

Deed Record, No. 59.

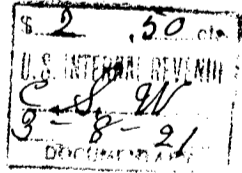
C.S. Wilson and Wife)
to) Warranty Deed
Frank Phillips)

Filed for Record the 3rd day of June A.D. 1921 at
3.12 o'clock P.M.

Nettie E. Winship Recorder
#1213 Fee \$.60

KNOW All men by these presents That C.S. Wilson (being the same and identical person as Clark S. Wilson) and wife, Ida M. Wilson, of the County of Madison and State of Iowa, in consideration of the sum of Two Thousand and Sixty and no/100 Dollars in hand paid by Frank Phillips of Madison County, 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: A strip of land 100 feet wide, of which the center line of the route and line of the Chicago, Rock Island & Pacific Railroad Company, as the same is now surveyed, staked and located, is the center, being 50 feet each side of the center line of said route, over across and through the following described tracts of land, as said route and line of said railroad passes through the same, to-wit: Southeast Quarter of the Southeast Quarter of Section 12. and Northeast Quarter of Northeast Quarter of Section 13, all in Township 75, North of Range 29 West of 5th P.M., and two additional strips of land each 12 $\frac{1}{2}$ feet wide one on each side of the above described 100 foot strip and each adjoining and paralleling the said 100 foot strip, and each beginning at stake or station No. 451 of the Survey of said route and line and extending in a Northerly direction until the same are crossed or intersected by the North line of said Southeast Quarter of Southeast Quarter of said Section 12 in said Township and Range, estimated to contain in all 6.84 acres; also a strip or belt of land 112 $\frac{1}{2}$ feet in width, the East line of which is the center line of the route and line of the Chicago, Rock Island & Pacific Railroad Company as the same is now surveyed, staked and located, over, across and through the Southeast Quarter of the Southeast Quarter of Section 12, in Township 75 North. of Range 29, West of the 5th P.M. Madison County, Iowa. and the south end of said strip or belt of land is the North line of the Public Highway running through said 40-acre tract and the North end of said strip or belt of land is a line running at right angles with the said center line, estimated to contain 1.40 acres. 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 the same: that they are free and clear of liens and incumbrances whatsoever. And we covenant to warrant and Defend the said premises against the lawful claims of all persons whatsoever. And the said Ida M. Wilson hereby relinquishes her right of dower in and to the above described premises. Signed this 8th day of March A.D. 1921.

In The Presence of -----



C.S. Wilson

Ida M. Wilson

State of Iowa Madison County,)SS.

On this 8th day of March A.D. 1921, before me the undersigned, a Notary Public within and for said County, personally came C.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 seal Notarial on the date last above written.

Harry F. Anderson
Notary Public in and for Madison County Iowa.

