

Deed 3

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MADISON COUNTY, IOWA.

FROM James M. James, per Exe.  
 TO Orvan James

Filed for Record this 25<sup>th</sup> day of May  
 A. D. 1870, at 10<sup>1/2</sup> o'clock, A. M.  
O. A. Moser Recorder,  
 Madison County, Iowa.  
 By \_\_\_\_\_ Deputy. # 5320  
C. W. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That I Annon James Executor of the last will and testament of James M. James deceased.  
 of the County of Madison County, and State of Iowa in consideration of  
 the sum of Six hundred DOLLARS,  
 in hand paid by Orvan James  
 of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said  
Orvan James

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

The South half (1/2) of the North West quarter (1/4) of the North West quarter (1/4) of Section number Twenty eight (28), and the South half (1/2) of the North East quarter (1/4) of the North East quarter (1/4) of Section number Twenty nine (29) all in Township number Seventy six (76) North; of Range number Twenty seven (27) West of 5<sup>th</sup> P. M. and containing in all forty (40) Acres more or less:— The said conveyance being made upon the consideration aforesaid under and by virtue of the authority conferred upon and vested in me as such Executor in and by the said last will and testament of the said James M. James deceased.

And I hereby covenant with the said Orvan James that the said James M. James <sup>as Executor</sup> ~~decd~~ hold said premises by good and perfect title, that as his <sup>Executor as aforesaid</sup> 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 as such Executor covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever: and the said Orvan James hereby relinquishes her right of Dower

in and to the above described premises.

Signed, this twenty first day of May A. D. 1870.

IN PRESENCE OF

Annon James Executor of the last will and testament of James M. James deceased

STATE OF IOWA, } ss.  
Madison COUNTY.

On this 21<sup>st</sup> day of May A. D. 1870, before me  
Geo. Leonard Notary Public  
 within and for said County, personally came Annon James Executor of the  
 last will and testament of James M. James deceased who was personally to  
 me known to be the identical person whose name as Executor <sup>as aforesaid</sup> is  
 as grantor, and acknowledged the same to be his voluntary act and deed for the  
 purposes therein expressed.

U. S. Rev. St. #1<sup>st</sup>

A. J.  
5<sup>th</sup> 21<sup>st</sup> 1870

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

Geo. Leonard Notary Public  
Madison County Iowa

"L.S."