

# Town Lot Deed Record, No. 33, Madison County, Iowa

Frank F. Childers & wife  
 TO  
 Charles S. & Maude P. Hope

Filed for record the 2 day of February  
 A. D., 1948, at 4:30 o'clock P. M.  
 #474 Wilma M. Wade Recorder  
 By VL Deputy  
 Recording Fee, \$50

**KNOW ALL MEN BY THESE PRESENTS:** That Frank F. Childers & Nancy M. Childers (Husband & Wife)  
 of the County of Madison and State of Iowa  
 in consideration of the sum of Forty two Hundred fifty & No/100 DOLLARS  
 in hand paid by Charles S. Hope or Maude P. Hope  
 of Madison County, State of Iowa, do hereby **SELL AND CONVEY** unto the said  
Charles S. Hope or Maude P. Hope  
 the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

All that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest  
 Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-  
 five (75) North, Range Twenty-six (26) West of the 5th P. M.  
 Madison County, Iowa. Which lies South and East of the right  
 of way granted to the Des Moines & Kansas City Railway Company  
 on May 21, 1896; also a tract of land commencing at the inter-  
 section of the Westerly line of said railroad right of way with  
 the South line of said 40- acre tract, and running thence West  
 on the South line of said 40- acre tract 72 feet, thence North to  
 the South line of Market Street in the town of St. Charles,  
 thence East to the Westerly line of said railroad right of way,  
 thence Southwesterly along said westerly line of said right of  
 way to the point of beginning.

U.S. REVENUE TAX \$ 4.25  
 Afford and Collected

And We hereby covenant with the said Charles S. Hope or Maude P. Hope  
 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 M. Childers hereby relinquishes her  
 right of dower in and to the above described premises.

Signed this 2nd day of February, A. D., 19 48  
 In Presence of Frank F. Childers  
Nancy M. Childers

STATE OF IOWA, Madison County, ss.  
 On this 2nd day of February, A. D., 19 48, before me, the undersigned  
Notary Public within and for Madison County, State of Iowa, personally came  
Frank F. Childers and Nancy M. Childers (Husband and Wife)

personally to me known to be the identical persons whose names were affixed to the above  
 instrument as grantors and acknowledged the execution of the same to be their voluntary act and  
 deed for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my  
 seal on the date last above written.

Geo. D. Smith  
 Notary Public within and for said County

