

Deed Record, No. 59.

ACRES, BLACKMAR & CO. BURLINGTON—1904S

James Leonard Callanan et al)
Executors

to
Lottie Lamb)

Q.C.D.

Filed for record the 26 day of September A.D.1919
at 9.40 o'clock A.M.

Nettie E. Winship, Recorder
Winifred Whedon, Deputy
Fee \$1.20
2271

WHEREAS, James Callanan died testate and a widower on September 26th, 1904, and by his last will and testament gave and devised all his personal and real estate to Henry M. Rollins, C.A. Dudley and James Leonard Callanan, of Des Moines, Iowa, and James Lincoln Callanan of Durango Mexico, as his executors, upon the trust and condition that they shall sell, convey and dispose of same and authorized and empowered the said executors to execute contracts and deeds and conveyances and:

WHEREAS, The said will and testament of the said James Callanan was admitted to probate by the District Court of the State of Iowa, in and for Polk County, and said persons nominated by said decedent to be executors as aforesaid were appointed and qualified as such, and:

WHEREAS, James Lincoln Callanan, resigned as executor on the 13th day of September, A.D. 1905, and Henry M. Rollins resigned as executor on the 18th day of February A.D. 1907, and each upon resignation surrendered, remised and remitted all interest of said decedent as one of the executors thereof, and:

WHEREAS, The District Court of the State of Iowa, in and for Polk County, accepted the resignation of said James Lincoln Callanan on the 19th day of September A.D. 1905 and ordered that the further administration of the estate of said decedent be continued with Henry M. Rollins, C.A. Dudley and James Leonard Callanan as sole executors thereon with full power, authority and right to carry out and execute all the terms of the last will and testament of said decedent, as provided therein, and;

WHEREAS, The District Court of Polk County, Iowa on the 18th day of February A.D. 1907, accepted the resignation of said Henry M. Rollins, and on said last named date appointed J.G. Rounds as one of the executors of the last will and testament of said decedent, and ordered that the further administration of the estate of said decedent be continued with C.A. Dudley, James Leonard Callanan and J.G. Rounds as sole executors thereof with full authority and right to carry out and execute all the terms of the last will and testament of said decedent, as provided therein, and;

WHEREAS, Said J.G. Rounds accepted said trust and has duly qualified as an executor of the last will and testament of said decedent, and;

WHEREAS, On the 18th day of October, 1917, the said C.A. Dudley died at Des Moines, and thereafter, and on the 25th day of October 1917, the said District Court of Polk County, Iowa, on the application of the remaining executors, appointed James A. McKinney as one of the

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as one of the executors of the last will and testament of said decedent, and ordered that upon the qualification of said James A. McKinney as an executor, the further administration of the estate of said James Callanan, deceased, be continued with James Leonard Callanan, J.G. Rounds and James A. McKinney as sole executors thereof, with full power, authority and right to carry out and execute all the terms of the last will and testament of said James Callanan, deceased, as provided therein, and;

WHEREAS, Said James A. McKinney accepted said trust and has duly qualified as an executor of the last will and testament of said decedent, and;

WHEREAS, On the 20th day of March, 1919, the said James A. McKinney died at Des Moines, and thereafter, and on the 25th day of March, 1919 the said District Court of Polk County Iowa, on the application of the remaining executors, appointed Cromwell Bowen as one of the executors of the last will and testament of said decedent, and ordered that upon the qualification of said Cromwell Bowen as an executor, the further administration of the estate of the said James ^{Callanan,} deceased, be continued with James Leonard ^{Callanan}, J.G. Rounds and Cromwell Bowen, as sole executors thereof, with full power, authority and right to carry out, and execute all the terms of the last will and testament of the said James Callanan, deceased, as provided therein, and;

WHEREAS, Said Cromwell Bowen accepted said trust and has duly qualified as an executor of the last will and testament of the said decedent.

Now, therefore, know all men by these presents that we, James Leonard Callanan, J.G. Rounds, and Cromwell Bowen, of Polk County, Iowa, as executors of the last will and testament of James Callanan, late of Polk County, State of Iowa, deceased, by virtue of the interest and authority vested in us, as aforesaid, and in consideration of the sum of Two and 50/100 Dollars in hand paid, the receipt of which is hereby acknowledged, do by these presents Quit Claim to Lottie Lamb all the interest of James Callanan, deceased, in and to the following described real estate, situate in the County of Madison and State of Iowa, to-wit:

Commencing Fourteen and Thirty-six Hundredths (14.36) rods East and Sixty-four (64) rods and Fourteen (14) links South of the North West Corner of the North West Quarter (NW $\frac{1}{4}$) of the North East Quarter (NE $\frac{1}{4}$) of Section Seven (7) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. Iowa., thence South Nineteen (19) rods; thence North Seventy-(70) degrees and Forty (40) minutes East Seventeen (17) rods and Two links; thence North Nineteen (19) rods; thence South Seventy (70) degrees and Forty (40) minutes West Seventeen (17) rods and Two (2) links to the place of beginning, containig Two (2) acres more or less.

Also commencing at the North West corner of the South West Quarter (SW $\frac{1}{4}$) of the said North East Quarter (NE $\frac{1}{4}$) of said Section Seven (7) Township Seventyfive (75) North, Range twenty-seven (27) West of the 5th P.M., Iowa., thence running East Fourteen, and Thirty-six one-hundredths (14.36) rods; thence South Seven (7) rods; thence in a south-westerly direction to a point Fourteen and one half (14 $\frac{1}{2}$) rods South of the place of beginning; thence North to the place of beginning (Except a strip off of the West end of the above described tract Thirty (30) feet in width,

To have and to hold the above described premises to said grantee her heirs and assigns forever.

And the said executors hereby covenant with the said grantee that in making this Quit Claim Deed of said premises, that they are duly authorized by the terms of the will of said decedent, and have in all things pertaining to the said Quit Claim Deed complied with the provisions of the last will and testament of said decedent relating thereto.

Reserving, however, to the executors of the estate of James Callanan, their grantee or assigns all interest in and right to demand and receive any and all idemnity or compensation

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of any kind from the United States which is now or may hereafter be granted or provided on account of said land having been disposed of by the United States otherwise than under said grant of September 28th, 1850. This deed is made simply to remove a cloud from the title.

In testimony whereof, the undersigned have as executors of the last will and testament of said James Callanan, deceased, hereunto set their hands this 23rd day of September A.D. 1919

James Leonard Callanan,
J.G. Rounds
Cromwell Bowen
Executors of the estate of James Callanan, deceased.

State of Iowa Polk County SS: On this 23rd day of September A.D. 1919, before me E.M. Fegtly, a Notary Public within and for said County, personally came James Leonard Callanan, J.G. Rounds and Cromwell Bowen as executors etc., as stated in the foregoing deed, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and executors and severally acknowledged the execution of the same to be their voluntary act and deed as executors of the estate aforesaid, for the purposes therein expressed.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date last above written.



E.M. Fegtly
Notary Public in and for Polk County, Iowa.