

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7859

Alfred Lee Tate, Executor of the Estate of Artie Tate, Deceased, To	#1277	Filed for record the 27 day of February A.D. 1940 at 3:30 o'clock P.M.
Fred V. Kuntz	Fee \$.60 ✓	Pearl E. Shetterly, Recorder
<u>EXECUTOR'S DEED</u>		

KNOW ALL MEN BY THESE PRESENTS:

That I, Alfred Lee Tate, Executor of the Estate of Artie Tate, Deceased, late of Madison County, Iowa, by virtue of authority given me under the Will of said Testatrix, for the purpose of settling the Estate of said Testatrix and making distribution of her property as contemplated by the Will of said Testatrix; for and in consideration of the sum of FOUR THOUSAND ONE HUNDRED & 00/100 (\$4,100.00) DOLLARS in hand paid by Fred V. Kuntz, of Madison County, Iowa, do by these presents grant, bargain, sell and convey unto the said Fred V. Kuntz the following described real estate, situated in the County of Madison and State of Iowa, to-wit:-

The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$), of Section Eighteen (18); the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), and a tract of land described as follows: Commencing at a point 13 rods and 5 links North of the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), running thence East 54 rods, thence North about 58 rods to the center of the bed of Middle River, thence down the channel of said riv-

2-27-40
U. S. REVENUE TAX \$ 4 50
Affixed and Cancelled
JAN 28 1941

Deed Record, No. 77, Madison County, Iowa

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

er 26 rods to the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), thence North to the Northeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), thence West to the Northwest corner of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence South to the place of beginning; also, the following described tract of land, to-wit: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), thence running South 88 rods, thence North, 45° East, 38 rods and 9 links, thence North, 22 $\frac{1}{2}$ ° West, 19 rods, thence North, 59 $\frac{1}{2}$ ° East, 34 rods, thence up a branch North, 28° East, 36 rods and 13 links to the North line of said Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), thence West to the place of beginning; all in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M.

This conveyance is made in fulfillment of a contract between the Grantor and Grantee herein of date November 3rd, 1939, under which Contract Grantee was to have possession of said premises on March 1st, 1940, which sale has been approved, by separate instrument, by each and all of the Devisees under the Will of said Testatrix;

That the intention is to convey all the rights of every kind and nature that Artie Tate had in the land which she acquired as a Devisee of her husband, A. R. Tate, or otherwise.

That the Grantee herein is to have and to hold said premises as fully and absolutely as this Executor and said Devisees by virtue of the premises might and could sell the same.

Signed this 10 day of February, A.D., 1940.

Alfred Lee Tate Executor of the
Estate of Artie Tate, Deceased

STATE OF IOWA SCOTT COUNTY)ss:

On this 12th day of February, A.D., 1940, before me, the undersigned, a Notary Public within and for Scott County, State of Iowa, personally came Alfred Lee Tate, Executor of the Estate of Artie Tate, Deceased, personally to me known to be such Executor and to be the identical person whose name is affixed to the foregoing Executor's Deed as grantor and acknowledged the execution of the same to be his voluntary act and deed as such Executor for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written at Davenport, Iowa.

Otis Gilbrech Notary Public in
and for Scott County, Iowa.