

Deed Record, No. 77, Madison County, Iowa

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

Phil R. Wilkinson & Wife

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Filed for record the 2 day of January
A.D. 1941 at 9:50 o'clock A.M.

To

Fee \$.50✓

Pearl E. Shetterly, Recorder

Lillie B. Niblo

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, PHIL R. WILKINSON and his wife, LIDA R. WILKINSON, of the County of Madison and State of Iowa, hereinafter called Grantors, in consideration of One Dollar (\$1.00) and other valuable considerations in hand paid by Lillie B. Niblo, of the County of Madison and State of Iowa, hereinafter called the Grantee, do hereby sell and convey unto said Grantee, the following described premises situated in the County of Madison and State of Iowa, to-wit:-

The Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), except the following described tract of land:- Commencing at the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of Section 15, running thence West 28 rods, thence North 27 rods, thence East 28 rods, thence South 27 rods to the place of beginning; also the following described tract of land: Commencing at the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 15, and running thence East to Clanton Creek, thence in a Southwesterly direction following the meanderings of said Creek to where it crosses the West line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence North to the place of beginning; all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

U. S. REVENUE TAX \$.55-
1/2/41
Affixed and Cancelled

The Grantors do covenant to warrant and defend the title to the above described premises against the claims of all persons claiming by, through or under us, or either of us, and no others.

IN WITNESS WHEREOF, the Grantors have caused these presents to be signed this 20th day of December 1940.

Phil R Wilkinson
Lida R. Wilkinson

STATE OF IOWA, Madison County :)ss

On this 20th day of December 1940, before me, the undersigned, a Notary Public within and for Madison County, Iowa, personally came Phil R. Wilkinson and his wife, Lida R. Wilkinson personally to me known to be the identical persons whose 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 last above written.

NOTARIAL
SEAL

Dorothy D. Longenecker Notary Public
within and for said County