

Deed Record, No. 77, Madison County, Iowa

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

Emma Dean Sterman (widow)

#4605

Filed for record the 21 day of July
A.D. 1939 at 8:48 o'clock A.M.
Pearl E. Shetterly, Recorder

To

Fee \$.80 ✓

George Lawton

WARRANTY DEEDJ. H. WELCH PRtg. CO. \$1.50
8-23-39
Atty. Gen. Shetterly

KNOW ALL MEN BY THESE PRESENTS: That Emma Dean Sterman (widow) of the County of Madison and State of Iowa in consideration of the sum of One Dollar and other Valuable consideration DOLLARS in hand paid by George Lawton of Madison County, State of Iowa do hereby SELL AND CONVEY unto the said George Lawton the following described premises situated in the County of Madison and State of Iowa, to-wit:

Beginning at a point located as follows: commencing at the South West corner of Section No. Two (2) Township No. Seventy-four (74) North, of Range No. Twenty-seven (27) West of the 5th P.M., Iowa, running thence north, five hundred and eighty (580) feet, thence east one hundred and sixty-six and three-tenths (166.3) feet, thence south-fifty-two degrees and forty-seven minutes (52°-47m) east, five hundred and twentytwo (522) feet to said point., which is the north west corner of the tract conveyed, running thence south forty-eight degrees and thirtythree minutes (48°-33m) west, ninety-nine (99) feet, thence south twenty one degrees and Twenty-three minutes (21°-23min) west, two hundred and eighty-nine (289) feet, thence south fifty degrees (50°) east, one hundred ninety-eight (198) feet, thence south thirty-three degrees and twenty minutes (33°20m) east, twenty three rods (23) and sixteen (16) links, which last mentioned point is hereinafter designated as point "a", thence on a line running south forty-eight degrees and five minutes (48°5m) east, which^{line} is hereinafter called line "a", sixteen rods and six links, thence on a line running south forty-eight degrees and thirty-five minutes (48°35m) west, eighteen (18) rods and five (5) links, thence east on a line running parallel with the south line of the north west quarter of the north west quarter of said section eleven (11), which line is

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRYNG. CO., DES MOINES 7659

hereinafter called line "b", to a point nine (9) rods west of the east line of said forty-acre tract, thence north parallel with the east line of said forty-acre tract, thirty (30) rods, thence north forty-three degrees and fifteen minutes (43°-15m) west to the intersection of the north line of section eleven (11) nineteen (19) rods and nineteen (19) links, thence in a northwesterly direction along the County or public highway to the point of beginning, excepting therefrom a tract described as follows: commencing at a point on line "a" seventeen (17) rods and six (6) links east from point "a", running thence south forty-eight degrees and thirty-five minutes (48° 35m) west to the intersection of line "b", running thence east on line "b" to a point nine (9) rods west of the east line of said forty-acre tract, running thence north to the intersection of line "a", running thence in a northwesterly direction on line "a" to a point seventeen (17) rods and six (6) links east from point "a"; all in Township No. Seventy-four (74) North, of Range No. Twenty-seven (27) West of the 5th P.M. Iowa.

And I hereby covenant with the said George Lawton that I hold said premises by good and perfect title; that I have good right and lawful authority to sell and convey the same; 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.

And the saidhereby relinquishes her right of dower in and to the above described premises.

Signed this 23 day of August A.D. 1938.

In Presence of

Emma Dean Sterman

STATE OF IOWA, Madison County)ss:

On this 23 day of August A.D. 1938, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Emma Dean Sterman 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 her 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.

NOTARY

F. F. Beeler
Notary Public Within and For Said County.