

Deed Record, No. 59.

Mary A. McCulloch et al) Filed for record the 28th day of Feb A.D. 1918 at 4:12 o'clock P.M.
to
I.T.Hoxie) W.D. Jeannette E. Beck Recorder

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Know all men by these present, That we, Mary A. McCulloch, widow and single; Ethel B. McCulloch, single; Claude C. McCulloch, single, all of Madison county Iowa; and Izetta Wade and husband, Lester Wade; and Hazel Alshouse and husband, M. Q. Alshouse, all of Fayette County, Iowa; the said Mary A. McCulloch, Ethel B. McCulloch, Claude C. McCulloch, Izetta Wade and Hazel Alshouse, being the widow and only heirs at law of S. A. McCulloch, deceased, IN CONSIDERATION of the sum of twenty thousand five hundred and no/100 dollars (\$20500.00) in hand paid by I. T. Hoxie and May E. Hoxie of the County of Madison and State of Iowa do hereby SELL and CONVEY unto the said I. T. Hoxie and May E. Hoxie the following described premises, situated in the County of Madison and State of Iowa, to-wit:

The northwest quarter, and the following piece of land to-wit: Commencing at the northeast corner of the west half of the southwest quarter of section number eleven (11), running thence west fifty rods, thence south one hundred twenty rods, thence east fifty rods, thence north one hundred twenty rods to beginning, also, the north half of the west one-eighth of the southeast quarter of the southwest quarter of section number eleven (11) in township number seventy-five (75) north, range number twenty-eight (28) west of the 5th P. M., Iowa.

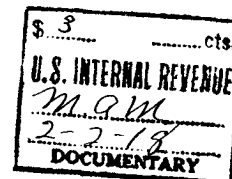
And we hereby covenant with the said I. T. Hoxie and May E. Hoxie that we hold said premises by good and perfect title; that we have good right and lawfull authority to sell and convey same; that they are free and clear of all liens and incumbrances whatsoever, except an incumbrance of \$10000.00 in a first mortgage, \$1200.00 second mortgage and a third mortgage for \$6300.00 all of which grantees assume and agree to pay as a part of the consideration hereof.

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

And the said Lester Wade and M. Q. Alshouse hereby relinquish their right of dower in and to the above described premises.

Signed this 2nd day of February A. D., 1918.

Mary A. McCulloch
Ethel B. McCulloch
Claude C. McCulloch
Hazel Alshouse
M. Q. Alshouse
Izetta Wade
Lester Wade



State of Iowa, Madison county, SS. On this 2nd day of February A.D. 1918, before me, the undersigned, a Notary Public within and for said county, personally came Mary A. McCulloch, widow, Ethel B. McCulloch, single and Claude C. McCulloch, single, personally to me known to be the identical persons

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whose names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the date last above written.

A.W.Wilkinson

Notary Public in and for said county

NOTARIAL
SEAL

State of Iowa Fayette county SS;- On this 9th day of February A.D. 1918, before me, the undersigned, a Notary Public within and for said county, personally came Izetta Wade and husband, Lester Wade, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledge the execution of the same to be their voluntary act and deed for the purposes therein expressed.

In Testimony whereof, I have hereunto subscribed my name and affixed my official seal on the date last above written.

D.B.Allen

Notary Public in and for said county.

NOTARIAL
SEAL

State of Iowa Fayette county SS;- On this 6 day of February A.D. 1918, before me, the undersigned, a Notary Public within and for said county, personally came Hazel Alshouse and husband M.Q.Alshouse, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledge the execution of the same to be their voluntary act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal of the date last above written.

G.W.Nolton

Notary Public in and for said county.

NOTARIAL
SEAL