

Wm M Anderson & Wife  
To & Deed  
Philip Gaust.

Know all men by these presents

That the Wm M. Anderson and Amanda Jane Anderson of Madison County, and State of Iowa, in consideration of the sum of Three Hundred dollars in hand paid by Philip Gaust of Madison County, and State of Iowa, do hereby sell and convey unto the said Philip Gaust, the following described premises, situated in the County of Madison and State of Iowa, to wit:

Lots One (1) & Eight (8) in the South East Section of the Town of St Charles - in Township No 75, North of Range No 26 West.  
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 incumbrance whatsoever, and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the said Amanda Jane Anderson hereby relinquishes her right of dower in and to the above described premises. Signed this 29 day of January A.D. 1870

Witness J. M. Browne.

U.S. No. 5065  
Wm M. Anderson  
Jan 29. 1870

Wm M Anderson  
Amanda J Anderson

State of Iowa

Madison County } ss

On this 29<sup>th</sup> day of January A.D. 1870 before me J. M. Browne a Justice of the Peace within and for said County personally came Wm M Anderson & Amanda J Anderson, 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 at St Charles, said County.

J. M. Browne  
Justice of the Peace

Filed for Record Dec. 28<sup>th</sup> 1870 at 11 o'clock A.M.

O. A. Moser Recorder