

Deed Record, No. 59.

King Young & wife)
to) W.D.) Filed for record the 15th day of April A.D. 1920 at 1.50
A. Craven) o'clock P.M.

Nettie E. Wainship, Recorder
Fee \$.80 ✓ # 2485

This Deed, Made this 25th day of February, in the year of our Lord One Thousand, Nine Hundred and Twenty Between King Young and Mildred Young, his wife, parties of the first part and A. Craven party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of (\$1.00) One and other valuable consideration Dollars to them in hand paid by the said party of the second part, of the receipt whereof is hereby confessed and acknowledged, have Granted, Bargained, Sold and Conveyed, and by these presents do Grant, Bargain, Sell and Convey unto the said party of the second part, and unto his heirs and assigns forever, all that piece or parcel of land, situate, lying and being in the County of Madison and State of Iowa, and more particularly known and described as follows, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-six (76) North, Range Twenty seven (27) West of the 5th P.M. of Madison County Iowa, and containing Forty (40) acres more or less, according to U.S. Government Survey.

This Deed is given subject to a first mortgage of \$1600.00 which grantee assumes and agrees to pay with all interest from the first day of March, 1920.

Together with all flumes, canals, ditches and laterals conveying water to and upon the land above described and all water rights thereunto belonging. And the said parties of the first part hereby expressly waive and release any and all rights, benefits, privileges, advantages and exemptions under and by virtue of any and all statutes of the State of Wyoming providing for the exemption of homesteads from sale on execution or otherwise including the release and waiver of all rights of homestead.

To have and to hold, the said above described premises unto the said party of the second part his heirs and assigns forever, together with the privileges, hereditaments and appurtenances thereunto in anywise appertaining or belonging.

And, The said parties of the first part, for their heirs, executors, and administrators, do covenant and agree, to and with the said party of the second part his heirs and assigns, that at the the ensealing and delivery of these presents are well seized in the premises, in and of a good and indefeasible estate, in fee simple.

And that they are free from all incumbrances whatsoever, except a \$1600.00 first mortgage.

And that they have good and lawful right to sell and convey the same, and the said parties of the first part will, and their heirs, executors and administrators shall Warrant and Defend

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the same against all lawful claims and demands whatsoever.

And the said parties of the first part, for their heirs, executors and administrators, do covenant and agree to and with the said party--of the second part his heirs assigns, that he the said party of the second part shall and may lawfully, and at all times hereafter, peaceably and quietly have, occupy, possess and enjoy the said premises hereby granted, or intended so to be, with the appurtenances without the lawful hindrance or molestation of the parties of the first part their heirs or assigns, or of any other person or persons, whatsoever, by or with his or their consent, privity or procurement.

And the said Mildred Young wife of the said King Young, upon the consideration aforesaid, does hereby release and forever quit-claim unto the said party of the second part his heirs and assigns, all her rights of dower and homestead in and to the above granted premises.

And expressly waived and released all her rights and advantages under and by virtue of all laws of said State of Wyoming, relating to the exemption of homesteads.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed Sealed and Delivered in the presence of
R.L. Katzenbach

King Young (Seal)
Mildred Young (Seal)

State of Wyoming County of Big Horn SS: I, W.B. Snyder, a Notary Public in and for said County, in the State aforesaid, do hereby certify that King Young and Mildred Young, his wife, personally known to me as the persons whose names are subscribed to the annexed deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. And expressly waive and release all their rights and advantages under and by virtue of all laws of said State of Wyoming relating to the exemption of homesteads.

And I further certify that Mildred Young wife of the said King Young was by me first examined separate and apart from her husband in reference to the signing and acknowledging of such deed, the nature and effect of such deed being explained to her by me, and that she being by me fully apprised of her right, and of the effect of signing and acknowledging such deed, did sign ^{the said--} while so separate and apart from her said husband, and did then acknowledge that she freely and voluntarily signed ~~said signed~~ and acknowledged the same for the uses and purposes therein set forth. And expressly waived and released all her rights, and advantages under and by virtue of all laws of said State of Wyoming, relating to the exemption of homesteads.

Given under my hand and Notarial seal, this 25th day of February A.D. 1920
My commission expires June 29th, 1921 .

W. B. Snyder,
Notary Public

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