

Deed Record, No. 77, Madison County, Iowa

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

A.D. Fletcher

#4081

Filed for record the 21 day of June
A.D. 1939 at 1:55 o'clock P.M.
Pearl E. Shetterly, Recorder

To

Fee \$.60 ✓

W.D. Fletcher

SPECIAL WARRANTY GIFT DEED

KNOW ALL MEN BY THESE PRESENTS: That I, A.D. Fletcher, of the County of Madison and State of Iowa, in consideration of the love and affection which I have for my son W. D. FLETCHER of Madison County, State of Iowa, do hereby grant and convey the following described premises situated in the County of Madison, State of Iowa, to-wit:

Commencing at the Southeast Corner (SE cor.) of Section Thirty-five (35), Township Seventy-seven North (77 N.) of Range Twenty-seven West (27 W.) 5th P.M.; thence West Fifty-six (56) rods, thence North Thirty-two (32) degrees West Forty-two and 40/100 (42.40) rods, thence North Seventy-eight (78) degrees East Forty (40) rods, thence North Thirty-one (31) degrees West Twenty-eight and 80/100 (28.80) rods, thence North Eighteen and 50/100 (18.50) degrees East Twelve and 60/100 (12.60) rods, to a point forty-nine and 76/100 (49.76) rods more or less, West of the East line of said Section Thirty-five (35) thence along the center of the main channel of North River, North East to a point 53 Rods South of the North line of said Southeast Quarter of Section 35, thence East to the East line of said Section thirty-five (35), thence South along the East line of said Section Thirty-five (35) to the place of beginning, being all that part of said Section Thirty-five (35) lying South and East of the center of the main channel of North River and containing in all Thirty-three and 84/100 (33.84) acres, more or less; and the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), except three (3) acres more or less out of the Southwest Corner (SW cor.) thereof (as shown by deed to David Barrows recorded in Book 16 of Deeds, Page 57, Madison County records), also the Northeast Corner (NE cor.) of the North Half ($N\frac{1}{2}$) of the Northwest Fractional Quarter (NW fr'l. $\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), said corner being cut off by North River and containing one (1) acre, all in Section Two (2) Township Seventy-six (76) North of Range Twenty-seven (27), West of the 5th P.M.; and the North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section One (1), Township Seventy-six (76) North of Range Twenty-seven (27), West of the 5th P.M.; and the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-seven (77) North of Range Twenty-seven (27), West of the 5th P.M.,

unto the said W. D. Fletcher, subject, however, to an undivided one-half interest to the said A.D. Fletcher during his lifetime.

And I hereby covenant with the said grantee that I hold said premises by good and perfect title; that I have good right and lawful authority to grant and convey the same; and that they are free and clear of all liens and incumbrances whatsoever.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

Signed in duplicate this 4th day of September, 1937.

A.D. Fletcher

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

State of Iowa, County of Madison, ss.

within

On this 4th day of September, 1937. before me, the undersigned, Clerk of District Court /
and for Madison County, State of Iowa, personally came A. D. Fletcher, personally to me known
to be the identical person whose name is affixed to the above instrument as grantor, and
acknowledged the execution of the same to be his 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.

(District Court Seal)



P. E. Rose
Clerk of Court in and for Said County and State