

Deed Record, No. 77, Madison County, Iowa

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

Charlotte Thomas, a widow #3621 Filed for record the 26 day of June
To Fee \$.70 ✓ A.D. 1940 at 10:20 o'clock A.M.
Wayne Thomas, Trustee Pearl E. Shetterly, Recorder

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR Charlotte Thomas, a widow, of the county of Madison and State of Iowa for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Wayne Thomas of Madison County, Iowa, as Trustee under the provisions of a trust agreement dated the Sixth day of June 1940 and known as Trust Number A, the following described real estate in the County of Madison and State of Iowa, to-wit:

The West half ($W\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section five (5), Township 77 North, Range 28, West of the 5th Principal Meridian;
And:
The North half ($N\frac{1}{2}$) of the East half ($E\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section five (5), Township 77 North, Range 28, West of the 5th Principal Meridian.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said property, as

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often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease, to partition, or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said Wayne Thomas the entire legal and equitable title in fee, in and to all of the premises above described.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Iowa providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 6th day of June 1940.

Charlotte Thomas (Seal)

STATE OF ILLINOIS COUNTY OF COOK)ss.

I, Louis Ancel, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY That Charlotte Thomas, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said Instrument as her free and voluntary act, for the ^{uses and} purposes therein set forth, including the release and waiver of the ~~right of homestead~~.

GIVEN Under my hand and Notarial Seal, this 6th day of June A.D. 1940.

Louis Ancel Notary Public