

Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 19976

Rhoda Gifford and husband, et al.,

to

#871
Fee \$.90 ✓Filed for record the 17 day of
March, A. D., 1928, at 10:15 o'clock
A. M.

James F. Seifred and Rose Seifred

Gladys B. DeVault, Recorder.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Rhoda Gifford and husband Charles Gifford, T. P. Weaver unmarried, James F. Weaver, and wife Callie F. Weaver, S. O. Weaver and wife Ethel Weaver, of the County of Madison and State of Iowa, Mary M. Dragoo and husband James B. Dragoo, of the County of Montgomery and State of Iowa, A. Nute Weaver and wife Rilla Weaver, Chloe Breeding, single and unmarried, of the County of Polk and State of Iowa, in consideration of the sum of Two Thousand and No/100 Dollars, in hand paid by James F. Seifred and Rose Seifred of the County of Madison and State of Iowa, do hereby SELL AND CONVEY unto the said James F. Seifred and Rose Seifred the following described premises, situated in the County of Madison and State of Iowa, to-wit:

All our right, title and interest as heirs at law and legatees of William J. Weaver, deceased, in and to a tract of land described as follows: Commencing at a point Twenty-eight (28) rods east of the North West corner of the North West Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74), North Range Twenty-seven (27), west of the 5th P. M., Iowa, running thence South in a straight line to the South Line of said Forty (40) acre tract, thence east to the South east corner of said Forty (40) acre tract, thence North to the North East corner of said Forty (40) acre tract, thence West to the place of beginning except a tract described as follows: Commencing Two Hundred Eighty One (281) feet North of the South East Corner of the Said North West Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of said Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Iowa, and running thence in a North Westerly direction Three Hundred Seventy (370) feet, thence South Five Hundred Fifty-four (554) feet, thence East Two Hundred Forty-five (245) feet, thence North Two Hundred Eighty-one (281) feet to the place of beginning.

And we hereby covenant with the said James F. Seifred and Rose Seifred that we hold said premises by good perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of liens and incumbrances whatsoever.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whatsoever.

And the said Callie Weaver, Ethel Weaver, Rilla Weaver, James B. Dragoo and Charles Gifford hereby relinquish their right of dower in and to the above described premises.

Signed this 7 day of March, A. D., 1928.

Rhoda Gifford
Charles Gifford
T. P. Weaver
James F. Weaver
Callie F. Weaver
S. O. Weaver

Ethel Weaver
A. N. Weaver
Rilla Weaver
Chloe Breeding
Mary M. Dragoo
James B. Dragoo

STATE OF IOWA, Madison County) ss:

On this 7th day of March, A. D., 1928, before me P. F. Beeler, a Notary Public within and for Madison County, State of Iowa, personally came Rhoda Gifford, Charles Gifford, T. P. Weaver, James F. Weaver, Callie F. Weaver, S. O. Weaver and Ethel Weaver, 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 a voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereinto subscribed my name and affixed my seal on the date last above written.

(Notarial seal)

P. F. Beeler
Notary Public in and for
the County of Madison,
State of Iowa.

STATE OF IOWA, County of Polk) ss:

On this 10th day of March, A. D., 1928, before me, H. M. Donahey, a Notary Public within and for said County of Polk, State of Iowa, personally came A. N. Weaver and Rilla Weaver, his wife, and Chloe Breeding. 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

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their voluntary act and deed for the purpose therein expressed.

IN TESTIMONY WHEREOF, I have hereinto subscribed my name and affixed my seal on the day last written above.

(Notarial Seal)

H. M. Donahey
Notary Public in and for Polk County, Iowa.

STATE OF IOWA

) ss:

Montgomery County

On this 15th day of March, A. D., 1928, before me, Blanche Seaman, a Notary Public within and for said County, personally appeared Mary M. Dragoo and James B. Dragoo to me known to be the identical persons named in and who executed the foregoing instrument, and whose names affixed thereto and acknowledge that they executed the same as their voluntary act and deed.

of
Made under my hand and seal, office the day and year last above written.

Blanche Seaman
Notary Public in and for Montgomery County, Iowa.