

Deed 3

467

MADISON COUNTY, IOWA.

FROM

R. G. Viney & wife

TO

James Phipps

Filed for Record this 14th day of April

A. D. 1870, at 1 o'clock, P. M.

O. A. Moser

Recorder,
Madison County, Iowa.

By

Deputy.

#4670

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

Know all Men by these Presents:

That we R. G. Viney & Angelina Viney his wife

of the County of Madison — County, and State of Iowa — in consideration of
the sum of One hundred & thirty — — — — — DOLLARS,in hand paid by James Phipps — — — — —of Madison County and State of Iowa do hereby SELL AND CONVEY unto the saidJames Phipps

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

The West half (1/2) of the North East 1/4 of the
NW 1/4 of the NW 1/4 of Section No Thirty five (35)
Tp. N Seventy five (75) North of Range Twenty six
(26) West. — Containing five Acres. —

And we hereby covenant with the said James Phipps — — —
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
Angelina Viney hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 2 day of April A. D. 1870.

IN PRESENCE OF

J. M. Browne

R. G. Viney
Angelina Viney

STATE OF IOWA, } ss.

Madison COUNTY.

On this 2 day of April A. D. 1870, before me

J. M. Browne a Justice of the Peacewithin and for said County, personally came R. G. Viney & hiswife Angelina Viney — — — — — 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 my Office — — — — — on the date last above written.

J. M. Browne
Justice of the Peace

U. S. Rev. St. 50 cts

R. G. Viney & A. V.

April 2nd 1870