

Deed Record, No. 59.

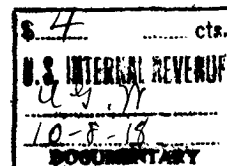
ACRES, BLACKMAR & CO. BURLINGTON—48648

ULYSSIS G. WELKER & WF. :
 TO : WARRANTY DEED.
 G. A. SIMMERMAN. :

Filed for record the 20th day of March, A.D., 1919,
 at 2:46 o'clock P.M.
 Nettie E. Winship, Recorder.
 Fee \$.50
 #1051

Know all men by these presents: That we, Ulyssis G. Welker, and Emma L. Welker husband and wife, of the County of Cherry, and State of Nebraska, for and in consideration of the sum of Four thousand and no/100 Dollars in hand paid do hereby grant, bargain, sell convey and confirm unto G. A. Simmerman of the County of Clarke, and State of Iowa, the following described real estate situated in -----, in Madison County, and State of Iowa, to-wit: The South half of the Northeast Quarter and the North half of the Southeast quarter of Section Thirty-three in Township Seventy-four North, of Range Twenty-seven West of the 5th Principal Meridian.

Subject to certain mortgage aggregating \$7900.00 now on said land together with the accrued interest on same.



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To have and to hold the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto the said C. A. Simmerman and to his heirs and assigns, forever. And we do hereby covenant with the said grantee, and with his heirs and assigns, that we are lawfully seized of said premises; that they are free from encumbrance except as above stated; that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Emma L. Welker hereby relinquishes all her right of dower claim and interest in and to the above described premises.

Signed this 8th day of October, A.D., 1918.

In presence of W.F. Parker.

Ulyssis G. Welker
Emma L. Welker.

STATE OF NEBRASKA: CHERRY COUNTY: SS. On this 8 day of October A.D. 1918, before me the undersigned William F. Parker, a Notary Public, duly commissioned and qualified for and residing in said County, personally came Ulyssis G. Welker and Emma L. Welker, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

William F. Parker, Notary Public.
My commission expires the 5th day of July, 1923.

**NOTARIAL
SEAL**