

Deed 3

480

MADISON COUNTY, IOWA.

FROM Franklin Guymon, wife
TO Luther Gear

Filed for Record this 20th day of April
A. D. 1870, at 4^{1/2} o'clock, P. M.
By O. A. Moser Recorder,
Madison County, Iowa. # 4800
Deputy.

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

Know all Men by these Presents:

That we Franklin Guymon and Mary Ann Guymon
of the County of Adams County, and State of Iowa in consideration of
the sum of Seven hundred and ninety DOLLARS,
in hand paid by Luther Gear
of Adair County and State of Iowa do hereby SELL AND CONVEY unto the said
Luther Gear

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

A part of North West $\frac{1}{4}$ of Section Six (6) in Township
Seventy six (76) North of Range Twenty nine (29) West, bounded
as follows, commencing at a point 80 rods N. of S.W. corner
of said Tr. Section, and running thence N. by the Section line
to the N.W. corner of said Tr. Section, thence E. by the Section
line to the N.E. corner of said Tr. Section, thence South by the
Tr. Section line to a point 120 rods N. of centre of said Section,
thence W. 50 rods, thence S. 18 $\frac{1}{2}$ rods, thence W. 55 rods, thence South
21 $\frac{1}{2}$ rods, thence W. 41 rods, to the point of beginning, containing fifty five
Acres more or less.

And we hereby covenant with the said Luther Gear
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
Mary Ann Guymon 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

J. S. Ellis

Franklin Guymon
Mary A. Guymon

STATE OF IOWA, ss.

Adams COUNTY.On this 10th day of March A. D. 1870, before meJ. S. Ellis a Justice of the Peacewithin and for said County, personally came Franklin Guymon &Mary Ann Guymon his wife 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 Neosho, Iowa on the date last above written.

J. S. Ellis
Justice of the Peace

U. S. Rev. St. § 122
J. G. & M. A. G.
Mar. 10th 1870