

Deed Record, No. 77, Madison County, Iowa

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

Ruth Vern Cummins & husb et al #5922 Filed for record the 1 day of November
To Fee \$.60 ✓ A.D. 1940 at 3:40 o'clock P.M.
Edward Spick Pearl E. Shetterly, Recorder
Wilma M. Wade, Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That We, ANNA M. JAMES, single and unmarried, of the County of Multnomah, State of Oregon; RUTH VERN CUMMINS, and husband, A. F. CUMMINS, of Madison County, State of Iowa; and FRED E. STULTZ, and his wife, NINA STULTZ, of the County of Marshall and State of South Dakota in consideration of the sum of Twenty-five Hundred & no/100 DOLLARS in hand paid by Edward Spick of Clarke County, State of Iowa do hereby SELL AND CONVEY unto the said Edward Spick the following described premises situated in the County of Madison and State of Iowa, to-wit:

Commencing at a point 33 feet West of the Southeast corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., running thence North 132 feet, thence West 132 feet, thence South 132 feet, thence East 132 feet to the place of beginning.

amw rdc
U.S. REVENUE TAX \$ 2 15
a/c 3 8 5 n s 9/76
Affixed and Cancelled 1940

That the said grantors, Anna M. James, Ruth Vern Cummins and Fred E. Stultz are the sole and only legatees and beneficiaries under the terms of the last Will and Testament of Priscilla Stultz, Deceased.

And we hereby covenant with the said Edward Spick that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever,

And the said A. F. Cummins and Nina Stultz hereby relinquish their right of dower in and to the above described premises.

Signed this 16 day of September A.D. 1940.

Ruth Vern Cummins Anna M. James
A. F. Cummins Fred E. Stultz
Nina Stultz

STATE OF OREGON, Multnomah COUNTY,)SS:

On this 16 day of September A.D. 1940, before me, a Notary Public in and for Multnomah County, Oregon, personally appeared Anna M. James, to me known to be the identical person the foregoing instrument and acknowledged that she executed named in and who executed the same as her voluntary act and deed.

(Notarial Seal)

Ward H. Cook
Notary Public in and for said County
My Commission Expires: March 11, 1944

STATE OF IOWA, Madison County)ss.

On this 1st day of October A.D. 1940 before me the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Ruth Vern Cummins and husband A. F.

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Cummins, Fred E. Stultz and wife Nina Stultz personally to me known to be the identical persons who__ names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their 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

NOTARIAL
above written.
SEAL

Dorothy D. Longenecker Notary Public
Within and for Said County