
 me known to be the identical person whose names are affixed to the above instrument
 as grantor, and acknowledged the same to be their voluntary act and deed for the
 purposes therein expressed.

U. S. Rev. St. 5046
B. F. P. R. F. P.
Dec 6 1869

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

H. C. Wright
Justice of the Peace