

Matthew H. Taylor et al) Filed for record the 27th day of May A.D. 1916 at 10:10 A.M.
 Trustees. Jeannette E Beck. Recorder.
 to By Edith E. Cornell. Deputy.
 A.B.Schalkle) Deed. Fee \$.90 #1770.

This Indenture, Made the Fourth (4th) day of May A.D. one thousand nine hundred and sixteen Between Matthew H. Taylor, Edward Mehl, and Charles H. Strong, surviving Trustees, under the last will and testament of William L. Scott, late of the City of Erie and State of Pennsylvania, deceased, parties of the first part, and A.B. Schalkle, of the Town of Earlham, County of Madison, and State of Iowa, party of the second part,

Whereas, the said William L. Scott, by virtue of divers good conveyances and assurances in law, duly had and executed, became in his life time seized in his demesne, as of fee, (amongst other lands) of and in the lot piece or parcel of land hereinafter described; and being so thereof seized made his last will and testament in writing bearing date the third day of October, A.D. 1889, wherein and whereby amongst other things he devised all the rest, residue and remainder of his real estate (of which said rest, residue and remainder of his real estate the land hereinafter described is a part) to the said Matthew H. Taylor, John W. Little, Richard H. Townsend, Jr., and Charles H. Strong, in trust for his devisees as hereinbefore mentioned, with full power to the said Trustees to sell all or any part thereof at any time it may seem to them advisable so do to, to such persons and upon such terms as may to them seem proper, first obtaining, however, during the lives of his said daughters or during the life of the survivor of them, their written approval to any sale of real property, as in and by the said recited will, since his decease, duly proved on the 26th day of December, A.D. 1891, and remaining in the Register's Office in the City of Erie aforesaid, recourse being thereunto had, appears, and

Whereas, the said William L. Scott died leaving him surviving two children only, to-wit: Mary Scott Townsend and Annie W. S. Strong, and Whereas the said Mary Scott Townsend and Annie W. S. Strong have given their written approval of the sale of lots in the said Madison County, which said approval is recorded on Page 312 of Book 15 of the Miscellaneous Records of Madison County, Iowa, and

Whereas, section eleven of article sixth of said will provides that a majority of said Trustees or their successors shall have full power to execute or exercise any trust, power, or discretion under said will, and,

Whereas, the said Richard H. Townsend, Jr. is now deceased, and,

Whereas, the said Edward Mehl has been duly appointed as successor to the said John W. Little,

Now This Indenture Witnesseth, that the said Matthew H. Taylor, Edward Mehl and Charles H. Strong, surviving Trustees, under the last will and testament of said William L. Scott, deceased, for and in consideration of the sum of Seventy-five and 00/100 (\$75.00) Dollars lawful money of the United States, to them in hand paid by the said A.B. Schalkle at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, and confirmed, and by these presents by virtue of power and authority aforesaid in said will contained, do grant, bargain, sell, alien, release and confirm unto the said A.B. Schalkle, his heirs and assigns, forever, all that certain piece or parcel of land situate in the town of Earlham, County of Madison and State of Iowa, bounded and described as follows, to-wit: Lot numbered Eleven (11) in Block numbered Sixteen (16), of the Original Plot of Earlham, Madison County, Iowa.

This property sold subject to the Tax of 1916, and thereafter.

Together with all and singular the rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and



Town Lot Deed Record, No. 21

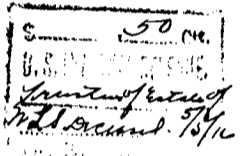
the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said William L. Scott at and immediately before the time of his decease, and now of the said Trustees aforesaid, in law, equity, or otherwise, of, in, to or out of the same.

To Have and to Hold the said described hereditaments and premises hereby granted and released, or mentioned or intended so to be, with the appertenances, unto the said A.B. Schalkle, his heirs and assigns, to and for the only proper use and behoof of the said A.B. Schalkle, his heirs and assigns forever.

And, the said Matthew H. Taylor, Edward Mehl and Charles H. Strong, surviving Trustees, as aforesaid, for themselves, their successors or assigns, do ^{promise} covenant and agree with the said A.B. Schalkle, his heirs and assigns, by these presents that they, the said Trustees as aforesaid, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, or shall or may be impeached, charged or incumbered in title, charge, estate or otherwise howsoever.

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered in
presence of us
J.P. Bennet.



Matthew H. Taylor. Trustee. (L.S.)
Edward Mehl. Trustee. (L.S.)
Chas H. Strong. Trustee. (L.S.)
of Real Estate of William L. Scott,
deceased.

State of Pennsylvania, City and County of Erie, ss. I, John T. Oxtoby a Notary Public in and for the City, County and State aforesaid, do hereby certify that on the 5th day of May before me the undersigned, personally appeared Matthew H. Taylor, Edward Mehl, and Charles H. Strong, personally known by me to be the identical persons who signed the foregoing deed of Conveyance as Trustees under the will and testament of W.L. Scott deceased, and to me personally known to be such Trustees, and acknowledged the execution of said instrument to be their voluntary act and deed as Trustees aforesaid,

In witness whereof, I have hereunto set my hand and Notarial Seal this 5th day of May A.D. 1916.

John T. Oxtoby
Notary Public
Commission Expires January 28, 1919.