

THE STATE OF IOWA, Madison County, ss.

I, P. E. Rose, Clerk of the District Court

in and for said County, do hereby Certify that the attached is a full, true, and correct copy of.....

"Decree," In Cause No 15175 Equity Entitled

Fred Reed, et al., -vs- D.F.Reed, et al.,

as the same appears of record in my office.

WITNESS my hand and the Seal of said Court hereto affixed, at my office in Winterset, in said

County, on this **20th** day of **September** 19 **37**

P. E. Rose

Clerk

By

Rex V. Johnson

Deputy



IN THE DISTRICT COURT OF THE STATE OF IOWA

IN AND FOR MADISON COUNTY

FEBRUARY TERM A.D. 1932

FRED REED, ET AL.,

Plaintiffs.

-vs-

D.F. REED, ET AL.,

Defendants

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In Equity

No. 15175

D E C R E E

On the 19th day of February, A.D. 1932, this cause came on for hearing. Plaintiffs having filed an Amendment to their Petition limiting the issue to the following described real estate, to-wit:-

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth (5th) P.M.

Plaintiffs appearing by their attorneys, Percival & Wilkinson. Defendants D.F. Reed and Julia Reed appeared in person. Defendants Lula Reed, Hester Reed, and M.B. Reed, appeared in person and by their attorneys, O.M. Slaymaker, R.E. Killmar, and G.E. Hamilton.

The Court heard the evidence and arguments of counsel and took the same under advise ment.

On the 26th day of February, A.D. 1932, the Court filed its Ruling finding that the equities of the case are with the Plaintiffs and a Decree should be entered establishing title to said real estate in Plaintiffs subject to a life estate in favor of Lula Reed.

Now on this 1st day of March, A.D. 1932, this cause comes on for entering Decree. The parties appearing as heretofore. The Court being fully advised and having found that Mary Ann Reed on about March 18th, 1916, executed a Warranty Deed conveying to Fred Reed and Wendell Reed the following described real estate situated in Madison County, Iowa, to-wit:-

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth (5th) P.M.,

subject to a life estate retained by herself and also a life estate

DEGREE # 2

in favor of Lula Reed; and that said Deed was placed in escrow with J.E.Walker with instructions and directions to deliver the same at her death. That she attached no conditions or restrictions to the delivery of said deed and that by reason thereof title to said premises became vested in Fred Reed and Wendell Reed subject to a Life Estate in favor of Mary Ann Reed and Lula Reed. The Court further found that Mary Ann Reed is deceased, survived by her daughter, Lula Reed.

It is therefore ordered, adjudged, and decreed that Plaintiffs, Fred Reed and Wendell Reed, are owners in fee simple of the following described real estate situated in Madison County, Iowa, to-wit;

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth (5th) P.M.,

subject to a life estate in favor of Lula Reed.

It is further ordered, adjudged, and decreed that the Defendants, D.F.Reed, Julia Reed, Hester Reed, and M.B.Reed, have no right, title, lien, or interest of any kind or nature in or to said real estate.

To all of which the Defendants, and each of them, duly except.

J.H. Applegate

JUDGE

JUDGE

J. H. Appleton

TO ALL OF WHICH THE DEFENDANTS AND EACH OF THEM ARE EXCEPTED.
ITEMS OF INTEREST OF ANY KIND OR NATURE IN OR TO SAID REAL ESTATE.
D. E. NEED, JAMES NEED, HENRY NEED, AND M. B. NEED HAVE NO RIGHT, TITLE,
IF IN INTEREST OF SAID ESTATE, AND DECREED THAT THE DEFENDANTS
SURRENDER TO A LIFE ESTATE IN SAID OF SAID NEED.
THE DECREE-GRANT (20) NEED IN THE WILL (20) B. M.
OF DEEDS IN THE (2) COUNTY OF DEEDS (20) MARY
THE DEFENDANTS SURRENDER (20) THE DEFENDANTS SURRENDER (20)
THE DECREE-GRANT (20) NEED IN THE WILL (20) B. M.
B. M. NEED AND MENDOTT NEED ARE ENTITLED TO THE ESTATE OF THE FOLLOWING-
IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT EVIDENCE

MARY VAN NEED IS DECREEED, SURRENDERED BY HER DEFENDANTS. THIS NEED.
IN TRUST OF MARY VAN NEED AND THIS NEED. THE COURT THEREUPON FOUND THAT
BECAUSE TESTED IN B. M. NEED AND MENDOTT NEED SURRENDER TO A LIFE ESTATE
DEEDS OF SAID DEED AND THAT BY THESE MEANS TITLE TO SAID DEEDS
WAS GRANT. THAT SHE ATTACHED NO CONDITIONS OR RESTRICTIONS TO THE
J. H. APPLETON WITH INSTRUCTIONS AND DIRECTIONS TO DEEDS THE SAME AS
IN TRUST OF THIS NEED; AND THAT SAID DEED WAS DEED IN TRUST WITH