

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 1689

Margaret C. Nevins & Husb.

#4704

Filed for record the 26 day of
July A.D. 1939 at 4:25 o'clock
P.M.

TO

Fee \$.50 ✓

Lauretta E. Eggleston, et al

Pearl E. Shetterly, Recorder

SPECIAL WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS:

That We, MARGARET C. NEVINS, and her husband, LAFAYETTE F. NEVINS, also known as F.I. NEVINS, of the County of Ida, and State of Iowa, in consideration of the sum of One Dollar and other valuable considerations, and also the cancellation of the indebtedness which the said grantors owe the estate of Thomas Egan, Deceased, in hand paid by Lauretta E. Eggleston, of Madison County, Iowa, Edward Egan of Lake County, Indiana, W.G. Egan of Polk County, Iowa, Catherine O'Brien and Ann Cook of Adair County, Iowa, do hereby SELL AND CONVEY unto the said Lauretta E. Eggleston, Edward Egan, W.G. Egan, Catherine O'Brien and Ann Cook the following described premises situated in the County of Madison and State of Iowa, to-wit:- All the undivided 1/6 interest of Margaret C. Nevins as heir-at-law of Thomas Egan, Deceased, in and to:-

The West Half of the Southeast Quarter ($W\frac{1}{2}$ SE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Iowa;
Also Lots Three (3) and Four (4) in Block Eight (8) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.

The undivided 1/6 interest of Margaret C. Nevins as heir at law of Ann E. Egan, Deceased in and to:-

The West Half of the Northeast Quarter ($W\frac{1}{2}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Iowa.

And we hereby covenant with the said Lauretta E. Eggleston, Edward Egan, W.G. Egan, Catherine O'Brien and Ann Cook 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 encumbrances whatsoever.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all

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persons whomsoever, claiming by,through or under us.

And the said Lafayette F.Nevins hereby relinquishes his right of dower in and to the above described premises.

Signed this 18th day of November A.D.1938.

Margaret C Nevins

STATE OF IOWA :
 : SS
IDA COUNTY :

L.F.Nevins

On this 18th day of November A.D.1938, before me, the under-
signed, a Notary Public within and for Ida County, State of Iowa, personally came,Margaret
C.Nevins, and her husband, Lafayette F.Nevins, also known as F.I.Nevins,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.

NOT TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date
last above written.

Jed H Campbell
Notary Public Within and for Said County.