

Deed Record, No. 78, Madison County, Iowa

Earl Fox et al

To

B. J. Barnett

#37

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Filed for record the 5 day of January
A.D. 1942 at 11:10 o'clock A.M.

Pearl E. Shetterly, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That Earl Fox and Blanche Catherine Fox, his wife; Max Fox Selby and Dorothy M. Selby, his wife; and John Donald Fox, a single person of ... County and State of ... in consideration of the sum of Two Thousand and No/100 DOLLARS in hand paid by B. J. Barnett of Adair County and State of Iowa, do hereby SELL AND CONVEY unto the said B.J. Barnett the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

20 acres of land in Madison County, Iowa, commencing 40 rods North of the Southwest Corner of the Northwest Fractional Quarter (NWF $\frac{1}{4}$) of Section 6, Township 77 North, of Range 29 West, of the 5th P.M., Madison County, Iowa; thence running East 80 rods; thence North 40 rods; thence West 80 rods; thence South 40 rods along the line between Madison and Adair Counties to the place of beginning.

(Subject to a first mortgage of record in the principal sum of \$1,000.00 in favor of the Estate of W. B. Kenyon, Deceased, which grantee assumes and agrees to pay as a part of the purchase price herein.)

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U.S. REVENUE TAX 3.10

1/3/42

PAID AND CANCELLED

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ACRES-BLACKMAR CO., BURLINGTON, 23057

And we hereby covenant with the said B. J. Barnett that we hold said premises by good and perfect title; that we have good 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 except above mentioned first mortgage in favor of the Estate of W. B. Kenyon, Deceased.

And the said Blanche Catherine Fox and Dorothy M. Selby hereby relinquish their right of dower in and to the above described premises.

Signed the 15th day of November, A.D. 1941.

In Presence of

Max Fox Selby
Dorothy M. Selby
John Donald Fox
Blanche Catherine Fox
Earl Fox

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STATE OF CALIFORNIA County of Los Angeles)ss.

On this 15th day of November, 1941, before me, the undersigned a Notary Public in and for the County of Los Angeles, State of California, personally appeared Max Fox Selby and Dorothy M. Selby, his wife to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

(Notarial Seal) D D Ellis Notary Public in and
for Los Angeles County, California.
My Commission Expires June 8, 1942.

STATE OF NORTH DAKOTA COUNTY OF Burleigh)SS

On this 21st day of November 1941 before me J. Arthur Vandal a Notary Public in and for the County of Burleigh, State of North Dakota, personally appeared John Donald Fox, a single man, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

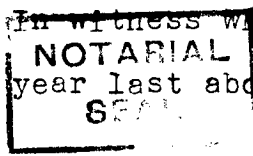
IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

(Notarial Seal) J. Arthur Vandal
Notary Public in and for Burleigh County, North Dakota.

Province of Saskatchewan Dominion of Canada.) --

On this 27th day of November 1941, before me, Charles Bryan Lynch, a Notary Public in and for the Province of Saskatchewan, personally appeared Blanche Catherine Fox and Earl Fox, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In witness whereof I have hereunto signed my name and affixed my notarial seal, the day and year last above written.



C B Lynch A Notary Public in and for
Province of Saskatchewan.