

## Deed Record, No. 59.

James Brown) Filed for record the 22<sup>nd</sup> day of June 1917 at 9:15 o'clock A.M.  
 to Jeannette E. Beck, Recorder.  
 Earl Coltrane) W.D.

Fee, \$.50  
 # 2323

Know all Men by these Presents: That James Brown, unmarried of Union County and State of Iowa in consideration of the sum of Four Hundred Dollars in hand paid by M. Earl Coltrane of Madison County and State of Iowa do hereby sell and convey unto the said M. Earl Coltrane and to his heirs and assigns, the following described premises, situated in the County of Madison and State of Iowa, to-wit: Commencing at a point One hundred and seventy seven (177) feet North of the <sup>Southeast corner of the</sup> Northeast Quarter of the Northeast Quarter of Section Sixteen (16) in Township Seventy-four (74) North, of Range Twenty-nine (29) West of 5th P.M. Iowa thence West from the center of the road One hundred and forty-three (143) feet, thence North forty (40) feet, thence east One hundred and forty-three (143) feet, thence South forty (40) feet to the place of beginning, and I do hereby covenant with the said M. Earl Coltrane that I am lawfully seized in fee simple of said premises; that they are free from incumbrance; that I have good right and lawfully authorized to sell the same, and I do hereby covenant to Warrant and Defend the said premises and appurtenances thereto belonging against the lawful claims of all persons whomsoever. And the said--- hereby relinquishes all her right of dower in and to the above described premises.

Signed the 23rd day of December A.D. 1916. James Brown.

State of Iowa, Union County, SS. On the 23rd day of December A.D. 1916, before me R. Brown Notary Public in and for said county, personally came James Brown (Unmarried) to me personally known to be the identical person who signed the above deed as grantor, and acknowledged the execution of the same to be his voluntary act and deed. Witness my hand and Notarial seal the date last above written.

R. Brown

Notary Public in & for said county.

NOTARIAL  
SEAL