

Deed Record, No. 77, Madison County, Iowa

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

OTIS GILBRECH, as Successor Trustee #5787
under the Last Will and Testament
of ISAAC H. SEARS, deceased
To

Filed for record the 2 day of October
A.D. 1939 at 10:48 o'clock A.M.

ISAAC L. SEARS

Fee \$.70 ✓

Pearl E. Shetterly, Recorder
Wilma M. Wade, Deputy

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, That OTIS GILBRECH, as Successor Trustee under the Last Will and Testament of ISAAC H. SEARS, deceased, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration in hand paid by ISAAC L. SEARS, does hereby sell and convey unto ISAAC L. SEARS, the following described real estate situated in Madison County, Iowa, to-wit:

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twelve (12), except a tract described as follows: Commencing 46 rods and 12 links South of the Northwest corner of said 80 acre tract and running thence East 13 rods; thence South 12 rods and $7\frac{2}{3}$ links; thence West 13 rods; thence North to the place of beginning;

Also a tract described as follows: Commencing at the Southeast corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twelve (12), running thence North 8 chains, to the Afton Road; thence in a Southwesterly direction along said Afton Road to a point 7 chains West of the place of beginning; thence East 7 chains to the place of beginning;

Also a tract described as follows: Commencing at the Northwest corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirteen (13), and running thence South 16.81 chains; thence East 2.40 chains; thence North, $54\frac{3}{4}^\circ$ East, 6.90 chains; thence North 25° West, 1.90 chains to the Center of Middle River; thence down said river, 68° East, 8 chains; thence North, 89° East, 5.17 chains to

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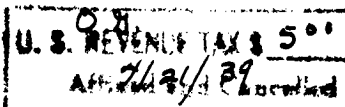
the East line of said 40 acres; thence North 7.90 chains to the North line of Section Thirteen (13), thence West to the place of beginning; all of said land lying and being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

And OTIS GILBRECH, as successor Trustee, as aforesaid, does hereby covenant with the said grantee to defend the title to said real estate against all persons whomsoever claiming by, through or under him, as such Trustee.

This deed is executed in accordance with the provisions of a Trust contained in the Will of ISAAC H. SEARS, deceased, and in which said Trust BERTHA SEARS MURPHY is named as the beneficiary during her lifetime and upon her death, the payment of Five Thousand (\$5,000.00) Dollars was to be made to Adah Elizabeth Murphy, and all the rest, residue and remainder of said Trust Fund to be delivered to ISAAC L. SEARS, the grantee herein. The real estate described in this deed is part of such residue, after the payment of said sum to Adah Elizabeth Murphy. The said Bertha Sears Murphy died at Davenport, Iowa, on the 30th, day of December, A.D. 1938.

WITNESS my hand this 21st day of April, A.D. 1939.

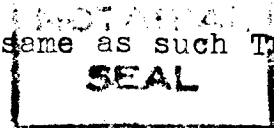
Otis Gilbrech



As Successor Trustee under the Last Will and Testament of Isaac H. Sears, deceased.

State of Iowa, County of Scott ss:

On this 21st day of April, A.D. 1939, before me, Nellie J. McGuire, a Notary Public in and for Scott County, State of Iowa, personally appeared OTIS GILBRECH, as Successor Trustee under the Last Will and Testament of Isaac H. Sears, deceased, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as such Trustee as his voluntary act and deed.



Nellie J. McGuire
Notary Public in and for Scott County,
State of Iowa.