

## Deed Record, No. 59.

ACRES, BLACKMAR &amp; CO. BURLINGTON—1964B

Oliver James & wife) Filed for record the 2<sup>nd</sup> day of Mar A.D. 1920 at 1:53 o'clock P.M.  
 to Nettie E. Winship, Recorder.  
 Angeline M. Shade et al) Deed.

Fee, \$ .60 ✓  
 # 917

and  
 That we, Oliver James and Della H. James husband, wife of the county of Madison and State of Iowa, in consideration of the sum of Fifty-three Thousand & no/100 (\$53000.00) Dollars in hand paid by the grantees herein each of the County of Madison and State of Iowa do hereby sell and convey unto Angeline M. Shade, widow of Calvin A. Shade, deceased, and Isabella M. Shade, Estella C. Shade, Mildred E. Shade, Geo. W. Shade, Leland M. Shade and Calvin J. Shade, only heirs at law of said decedent, the following described premises situated in the County of Madison and State of Iowa, to-wit:

The Southeast Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18) and the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) all in Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M. subject to a mortgage for Thirty-five Thousand (\$35000.00) Dollars given by grantors herein to S.B. Johnson bearing Five (5%) per cent interest and maturing March 1st, 1930.

This conveyance is made in pursuance of an order of Court in which it is provided that the said widow and heirs at law of said decedent are to hold said premises as though the said Calvin A. Shade had died seized of said land and said land had been impressed with the homestead character in favor of the decedent <sup>and</sup> surviving spouse, subject, however to such mortgage

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as the said Geo.W.Shade may execute to pay the balance of the unpaid purchase price of said land, which order is entered of record on page 389 of Record "X" of the records of the District Court of Madison County, Iowa.

And we hereby covenant with the said widow and heirs at law of Calvin A. Shade, deceased, that we hold said premises by good perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of liens and incumbrances whatsoever, except said mortgage indebtedness.

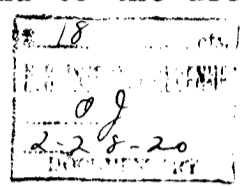
And we covenant to Warrant and Defend the said premises against the lawful claims of all persons whatsoever except said mortgage indebtedness.

And the said Della H. James hereby relinquishes her right of dower in and to the above described premises.

Signed this 1st day of March A.D. 1920.

Oliver James

Della H. James.



State of Iowa Madison County, SS. On this 1st day of March A.D. 1920, before me, a Notary Public in and for said County, personally came Oliver James and Della H. James, husband and wife 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 purposes therein expressed.

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

W.T. Guiher

Notary Public in and for said County

