

RECORD OF DEEDS,

FROM

Ira James & wife,

TO

Nancy Ferguson

Filed for Record this 9th day of April

A. D. 1870, at 11 o'clock, A. M.

O. A. Meuser

Recorder,
Madison County, Iowa.

By Deputy.

4540

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

Know all Men by these Presents:

That we Ira James and his wife Ellen C. James

of the County of Madison County, and State of Iowa in consideration of
 the sum of Twenty seven hundred DOLLARS,
 in hand paid by Nancy Ferguson
 of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Nancy Ferguson

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

Twenty acres off the West side of the East half of the South East quarter of Section Twenty two (22), and the East fourth of the North East quarter of the South West quarter of Section Twenty four (24), and the North half of the North East q^r. of the North East quarter; and the North West quarter of the North East quarter; and the North East quarter of the North West quarter; and five⁽⁵⁾ acres out of the South East corner of the North West quarter of the North West quarter, (being off the East end of a tract as described in a deed Recorded in book V. page 100) of Section Twenty seven (27), all in Township Twenty five (25) Range Twenty seven (27), - containing in all 135 acres more or less.

And we hereby covenant with the said Nancy Ferguson 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 Ellen C. James hereby relinquishes her right of Dower in and to the above described premises.

Signed, this 7th day of March A. D. 1870.

IN PRESENCE OF

J. S. McCaughan

Ira James
Ellen C. JamesSTATE OF IOWA, ss.
Madison COUNTY.On this 7th day of March A. D. 1870, before me

O. A. Meuser, Notary Public

within and for said County, personally came Ira James and his wife Ellen C. James 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 Iowa on the date last above written.

O. A. Meuser
Notary Public

U. S. Rev. St. § 300
 J. J. & E. C. J.
 Mar. 7th 1870

"J. S."