

Deed Record, No. 77, Madison County, Iowa

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

Elton T. Faux & Wife, et al

To

Fannie Faux

#953

Fee \$.50

D E E DFiled for record the 10 day of
February A.D. 1939 at 9:05 o'clock
A.M.

Pearl E. Shetterly, Recorder

KNOW ALL MEN BY THESE PRESENTS:-

That we, Malissa Booth and husband, Roy Booth, of County, State of; Elmer Faux and wife, Hazel Faux, of County, Iowa; Arthur Faux and wife, Lorraine Faux, of Polk County, Iowa; Byron Faux and wife, Helen Faux, of County, Iowa; George Faux and wife, Ila Faux, of Madison County, Iowa; Mabel Cooper and husband, George Cooper, of Madison County, Iowa, David Faux and wife, Olive Faux, of Madison County, Iowa, and Elton Faux and wife, Elizabeth Faux, of Madison County, Iowa, children of said Thomas J. Faux, Deceased, in consideration of the sum of One Dollar and Other Valuable Consideration in hand paid by Fannie Faux, Surviving Spouse of said Thomas J. Faux, Deceased, do hereby SELL AND CONVEY unto the said Fannie Faux, the following described premises situated in the County of Madison and State of Iowa, to-wit:-

Two-thirds (2/3) in value of the following described real estate, to-wit:-

Commencing at a point 80 rods West of the Southeast corner of Section Thirty (30), running thence North parallel with the East line of said Section, 78 rods thence West 50 rods, thence South 32 rods, thence West 8 rods, thence South 46 rods, thence East 58 rods to the place of beginning, except railroad right of way, all being in Township in Township Seventy-six (76) North, of Range Twenty-six (26) West of the

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5th P.M., subject to the balance of a mortgage originally in the principal sum of Three Hundred & 00/100 (\$300.00) Dollars to W.T.Guiher, which mortgage is recorded on Page 321 of Mortgage Record 79 of the Records of the County Recorder of Madison County, Iowa, and interest thereon; and subject to all unpaid taxes against said real estate and all unpaid claims against the Estate of Thomas J.Faux, Deceased.

And we hereby covenant with the said Fannie Faux that we hold said premises by good and perfect title; That we have good right and lawful authority to sell and convey said premises; That they are free and clear of all liens and encumbrances whatsoever, except said mortgage, taxes, and claims.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except said mortgage, taxes and claims.

That the Grantors herein, with the Grantee herein, are the only children and heirs-at-law and the Surviving Spouse of Thomas J. Faux, who died intestate July 17th,1938, seized of said real estate, and whose Estate is probated in Cause No. 4338 Probate, Madison County, Iowa, District Court.

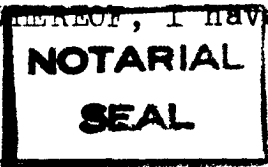
SIGNED this 14th day of November, A.D.,1938.

Each of the	Elton T.Faux	Arthur Faux
Signatures	H.Elizabeth Faux	Lorraine Faux
Witnessed by:	David Faux	George Faux
	Olive Faux	Ila B. Faux
	Mabel D.Cooper	Roy E.Booth
	George Cooper	
Elton T.Faux	Byron Faux	Elmer Faux
Fannie Faux	Helen Faux	Hazel M.Faux

STATE OF IOWA MADISON COUNTY):SS:

On this 14th day of November, A.D.,1938, before me, the undersigned, a Notary Public in and for Madison County,Iowa,personally appeared David Faux, Elton_Faux and wife,_Elizabeth Faux, to me known to be the identical persons named in and who executed the foregoing Deed and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name at Winterset, Iowa, the date last above written.



W.T.Guiher
Notary Public in and for Madison County, Iowa.