

Deed Record, No. 59.

Seth Brittain) Filed for record the 8 day of May A.D. 1918 at 3:45 o'clock P.M. Jeannette E Beck Recorder

A.P. Wheeler Executor's Deed # 1734 Fee \$90

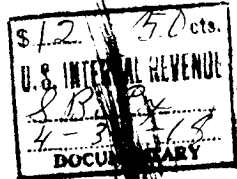
Know all men by these presents, That I, Seth Brittain, sole executor of the Last Will and Testament of Primrose Walker, deceased, of Madison County, and State of Iowa, in consideration of the sum of Twelve Thousand Three Hundred and Seventy Five (\$ 12375.00) Dollars in hand paid by A.P. Wheeler of the County of Madison, and State of Iowa, as executor of the Last Will and Testament of Primrose Walker, deceased, do hereby sell and convey unto the said A.P. Wheeler the following described premises situated in the County of Madison, and State of Iowa, to-wit; The North West Quarter of the South East Quarter; the South West Quarter of the North East Quarter; Ten (10) acres off the West side of the South East Quarter of the North East Quarter; and commencing Twenty (20) rods East of the South West corner of the North East Quarter of the North East Quarter, running east thirty-seven (37) rods to a spring branch, thence North Twenty-six (26) rods, thence up North River Forty-six (46) rods, thence Thirteen (13) rods to place of beginning. Three (3) acres; and also commencing at the South East corner of the North West Fractional Quarter of the North East Quarter, thence West Forty (40) rods, thence North to the channel of North River, thence down the channel of North River to the East line of said Fractional Quarter, thence South to place of beginning, Six (6) acres; all in Section Number Two (2) in Township Number Seventy-six (76) North, Range Number Twenty-Seven (27) West of the Fifth Principal Meridian, containing in all Ninety-nine (99) acres, more or less, situated in Madison County, Iowa. That this deed is made by grantor as executor of the Last Will and Testament of Primrose Walker deceased, and in prusance of authority given in said Last Will and Testament.

And I as executor aforesaid hereby covenant with the said A.P. Wheeler that I have right and lawful authority under said Last Will and Testament to convey said real estate.

And in conformity with law and the authority conferred by said last will and testament I hereby convey to the said A.P. Wheeler the real estate hereinbefore described to have and to hold the same as fully and absolutely as may be done by virtue of the premises I might or could sell the same.

In witness whereof I have hereunto set my hand on this 30 day of April A.D. 1918.

Seth Brittain
Executor.



State of Iowa Madison County SS:- Be it remembered that on the 30th day, of April A.D. 1918 before me the undersigned, A.W. Wilkinson, a Notary Public in and for said County, personally came Seth Brittain, executor of the Last Will and Testament of Primrose Walker, deceased, and personally to me known to be the identical person whose name is subscribed to the foregoing deed as executor and acknowledged the instrument to be his voluntary act and deed as executor for the purposes therein expressed.

Witness my hand and official seal this 30th day of April A.D. 1918.

A.W. Wilkinson



Notary Public in and for
Madison County, Iowa.

In the District Court.

State of Iowa Madison County SS;- The foregoing deed by said executor this day returned into court for approval, and it appearing to the court that said executor had complied with all the requirements of law, and the orders and decrees of this court in making the sale and deed he was ordered by said court that said sale and deed be and the same are hereby approved, and confirmed, and by the directors of the said court the said approval is hereby certified and endorsed hereon by the undersigned.

Witness my hand and the seal of said court on this 30th day of April A.D. 1918.

D.M. Griswold.

(District Court Seal)

Clerk of District Court.