

## Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7559

Fred &amp; Leah I. Wheeler

#1087

Filed for record the 16 day of February  
A.D. 1939 at 4:30 o'clock P.M.  
Pearl E. Shetterly, Recorder

To

Fee \$ .60

Walter Lathrum

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, Fred Wheeler and Leah I. Wheeler, of the County of Riverside, and state of California, in consideration of the sum of One Dollar and other valuable consideration, in hand paid by Walter Lathrum, of Madison County, State of Iowa, do hereby SELL AND CONVEY unto the said Walter Lathrum the following described premises situated in the County of Madison and State of Iowa, to-wit:

U. S. REVENUE TAX \$ 4.00  
Affixed and Cancelled

The North Thirty (30) Acres of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), and the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the North One-Fourth ( $N\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and the following described tracts of land: Commencing at a point 12 rods North of the Southeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and running thence North 48 rods, thence West 80 rods, thence South to a point 17  $\frac{1}{19}$  rods North of the Southwest Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), thence East 13  $\frac{1}{3}$  rods, thence South 5  $\frac{1}{19}$  rods, thence East 66  $\frac{2}{3}$  rods to the place of beginning, except so much of said tract as lies East of the center of the main channel of Clanton Creek, containing about 21.82 acres; also the following described tract: Commencing at a point 17  $\frac{1}{19}$  rods North of the Southwest corner of the Southwest Quarter ( $\frac{1}{4}$ ), of said Section Fifteen (15), and running thence West to the center of the public highway a distance of about 20 rods, thence in a Northeasterly direction along the center of said public highway to the West line of said Section Fifteen (15), thence South along the said line to the place of beginning, containing about 1.5 acres; all of said land being in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The grantee herein assumes and agrees to pay a school fund mortgage on the above described real estate and also assumes and agrees to pay the taxes which have been assessed against said real estate. Possession is to be given March 1, 1939.

And we hereby covenant with the said Walter Lathrum 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 all liens and incumbrances whatsoever, except as hereinafter mentioned.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except school fund mortgage held by Madison County, Iowa, and except all unpaid taxes assessed against said real estate.

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And the said Leah I. Wheeler hereby relinquishes her right of dower in and to the above described premises.

Signed this 31st day of January A.D. 1939.

Fred Wheeler  
Leah I. Wheeler

STATE OF CALIFORNIA, Riverside County )SS:

On this 31st day of January A.D. 1939, before me, the undersigned, a Notary Public within and for Riverside County, State of California, personally came Fred Wheeler and Leah I. Wheeler, 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.

NOTARIAL  
SEAL

Flora Kauffman  
Notary Public within and for said County

My Commission expires July 24, 1941.