

RECORD OF DEEDS,

FROM Martin V. Hanks } Filed for Record this 10th day of April
TO Ira James } A. D. 1870, at 2 1/2 o'clock, P. M.
By O. A. Moser Recorder, Madison County, Iowa.
Deputy. # 4580
C. H. A. C. PRINTERS, WBS BOWEN.

Know all Men by these Presents:

That I, Martin V. Hanks (unmarried)
of the County of Madison County, and State of Iowa in consideration of
the sum of six hundred and fifty DOLLARS,
in hand paid by Ira James
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Ira James
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

The North West quarter of the North West
quarter of Section No Twenty five (25) in Township
No Seventy five (75) Range No Twenty eight (28)
containing 40 Acres more or less

And I hereby covenant with the said Ira James
that I hold said premises by good and perfect title, that I 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 I
covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever: and the said
_____ hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 10th day of March A. D. 1870.

IN PRESENCE OF

Martin V. Hanks

STATE OF IOWA, } ss.
Madison COUNTY.

On this 10th day of March A. D. 1870, before me
O. A. Moser Notary Public
within and for said County, personally came Martin V. Hanks
personally to
me known to be the identical person whose name is affixed to the above instrument
as grantor, and acknowledged the same to be his voluntary act and deed for the
purposes therein expressed.

U. S. Rev. St. § 1100.
M. V. H.
Mar. 10th 1870

"L.S."

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. Moser
Notary Public