

Deed Record, No. 77, Madison County, Iowa

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

A.D.Fletcher #5601 Filed for record the 21 day of
To Fee \$.50 ✓ September A.D.1939 at 9:26 o'clock
A.M.

A.D.Fletcher, et al Pearl E. Shetterly, Recorder
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 daughter-in-law ERABELLE FLETCHER of Madison County, State of Iowa, together with a valuable consideration, receipt of which is hereby acknowledged from W.D.FLETCHER, do hereby grant and convey the following described premises situated in the County of Madison, State of Iowa, to-wit:

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-seven (27) and the East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$), except Two and 56/100 (2.56) acres lying West (W.) of the Public Highway on the West (W.) side of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), of Section Twenty-eight (28), all in Township Seventy-seven ($77N.$) of Range Twenty-seven ($27W.$) of the 5th P.M., containing One Hundred Fifty-seven and 44/100 (157.44) acres more or less.

unto myself and the said W.D.Fletcher as tenants in common during my lifetime, with remainder over unto the said Erabelle Fletcher.

And I hereby covenant with the said grantees 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

State of Iowa, County of Madison, SS:

On this 4th day of September, 1937, before me, the undersigned, Clerk of District Court within 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