

Deed Record, No. 77, Madison County, Iowa

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

Laura Neese

#4825

Filed for record the 3 day of August
A.D. 1939 at 3:35 o'clock P.M.
Pearl E. Shetterly, Recorder

To

Fee \$.70

F. F. Beeler

WARRANTY DEED

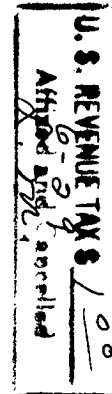
KNOW ALL MEN BY THESE PRESENTS:

That I, Laura Neese, Widow, of the County of Madison and State of Iowa, in consideration of the sum of ONE THOUSAND and no/100 ("1,000.00) DOLLARS in hand paid by F. F. Beeler of the County of Madison, State of Iowa, do hereby SELL AND CONVEY unto the said F. F. Beeler the following described premises situated in Madison County, Iowa, to wit:

All that part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 2, Township 74, North, Range 27, West of the 5th P.M., bounded by a line described as follows: Beginning at a point one hundred and three & $\frac{3}{4}$ feet North of ~~the~~ Southeast corner of said (SW $\frac{1}{4}$ SE $\frac{1}{4}$), thence west five hundred ten (510) feet, thence North to North line of said (SW $\frac{1}{4}$ SE $\frac{1}{4}$), thence East five hundred ten (510) feet, ~~thence~~ Northeast corner of said (SW $\frac{1}{4}$ SE $\frac{1}{4}$), thence South on east line of said piece to place of beginning,

LESS the following described real estate which is not conveyed by this instrument, to wit:

A certain part or parcel of land bounded by a line described as follows: Commencing at a point One Hundred Three and Three-quarters (103 $\frac{3}{4}$) feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section Two (2), running thence North One Hundred (100) feet, thence West One Hundred and forty (140) feet, thence South One Hundred (100) feet, thence East One Hundred and Forty (140) feet to place of beginning, all lying and being situated in the Southwest Quarter of the Southeast Quarter of Section Two (2), Township Seventy-four (74) North, Range Twenty-Seven (27) West of the 5th P.M., which tract was conveyed by J. C. Neese and wife, Laura Neese, to James F. Weaver by Deed recorded at Page 38 of Deed Record 58, of Madison County, Iowa, and also



LESS a tract of land bounded by a line described as follows: Commencing at a point One Hundred Three and three-quarters (103 $\frac{3}{4}$) feet North and One Hundred Sixty feet (160) West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section Two (2), thence North One Hundred (100) feet, thence West One Hundred Forty (140) feet, thence South One Hundred (100) feet, thence East One Hundred Forty (140) feet to place of beginning, all lying and being in the Southwest Quarter of the Southeast Quarter of Section Two (2), Township 74 North, Range 27 West of the 5th P.M., which tract was conveyed by J. C. Neese and wife, Laura Neese to James F. Weaver by Deed recorded at Page 387 of Deed Record 48 of Madison County, Iowa;

And that neither of said tracts above described which were conveyed to James F. Weaver as aforesaid, are conveyed by this Deed, and that both of said

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7889

tracts are excepted from the conveyance made by this Deed.

The undersigned, Laura Meese, is the widow of J. C. Meese, Deceased, late of Madison County, Iowa, whose estate was probated as No. 4061 Probate, in Madison County, Iowa, District Court, and the undersigned, Laura Meese, is the sole devisee and sole beneficiary of all the real estate of which J. C. Meese died seized, and that the real estate conveyed by this DEED, is included in the real estate of which said J. C. Meese died seized, and was included in the real estate conveyed to J. C. Meese by William Fenimore by Deed recorded at Page 332 of Deed Record 43 of Madison County, Iowa.

And I hereby covenant with the said L. F. Beeler 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, except the last half of the taxes of 1938; but I do not agree to furnish any abstract of title for said premises. Possession of said premises to be given July 1, 1939.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except against the last half of the taxes of 1938, payable in 1939.

There is no dower to be relinquished in and to the said premises.

Signed this 29th day of June, 1939.

Laura Meese

STATE OF IOWA, Madison County, ss:

On this 29th day of June, 1939, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Laura Meese, widow, 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 WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written.

Daniel J. Gallery
Notary Public in and for said County.