

Nettie K. Leonard et al )  
to ) W.D.  
A.B. Pettit )

Filed for record the 22 day of June A.D. 1921  
at 4.20 o'clock P.M.  
Nettie E. Winship Recorder  
Winifred Whedon Deputy  
Fee \$.70 # 1296.

KNOW ALL MEN BY THESE PRESENTS: That Nettie K. Leonard, widow; Byram Leonard and wife Gladys Leonard; and John Denman Leonard, single; in consideration of the sum of Eighteen Hundred Dollars in hand paid by A.B. Pettit of Madison County State of Iowa do hereby Sell and Convey unto the said A.B. Pettit the following described premises, situated in the County of Madison and State of Iowa, to-wit:

The West Fifty-five (55) feet of Lot Seven (7) in Block Twenty (20) of the Original Town of Winterset, Iowa.

In accepting and recording this deed, grantee hereby agree to bind himself, his successors and assigns to an agreement and guaranty that no old house or building shall be moved upon the lot herein conveyed; that only one dwelling shall be built on this lot, which dwelling shall not be within five (5) feet of the East boundary line of said West 55 feet of said lot, and that no dwelling shall be erected on said lot costing less than \$4000.00.

It is further agreed that no partition shall be built by either party or their grantees or assigns separating this property from the remainder of the lot, such as an ornamental hedge or fence of any description.

6-3-21  
N. K. Leonard



## Town Lot Deed Record, No. 21

And we hereby covenant with the said A.B.Pettit that we hold said premises by good perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of liens and incumbrances whatsoever.

And we covenant to Warrant and Defend the said premises against the lawful claims of all persons whatsoever.

And the said Gladys Leonard hereby relinquishes her right of dower in and to the above described premises.

Dated this 31st day of May A.D.1921.

Nettie K. Leonard  
John Denman Leonard

Byram Leonard  
Gladys Leonard

State of Iowa Madison County SS: On this 31st day of May A.D.1921, before me the undersigned, a Notary Public, within and for said County, personally came Nettie K. Leonard, widow, personally to me known to be the identical person whose name is affixed to the above instrument as grantor, and acknowledged the execution of the same to be her voluntary act and deed for the purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal notarial on the date last above written.

O.E. Beach  
Notary Public in and for Madison County, Iowa.

State of Iowa, Hardin County SS: On this 2nd day of June 1921, before me James L. Cameron, a notary public in and for said County, personally came John Denman Leonard single personally to me known to be the identical person whose name is affixed to the above deed as grantor, and acknowledged the execution of the same to be his voluntary act and deed.

Witness my hand and seal the day and year last above written.

James L. Cameron  
Notary Public in and for Hardin County,  
State of Iowa.

State of California, Los Angeles County SS: Be It Remembered, that on the 6<sup>th</sup> day of June A.D.1921, before me Frank X. Price a Notary Public in and for said County personally appeared Byram Leonard and his wife Gladys Leonard to me personally known to be the identical persons whose names are affixed to the foregoing instrument as grantors, and acknowledged the execution of the same to be their voluntary act and deed.

Witness my hand and seal day and year last above written.

Frank X. Price  
Notary Public  
My Commission Expires Nov. 20, 1921.