



## Town Lot Deed Record, No. 21

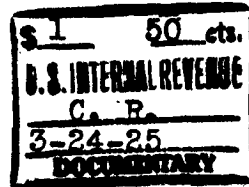
Cora Reed, Executrix)

to (Executrix Deed  
S. A. Montgomery )  
#1036

Fee \$.50

Filed for record the 8th day of April A.D.,  
1925 at 4:57 o'clock P.M.  
Gladys B. DeVault, Recorder.  
Paul Lucas, Deputy.

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 26th day of January, 1921, B. F. Conn of St Charles, Iowa, made a written contract with S. A. Montgomery of Hanley, Iowa, by which the said B. F. Conn agreed to execute and deliver a Warranty Deed to S. A. Montgomery upon the completion of certain payments stated in said contract of Lot (2), Block Twelve (12) in Hartman's and Young's Addition to St Charles, Madison County, Iowa,



AND WHEREAS, the said B. F. Conn died testate on the 10th day of February, 1925,

AND WHEREAS, the last will and testament of said B. F. Conn has been duly probated in the District Court of Madison County, Iowa, and on the 17th day of March, 1925, the undersigned Cora Reed was duly Qualified and was appointed executrix of the said last will and testament of said B. F. Conn.

AND WHEREAS, the above named S. A. Montgomery has paid to the above named executrix the balance due under said written real estate contract above named.

THEREFORE, I the above named Cora Reed as executrix of the last will and testament of B. F. Conn do by these presents GRANT, SELL and CONVEY unto the said S. A. Montgomery, the following described premises, to-wit:

Lot Two, Block Twelve, in Hartman's and Young's Addition to St Charles,  
Madison County, Iowa.

Said executrix hereby covenants and warrants that the above described premises are free and clear from encumbrance, liens and assessments, except such liens, taxes or assessments that may have been made since the 26th day of January, 1921.

Said executrix further covenants that she has good right and authority to make and execute this conveyance, and that she has complied with the statute and laws of the State of Iowa in making this conveyance,

Witness my hand, this 24th day of March, 1925.

Cora Reed  
Executrix of the estate of B. F. Conn.

STATE OF IOWA, COUNTY OF BOONE, ss: BE IT REMEMBERED, that on this 24th day of March, 1925, before me a Notary Public in and for Boone County, Iowa, personally appeared Cora Reed, Executrix of the estate of B. F. Conn, and acknowledged the execution of the above and foregoing instrument to be her voluntary act and deed for herself as such executrix.

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

J. R. Whitaker  
Notary Public.

