

## Deed Record, No. 66.

Koch Brothers, Inc., Des Moines 1927

Ira Tucker

#2497

Filed for record the 11th day of  
October A.D. 1928, at 9:45 o'clock  
A.M.

To

Carl B. Prickitt

Fee \$ .60

Gladys B. DeVault, Recorder.  
Jessie Allgeyer, Deputy.

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Ira Tucker, also known as J. Ira Tucker and as James Ira Tucker, and wife, Mattie Cochran Tucker, of Madison County, and State of Iowa, in consideration of the sum of One Dollar and other valuable consideration to me in hand paid by Carl B. Prickitt of Philadelphia County, and State of Pennsylvania, do hereby SELL AND CONVEY unto the said Carl B. Prickitt the following described premises, situated in the county of Madison, and State of Iowa, to-wit:

The Northeast Quarter of the Southwest Quarter except the West 17  $\frac{7}{9}$  rods thereof; and the Northwest quarter of Southeast Quarter and a part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  described as follows: commencing at the Northwest corner of said forty acre tract, running thence South 40 rods, thence East 23 rods to the West bank of Grand River, thence in a Northeasterly direction following the meanderings of said River to a point where the North line of said forty acre tract crosses said River, thence West to the place of beginning; and all that part of the South half of Northeast quarter of Southeast quarter lying West of Grand River and the North half of Southeast quarter of Southeast quarter and the Southeast quarter of Southeast quarter of Southeast quarter and all that part of the Southwest quarter of Southeast quarter of Southeast quarter lying Southwesterly, Westerly, and Northwesterly of Grand River as the same runs through said ten acre tract; all of said land being in

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Section No.17; and the West half of Southwest quarter of Southwest quarter of Southwest quarter of Section No.16 and a part of the North half of Southwest quarter of Southwest quarter Section No.16, described as follows; commencing at Northwest corner of said Forty acre tract, running thence East 56 rods, thence in a Southwesterly direction to a point on the South line of the North half of said Southwest quarter of Southwest quarter 40 rods East of West line of said forty acre tract, thence West 40 rods, thence North 40 rods to place of beginning; all of the above described land being in Township No.74 Range No. 29, containing  $143\frac{1}{2}$  acres more or less, Madison County, Iowa

This deed is made subject to a mortgage of \$9000 in favor of H.W. Binder & Co., Council Bluffs, Iowa.

Grantor reserves and retains possession until March 1st, 1929

And we covenant with the said Carl B. Prickitt that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever; and we covenant to WARRANT AND DEFEND the title to said premises against the lawful claims of all persons whomsoever, except said mortgage.

Signed this 14th day of July, A.D., 1928.

Ira Tucker

Mattie Cochran Tucker

STATE OF IOWA )  
SS.  
MADISON COUNTY )

On this 14th day of July, A.D., 1928, before me a Notary Public within and for said County, personally came Ira Tucker and wife, Mattie Cochran Tucker, personally to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors, and acknowledged the execution of the same to be their voluntary act and deed for the purpose therein expressed.

WITNESS my hand and Notarial Seal on the date aforesaid.

W.F. Craig  
Notary Public within and for Madison  
County, Iowa.

NOTARIAL  
SEAL