

Deed Record, No. 59.

James Tucker et al) Filed for record the 11th day of Mar. A. D. 1918 at 10:12 o'clock A. M.
to Ernest A. Busch) W.D. Jeannette E. Beck, Recorder.

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#1005.

Know all men by these Presents, That we, James Ira Tucker and wife, Mattie C. Tucker, of the county of Madison and State of Iowa, in consideration of the sum of Fifteen Thousand Seven Hundred Eighty-five and no/100 (\$15,785.00) Dollars in hand paid by Ernest A. Busch of Madison County, State of Iowa, do hereby Sell and Convey unto the said Ernest A. Busch, the following described premises, situated in the County of Madison and State of Iowa, to-wit: The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except the West 17 and $\frac{7}{9}$ rods thereof; and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and a part of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) 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 ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying and being West of Grand River, and the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying and being Southwest, West and Northwest of Grand River, as the same runs through said ten-acre tract; all of said land being in Section Seventeen (17); and the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), and a part of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16) described as follows; commencing at the 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 ($\frac{1}{2}$) of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), 40 rods East of the West line of said forty acre tract, thence West 40 rods, thence North 40 rods, to the place of beginning; all of said land being in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P. M., containing $143\frac{1}{2}$ acres, more or less.

This deed is made for the express purpose of correcting errors in the description of the real estate as shown in a former deed between the same parties, dated February 26th, 1918 and recorded in Deed Record 60, at page 108, said deed having the proper amount of revenue affixed and cancelled, the warranty in this deed being of the same date as in the former deed.

And we hereby covenant with the said Ernest A. Busch 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 of all liens and incumbrances whatsoever, except a mortgage of \$6000.00 to Nels Bertholf; and we covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except said mortgage of \$6000.00, which party of the second part assumes and agrees to pay.

And the said Mattie C. Tucker hereby relinquishes her right of dower in and to the above described premises.

Signed this 26th day of February, A. D. 1918.

James Ira Tucker

Mattie C. Tucker.

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State of Iowa, Madison County, SS. On this 8 day of March, A. D. 1918, before me, the undersigned, a Notary Public within and for said County, personally came James Ira Tucker and wife, Mattie C. Tucker, 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 their voluntary act and deed for the purpose therein expressed.

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

W. W. Walker,
Notary Public within and for said
County.

NOTARIAL
SEAL

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