

Town Lot Deed Record, No. 32

WILLIAMS & CHAMBERS CO., DAVENPORT, IOWA 50561

Gale & Marie Emerson	#1314	Filed for record the 16 day of March
To		A. D. 1948 at 3:15 o'clock P. M.
Elza & Edna Oglesbee	Fee \$.50 ✓	Wilma M. Wade, Recorder
		Lois J. Porter, Deputy

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That Gale Emerson and Marie Emerson, husband and wife, in consideration of Seven Thousand and no/100 (\$7,000.00) DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto Elza Oglesbee and Edna Oglesbee, husband and wife, as JOINT TENANTS, with right of survivorship and not as tenants in common; the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

U. S. REVENUE TAX 7.70
3/16/48
Admitted and Collected

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2), except a tract commencing at the Southeast corner of said 40-acre tract and running thence West 700 feet, thence North 53 $\frac{3}{4}$ feet, thence East 190 feet, thence North to the North line of said 40-acre tract, thence East 510 feet to the Northeast corner thereof, thence South to the point of beginning; in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M.; and the West 114 Feet of Lot Ten (10), except the South 10 feet thereof, in Sol Odell's Addition to the Town of East Peru; Madison County, Iowa.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof; subject to -

(Mortgage, tax or other liens)
IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, with right of survivorship and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantors named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantors have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding, if any, the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 15th day of March, A.D. 1948

In presence of - Gale Emerson
Marie Emerson

CERTIFICATE OF ACKNOWLEDGMENT-Individual
STATE OF IOWA, County of Madison ss.

On this 15th day of March A. D. 1948, before me Shirley A. Webster a Notary Public in and for the County of Madison, State of Iowa, personally appeared Gale Emerson and Marie

Town Lot Deed Record, No. ~~31~~ 32

Emerson, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day **SEAL** year last above written.

Shirley A. Webster Notary Public
in and for Madison County, State of Iowa