

Deed Record, No. 77, Madison County, Iowa

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

A.D.FLETCHER

#5602

Filed for record the 21 day of
September A.D.1939 at 9:29
o'clock A.M.

To

Fee \$.50 ✓

W.D.Fletcher,

Pearl E. Shetterly, Recorder

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That A.D.FLETCHER,Single, of the County of Madison and State of Iowa, for a valuable consideration, receipt of which is hereby acknowledged, paid by W.D.FLETCHER of Madison County,State of Iowa, does hereby SELL AND CONVEY unto the said W.D.FLETCHER the following

Deed Record, No. 77, Madison County, Iowa

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

described premises situated in the County of Madison and State of Iowa, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$), except Six and One-half (6 $\frac{1}{2}$) acres more or less, in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$), and all of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) East of the center of the main channel of North River (containing twenty (20) acres more or less), and all of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) Southwest (SW) of the center of the main channel of North River (containing five (5) acres more or less, and all of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) South (S.) of the center of the main channel of North River (containing Thirty-eight and 34/100 (38.34) acres more or less), and the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Thirty-six (36), Township Seventy-seven North (77 N.) of Range Twenty-seven West (27 W.) of the 5th P.M.,

subject, however, to an undivided one-half interest to the said A.D. Fletcher during his lifetime in that portion of the above described premises which is situated in the South Half (S $\frac{1}{2}$) of said Southwest Quarter (SW $\frac{1}{4}$) of said Section Thirty-six (36), and includes the house and buildings now occupied and used by the said A.D. Fletcher with the said W.D. Fletcher.

And he hereby covenants with the said W.D. Fletcher that he holds said premises by good and perfect title; that he has good right and lawful authority to sell and convey same; that they are free and clear of all liens and incumbrances whatsoever.

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

Signed 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, the 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 District Court in and for Said County
and State.