

Deed 3

379

MADISON COUNTY, IOWA.

FROM Jay Culver & wife
TO J. M. Sisson
Filed for Record this 25th day of February
A. D. 1870, at 11^{1/2} o'clock, A. M.
By O. A. Meuser Deputy. Recorder, Madison County, Iowa. # 3790
C. H. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That we Jay Culver and his wife J. Augusta Culver
of the County of Madison County, and State of Iowa in consideration of
the sum of Two thousand five hundred DOLLARS,
in hand paid by J. M. Sisson
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
J. M. Sisson
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

The West half of the South West quarter of
Section No Twenty three (23) in Township No Seven
by seven (77) North; of Range No Twenty nine (29)
West of the 3^d P. M. Iowa.
Containing Eighty Acres more or less. —

And we hereby covenant with the said J. M. Sisson
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
J. Augusta Culver hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this seventeenth day of May — A. D. 1869.
IN PRESENCE OF

Jay Culver
J. Augusta Culver

STATE OF IOWA, }
Madison COUNTY.

U. S. Rev. St. § 2202
J. L. & J. A. C.
May 17th 1869

On this 17th day of May — A. D. 1869, before me
Daniel Francis a Justice of the Peace
within and for said County, personally came Jay Culver and his
wife J. Augusta Culver — 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 heretunto subscribed my name and affixed my
official seal, at my Office — on the date last above written.
Daniel Francis
Justice of the Peace