

Deed Record, No. 78, Madison County, Iowa

W.B.Cunning & Wf.

To
G.D.Shawver

#817

Fee \$.60

Filed for record the 17 day of
February A.D.1942 at 4:03 o'clock
P.M.
Pearl E. Shetterly, Recorder

SPECIAL WARRANTY DEED

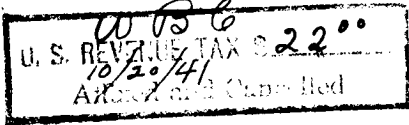
Know All Men by These Presents, That W.B.Cunning and Irene Cunning husband and wife of Ringgold County and State of Iowa in consideration of the sum of One Dollar and other valuable considerations Dollars, in hand paid by G.D.Shawver of Scott County, State of Iowa do hereby sell and convey unto the said G.D.Shawver and to his heirs and assigns, the following described premises, situated in Madison County, State of Iowa, to-wit:

Southeast Quarter Section 4, and North Half of Northeast Quarter Section 9, all in Township 77, N., Range 29, West of 5th P.M.
And -
The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; all that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying and being South of the right of way granted to the Chicago, St. Paul and Kansas City Railway Company (except the following described tract of land; Commencing at a point on the East line of the said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ where the South line of the right of way granted to the Chicago St. Paul and Kansas City Railway Company crosses said line; thence South to the Southeast corner of said last described 40 acre tract; thence West 8 rods; thence North to the South line of said right of way of said railroad; thence Northeast along the South line of said right of way to the place of beginning); and the following described tract of land, to-wit: Commencing at a point 2 rods and 21 links South of the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; running thence South 72 rods and 12 links to the center of Clanton Creek; thence North 43° 8' West 35 rods and 1 link; thence North 27° 30' East 31 rods and 14 links; thence North 6° 15' East 17 rods and 11 links; thence North 78° 35' East 7 rods and 19 links to the place of beginning; and all that part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying and being North of Clanton Creek and the public highway as now located and traveled across said land, being North of the tract deeded to M.B.Travis; all in Section 11, Township 74, North, Range 27, West of the 5th P.M.

And we do hereby covenant with the said G.D.Shawver that we are lawfully seized of said premises; that they are free from encumbrance; that we have good right and lawful authority to sell and convey the same; and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And the grantor aforesaid hereby relinquish all contingent rights, including dower and homestead, which they have in and to the said described premises.

Signed the 20th day of October A.D.1941.
In presence of
.....



W B Cunning
Irene Cunning

STATE OF IOWA, Ringgold County, ss.

On this 20th day of October A.D.1941, before me, Clint D. Allyn, a Notary Public in and for Ringgold County, State of Iowa, personally appeared W.B.Cunning & Irene Cunning, husband and 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.



Clint D. Allyn
Notary Public in and for Ringgold
County, State of Iowa.