

Deed Record, No. 82, Madison County, Iowa

P. S. & Pearl Welch	#1304	Filed for record the 15 day of March
To		A. D. 1948 at 4:00 o'clock P. M.
Seldon J. Welch	Fee \$.50 VC	Wilma M. Wade, Recorder
	<u>WARRANTY DEED</u>	

KNOW ALL MEN BY THESE PRESENTS: that, P. S. Welch and Pearl Welch, husband and wife, of Madison County, State of Iowa, in consideration of the sum of One Dollar and Division of Property in hand paid by Seldon J. Welch of Madison County, State of Iowa, do hereby SELL AND CONVEY unto the said Seldon J. Welch the following described premises situated in Madison County, Iowa, to-wit:

The Northeast Quarter of the Northwest Quarter of Section 25, in Township 75 North, Range 28, West of the 5th P.M., Iowa; also the following tract, to-wit: Commencing at the Southeast corner of Lot 4 in Wilson's 4-Acre Lot in Winter-set, Madison County, Iowa, running thence North 222 feet, thence West 66 feet, thence South 43 feet and 7 inches, thence West 10 feet, thence South 178 feet and 5 inches, thence East 76 feet to the Place of Beginning; the intention being to convey all the right, title and interest of said P. S. Welch as one of the children and heirs at law of Martha J. Welch who intermarried with Thomas V May, and now deceased

And we hereby covenant with the said Seldon J. Welch 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 Pearl Welch wife of the said P. S. Welch hereby relinquishes right of dower in and to the above described premises. Signed this 21st day of February, A.D. 1948.

P S Welch
Pearl Welch

State of Iowa, Madison County, ss

On this 21st day of February, A. D. 1948, before the undersigned a Notary Public in and for Madison County, Iowa, personally came P. S. WELCH and wife, PEARL WELCH, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

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

Harry F. Anderson Notary Public
in and for Madison County, Iowa

