

RECORD OF DEEDS,

FROM *J. D. Holbrook & wife* }
TO *Cal. Ballard* }
Filed for Record this *4th* day of *June*
A. D. 1870, at *11⁴⁵* o'clock, *A. M.*
By *O. A. Mosser* Recorder,
Madison County, Iowa.
Deputy. # *5430*
C. H. & C. PRINTERS, DES MOINES.

Know all Men by these Presents:

That *we Jno. D. Holbrook and N. C. Holbrook*
of the County of *Madison* County, and State of *Iowa* in consideration of
the sum of *Eleven hundred* DOLLARS,
in hand paid by *Calvin Ballard*
of *Madison* County and State of *Iowa* do hereby SELL AND CONVEY unto the said
Calvin Ballard
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

*The South one third of Lot number One, in
Block number Eighteen, in the Original town
plat of Winterset.*

*(The frame stable on said third lot is not sold & conveyed, but the
grantor herein reserves the right to move the same off said land)*

And *we* hereby covenant with the said *Grantee*
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
Nancy C. Holbrook hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this *third* day of *June* A. D. 1870.

IN PRESENCE OF

J. D. Holbrook
N. C. Holbrook

STATE OF IOWA, }
Madison COUNTY. }

On this *third* day of *June* A. D. 1870, before me
H. J. B. Cummings a Notary Public
within and for said County, personally came *John D. Holbrook &
Nancy C. Holbrook* 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, said County*, on the date last above written.

H. J. B. Cummings
Notary Public

U. S. Rev. Stat. 150
J. D. H. N. C. H.
June 3 1870

"L. S."