

Deed Record, No. 59.

George W. Carter & Wife)
to W.D.
Carter-William Grain &)
Coal Co)

Filed for record the 21st day of March A.D. 1922 at
9.44 o'clock A.M.

Nettie E. Winship, Recorder
Fee \$.50 # 679 ✓

THIS INDENTURE, MADE on the Eighteenth day of March, A.D., One Thousand Nine Hundred and Twenty-two by and between George W. Carter and Marion Carter, husband and wife of Buchanan County, Missouri parties of the First Part and Carter-Williams Grain and Coal Company of St. Joseph, Missouri, of the County of Buchanan in the State of Missouri party of the Second Part;

WITNESSETH, That the said parties of the First Part in consideration of the sum of Eighteen Thousand Two Hundred and Ninety five and no/100 Dollars, to them paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, and Sell, Convey, and Confirm unto the said party of the Second Part, its heirs and assigns, the following described Lots, Tracts or Parcels of Land lying, being and situate in the County of Madison and State of Iowa, to-wit:

All the West half ($\frac{1}{2}$) of the Southwest fractional Quarter ($\frac{1}{4}$) of Section Nineteen (19) Township Seventy four (74), Range Twenty-eight (28) in Madison County, State of Iowa, containing Seventy-three and 18/100 acres, more or less.

Subject to a first deed of trust dated March 1-1922 for \$6000.00 and a second deed of trust dated March 1-1922 for \$2500.00 which party of the Second part assumes and agrees to pay as part of the aforesaid purchase price.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the Second Part and unto its heirs and assigns, FOREVER, the said George W. Carter hereby covenanting that he is lawfully seized of an indefeasible Estate and Fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by him or those under whom he claims and that he will Warrant and Defend the title of the said premises unto the said party of the Second Part, and unto its heirs and assigns FOREVER, against the lawful claims and demands of all persons whomsoever excepting only taxes falling due hereafter.

IN WITNESS WHEREOF, The 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 us. Geo. W. Carter (Seal)
Marion Carter (Seal)

State of Missouri County of Buchanan SS: On this 18th day of March 1922, before me personally appeared George W. Carter and Marion Carter his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Buchanan County the day and year first above written.

My term expires February 5, 1923.

Hester M. Murray
Notary Public.

