

Deed 3

574

MADISON COUNTY, IOWA.

FROM Irvin Baum & wife
TO Seth Wilson Jr.
Filed for Record this 18th day of June
A. D. 1870, at 11 o'clock, A. M.
By O. A. Meuser Deputy. # 5740
Recorder, Madison County, Iowa.
C. H. A. G. PRINTING, DES MOINES.

Know all Men by these Presents:

That we Irvin Baum and his wife Margaret Baum
of the County of Madison County, and State of Iowa in consideration of
the sum of Two hundred DOLLARS,
in hand paid by Seth Wilson Jr.
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said
Seth Wilson Jr.
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

All of the North East quarter of the South East quarter
after first taking forty two & a half rods wide off of the East side
of the same, and the South East quarter of the South East quar-
ter after first taking six & a quarter acres off the East side,
and ten acres off of the North side of the remaining part,
all in Section No Fifteen (15), Township No Seventy six (76)
North: of Range Twenty eight (28) West. -
Containing in all forty two acres more or less.

And we hereby covenant with the said Seth Wilson Jr.
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 ^{except the back taxes on the same for 1866 and subsequent taxes.}
covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever; and the said
Margaret Baum hereby relinquishes her right of Dower
in and to the above described premises.

Signed, this 3^d day of March A. D. 1869.
IN PRESENCE OF
O. A. Meuser } Irvin Baum
Joseph Carter } Margaret ^{her} Baum
March

STATE OF IOWA, }
Madison COUNTY. }
On this 3^d day of March A. D. 1869, before me
O. A. Meuser a Notary Public
within and for said County, personally came Irvin Baum &
Margaret Baum 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.

U. S. Rev. St. 50^c
J. B. & M. B.
Mar. 3^d 1869

"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. Meuser
Notary Public