

Deed Record, No. 78, Madison County, Iowa

G. D. Shawver & wife

#951



Filed for record the 25 day of February
A.D. 1942 at 10:25 o'clock A.M.

To

Fee \$.50

Pearl E. Shetterly, Recorder

Albert R. Rogers

SPECIAL WARRANTY DEED

Know all Men by These Presents, That G. D. Shawver and Edna E. Shawver husband and wife of Scott County and State of Iowa in consideration of the sum of One Dollar and other valuable considerations DOLLARS, in hand paid by Albert R. Rogers of Madison County, State of Iowa do hereby sell and convey unto the said Albert R. Rogers and to his heirs and assigns, the following described premises, situated in Madison County, State of Iowa, to-wit:
Description:
The SE $\frac{1}{4}$ of NW $\frac{1}{4}$; all that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying and being So. of the right-of-way granted to the Chicago, St. Paul and Kansas City Railway Company

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ACRES-BLACKMAR CO., BURLINGTON, 23057

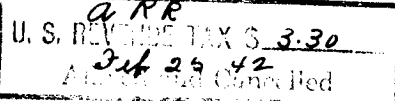
(except the following described tract of land: Commencing at a point on the E. line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ where the So. line of the right-of-way granted to the Chicago, St. Paul and Kansas City Ry. Co. crosses said line, thence So. to the SE corner of said last described 40-acre tract, thence W. 8 rods, thence No. to the So. line of said right-of-way of said railroad, thence N/E along the So. 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 N/E corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ running thence So. 72 rods and 12 links to the center of Clanton Creek, thence No. 43° 8' 35" E. 17 rods and 1 link, thence North 27° 30' E. 31 rods and 14 links, thence No. 6° 15' E. 17 rods and 11 links, thence No. 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 No. 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 Sec. 11, in Twp. 74, No. of R. 27, W. of the 5th P.M.

And we do hereby covenant with the said Albert R. Rogers 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 grantors aforesaid hereby relinquish all contingent rights, including dower and homestead, which they have in and to the said described premises.

Signed the 19th day of January A.D. 1942.

STATE OF IOWA, Scott County, ss.



G. D. Shawver
Edna E Shawver

On this 19th day of January A.D. 1942, before me, a Notary Public in and for Scott County, State of Iowa, personally appeared G. D. Shawver and Edna E. Shawver 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.

Nelda L. Lucas Notary Public in and for
Scott County, State of Iowa. x