

Deed Record, No. 77, Madison County, Iowa

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

Ray V. Eyerly
To
Mabel Eyerly

#4566
Fee \$.60 ✓

Filed for record the 30 day of August
A.D. 1940 at 1:35 o'clock P.M.
Pearl E. Shetterly, Recorder
Wilma M. Wade, Deputy

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray V. Eyerly of the County of Madison and State of Iowa in consideration of the sum of One Dollar and other valuable considerations in hand paid by Mabel Eyerly, the wife of the ^{said} Grantor, of Madison County, State of Iowa do hereby SELL AND CONVEY unto the said Mabel Eyerly the following described premises situated in the County of Madison and State of Iowa, to-wit:

All the right, title and interest, shown by the record in my name, the same being an undivided one-half ($\frac{1}{2}$) interest in and to the following described real estate, to-wit:

Commencing at a point on the South line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North of Range Twenty-eight (28) West of the 5th P.M., Forty-eight (48) rods East of the Southwest corner thereof, running thence East on said South line Twelve (12) rods thence North, parallel with the West line of said forty acre tract, forty (40) rods, thence West, parallel with the South line of said forty acre tract, twelve (12) rods, thence South, parallel with the West line of said forty acre tract, forty (40) rods, to the place of beginning, containing three acres, more or less.

Also commencing at a point on the South line of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section thirty-six (36), in Township Seventy-six (76) North of Range Twenty-eight (28) West of the 5th P.M., Sixty (60) rods East of the Southwest corner thereof, running thence East on said South line Four (4) rods thence North, parallel with the West line of said forty acre tract, forty (40) rods, thence West, parallel with the South line of said forty acre tract, four (4) rods, thence South, parallel with the West line of said forty acre tract, forty (40) rods to the place of beginning, containing one acre more or less.

And I hereby covenant with the said Mabel Eyerly 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 a mortgage of One Thousand (\$1,000.00) Dollars to Helen Thompson.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, claiming by, through or under me.

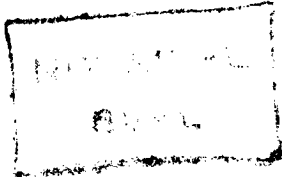
And the said --- hereby relinquishes her right of dower in and to the above described premises.

Signed this 30th day of August A.D., 1940.
In Presence of
STATE OF IOWA, Madison County)ss.

Ray V. Eyerly

On this 30th day of August A.D. 1940, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Ray V. Eyerly personally to me known to be the identical person who 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.



Phil R. Wilkinson Notary Public
Within and for Said County