

Deed Record, No. 59.

Clark S. Wilson and wife.) Filed for Record this 9th day of March A.D. 1921 at
to Warranty Deed. 9.04 o'clock A.M.
Frank Phillips) Nettie E. Winship Recorder
#641 Fee \$60

KNOW ALL MEN BY THESE PRESENTS, That Clark S. Wilson, (being the same and identical person as C.S. Wilson), and wife, Ida M. Wilson. of the County of Madison and State of Iowa in consideration of the sum of Thirty four thousand seven hundred ninety Dollars in hand paid by Frank Phillips of the County of Madison and State of Iowa do hereby sell and Convey unto the said Frank Phillips the following described premises, situated in the County of Madison and State of Iowa, to-wit: The southeast quarter of the southeast quarter of Section twelve (12) (excepting therefrom 3 acres more or less, being that portion thereof lying east of the main channel of Middle River), containing 37 acres, more or less; ^{also,} the east half of the northeast quarter of section thirteen (13), (excepting therefrom all that part thereof lying and being south of the center of the main channel of Middle River which runs through said land), all in township number seventy-five (75) north, range number twenty-nine (29); also thirty-six and 17/100 (36.17) acres, more or less, in the northwest part of the fractional northwest quarter of section eighteen (18), described as follows: Commencing at the northwest corner of said Section 18, running thence south 30 chains to a point in the middle of Middle River where the section line

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crosses said river, thence easterly and northeasterly along the middle of said river 37 chains and 44 links to where the north line of said section 18 crosses said river, thence west along the north line of said section, 18 chains and 43 links to the place of beginning, containing in all 101.17 acres, more or less; also, nine and 23/100 (9.23) acres in the southwest quarter of the southwest fractional quarter of section seven (7), described as follows: Commencing at the southwest corner of said section 7, running thence north 815 feet to the center of the old channel of Middle River as shown by a survey of record on page 71 of land Plat Record 1, in the office of the Recorder of Madison county, Iowa, thence south 73 degrees 8 minutes east 224.7 feet, thence south 46 degrees 40 minutes east 258.7 feet, thence south 37 degrees 25 minutes east 419 feet, thence south 24 degrees 7 minutes east 262.4 feet to the south line of said section 7, thence west 765 feet to the place of beginning, containing, in the aggregate 147.40 acres, (and excepting from the above described land the right of way deeded to the Chicago, Rock Island & Pacific Railroad Company for right of way), all in township seventy-five (75) north, range number twenty-eight (28) west of the 5th P.M., Iowa. And we hereby covenant with the said Frank Phillips that we hold said premises by good and perfect title that we have good right and lawful authority to sell and convey same; that they are free and clear of all liens and incumbrances whatsoever. And we covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever.

And the said Ida M. Wilson hereby relinquishes her right of dower in and to the above described premises, Signed this 31 st day of January A.D. 1921.
In Presence of

Clark S. Wilson

Ida M. Wilson

State of Iowa, Madison County)SS.

On this 2nd day of March A.D. 1921, before me, the undersigned, a Notary Public within and for said County, personally came Clark S. Wilson and wife, Ida M. Wilson 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 official seal on the date last above written.

E.C. Hamilton
Notary Public within and for said County

