

Deed 3 449

MADISON COUNTY, IOWA.

FROM John Kirkland, wife
TO Edward Monaghan

Filed for Record this 4th day of April
A. D. 1870, at 2 1/2 o'clock, P. M.
By O. A. Moser Recorder,
Madison County, Iowa. # 4490

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

Know all Men by these Presents:

That John Kirkland and his wife Anna M. Kirkland
of the County of Madison County, and State of Iowa in consideration of
the sum of One thousand DOLLARS,
in hand paid by John Coughlin
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Edward Monaghan

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

The South West quarter of the North West quarter, and the North West quarter
of the South West quarter of Section Twenty one (21) in Township Twenty five
(75) Range Twenty eight West; - and Eleven Acres of timber land in the South half
of the South West quarter of Sect. Sixteen (16) Tp. Twenty five (75) Range Twenty
eight (28), to-wit: commencing at a certain Buckeye tree in said 80 acre tract
marked on the South side with a letter 'I' on the North side with a letter 'A'
thence South to the South line of said Section Sixteen (16), thence East twenty two (22)
rods, thence North to the North line of said 80 acre tract, thence West to a point due
North of the Buckeye tree above named, thence South to said Buckeye tree.

And we hereby covenant with the said Edward Monaghan
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
Anna M. Kirkland hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 26th day of February A. D. 1870.

IN PRESENCE OF

John Kirkland
Anna M. Kirkland

STATE OF IOWA,

Madison COUNTY.

On this 26th day of February A. D. 1870, before me
V. Wainwright a Notary Public
within and for said County, personally came John and Anna M.
Kirkland 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
J. K. & A. M. K.
Feb. 26th 1870

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

V. Wainwright
Notary Public

"L S."