

Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 19076

P. F. James & wife	)	Filed for record the 13th day of September A. D. 1924.
to	(Q.C.D.	at 2:40 o'clock P. M.
Fred & Leah I. Wheeler)	#1750	Olive Garrison Crawford, Recorder.
		Paul Lucas, Deputy.
		Fee \$.60 ✓

This Indenture, Made and executed this 12th day of August, A. D. 1924, by and between P. F. James and Cora James, husband and wife, of Norwalk, County of Warren and State of Iowa, of the first part, and Fred Wheeler and Leah I. Wheeler, husband and wife, of St. Charles, County of Madison and State of Iowa, of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One and 25/100 DOLLARS, the receipt whereof is hereby acknowledged have bargained and sold, and by these presents do grant, bargain, sell, and forever QUIT CLAIM unto the said parties of the second part their heirs, executors, and assigns, all our interest, claim, or demand in and to the following described real estate, situated in the county of Madison and State of Iowa, to-wit:

The South Half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter (except from said last described 40 acres the following tract, to-wit:- Commencing at the Southwest corner of said 40 acres, running thence North 17-1/19 rods, thence East 13-1/3 rods, thence South 5-1/19 rods, thence East 66-2/3 rods to the East Line of said 40 acres, thence South 12 rods to the Southeast corner of said 40 acres, thence West 80 rods to the Place of Beginning, and also except from said 40 acres all that part thereof which lies East of Clanton Creek and South of the Public Highway as now located and traveled through said 40 acres and known as the "Old State Road"), and 5 1/2 acres in the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 15, described as follows: Commencing at the Northwest

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corner of said 40 acres, running thence South to center of said Highway, thence Easterly with the center of said Highway to the West Line of land formerly owned by A. H. Bishop and now owned by Burnis Burdeen Bishop, thence North to North Line of said 40 acres, thence West with said North Line of said 40 acres to Place of Beginning, the said 5½ acres being the same tract conveyed by M. I. Bean and wife to O. W. James by deed recorded in Madison County, Iowa, Deed Record 26, page 606; all of said land being in Section 15, in Township 75 North, of Range 26, West of the 5th P. M. Madison County, Iowa. It being the intention of the grantors herein to convey all interest they may have in, and to said premises acquired as heir at law of said O. W., (or Omer W.) James and Sarah James, both now deceased, and all interest in and to any real estate owned by said Omer W. James and Sarah James, or either of them in the Southwest Quarter of said Section 15, whether specifically described herein or not.

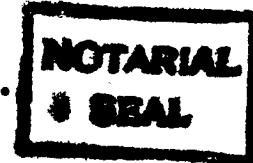
TO HAVE AND TO HOLD the same with all the appurtenances thereunto belonging, unto the said parties of the second part, their heirs, executors, and assigns forever. And the said Cora James, wife of the said P. F. James hereby relinquishes all her right of dower in the above described premises.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

P. F. James.  
Cora James.

STATE OF IOWA, Madison COUNTY. SS. On this 14 day of August, A. D. 1924, before me a Notary Public in and for said County, personally came P. F. James and wife, Cora James, to me personally known to be the identical persons whose hands are affixed to the above deed as grantors, and acknowledged the execution of the same to be thier voluntary act and deed.

Witness my hand and seal at St Charles, Iowa the day and year above written.



D. B. Casady,  
Notary Public within and for said County.