

Deed Record, No. 77, Madison County, Iowa

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

L. Verne & Robert St John	#2250	Filed for record the 1 day of April
To	Fee \$.60	A.D. 1941 at 4:10 o'clock P.M.
Ernest W. Mueller		Pearl E. Shetterly, Recorder
		Wilma M. Wade, Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That L. VERNE ST. JOHN, widower, and ROBERT ST. JOHN, single, being the husband and only heir-at-law of Frances St. John, a deceased daughter of George and Katharina Mueller of the County of Park and State of Wyoming in consideration of the sum of Two Thousand Three Hundred Fourteen &00/100 (\$2314.00) DOLLARS in hand paid by Ernest W. Mueller of Madison County, State of Iowa do hereby Sell and Convey unto the said Ernest W. Mueller the following described premises situated in the County of Madison and State of Iowa, to-wit: The undivided one-seventh (1/7) in value of the following described land, to-wit

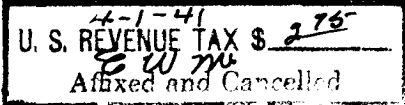
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The Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) and all that part of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) that lies north of North River; And all that part of the East fifty and one-half (E 50 $\frac{1}{2}$) rods in width of the two following described tracts, viz: The East Half (E $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) And all that part of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) that lies south and west of North River, of Section Three (3); The Northwest quarter (NW $\frac{1}{4}$); and the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$), except that part of the East Half (E $\frac{1}{2}$) of said last tract, that lies south and east of North River, of Section Two (2), Township Seventy-six (76) North of Range Twenty-seven (27) West of the 5th P.M.; Also the South Half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Thirty-five (35); and the Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), in Township Seventy-seven (77) North of Range Twenty-seven (27) West of the 5th P.M. The intention being to convey all the rights of every kind and nature that the grantors herein acquired as a devisee of our wife and mother. The said Frances St. John died intestate in December, 1935, a resident of Powell, Wyoming, and that her death was generally known in this vicinity and certain members of the family of the said George and Katharina Mueller were present at her burial. This deed is subject to all taxes that are now or have heretofore been a lien upon said Property. Taxes have heretofore been paid and equalized between the parties.

And we hereby covenant with the said Ernest W. Mueller 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 ---- hereby relinquishes her right of dower in and to the above described premises.

Signed this 21st day of March A.D., 1941
In presence of
Nellemay Blevins
Elizabeth Holliday
State of Wyoming Park County)ss.

L. Verne St John
Robert St John

On this 21st day of March A.D. 1941, before me, the undersigned, a Notary Public within and for Park County, State of Wyoming, personally came L. Verne St. John, widower, 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.

(Notarial Seal)

Homer C. Mann
Notary Public Within and for Said County
My Commission expires Nov 14, 1944

STATE OF WYOMING ALBANY COUNTY)ss.

On this 26 day of March, A.D. 1941, before me, the undersigned, a Notary Public within and for Albany County, State of Wyoming, personally came Robert St. John, single, personally to me known to be the identical person whose name is affixed to the above instrument as grantors 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.



F. T. Heathman Notary Public Within
and for said County.
Notary Public, Laramie, Wyoming
My Commission expires January 3, 1944