

DEED RECORD, No. 75, MADISON COUNTY, IOWA

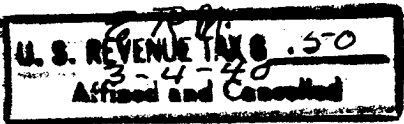
J. R. WELCH PRtg. CO., DES MOINES 7809

E. R. Nichols and wife,
Sadie M. Nichols
TO
Elmer Decker

Filed for Record this 13 day of March
A. D. 1940, at 3:40 o'clock P.M.
WARRANTY DEED.
#1611 Pearl E. Shatterly
Recorder.
By
Deputy.
Recording Fee, \$.50

KNOW ALL MEN BY THESE PRESENTS, That We, E. R. Nichols and wife, Sadie M. Nichols,
~~XXXXXX~~ of Madison County and State of Iowa in consideration of the sum of
One Hundred and eighty and no/100 (\$180.00) ----- DOLLARS,
100
in hand paid by Elmer Decker
of Madison County and State of Iowa do hereby sell and convey unto the said
Elmer Decker
the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

Commencing at a point on the West line of the North East Quarter (NE $\frac{1}{4}$)
of Section 22, where the North West Line of the Right-of-Way of the
Chicago Greatwestern Railway Company crosses said quarter section line, thence
North on said Quarter Section line 522 feet, thence Easterly to a point
on said railway Right-of-Way 538 feet North East of the place of
beginning, thence Southwesterly to place of beginning, and also commenc-
ing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said
Section 22, running thence East on the South line thereof to the center
of South Clanton Creek, thence following the center of South Clanton
Creek in a Northwesterly direction to the Right-of-Way of said Railway
Company, thence in a Southwesterly direction along said Right-of-Way to
the public highway, thence along said highway to the place of beginning
all in Township 74 North, Range 27 West of the 5th, P.M. Iowa.



And We hereby covenant with the said Elmer Decker
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 ^{from} ~~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 Sadie M. Nichols
hereby relinquishes her right of dower in and to the above described premises.

Signed the 2nd day of March A. D. 1940.

IN PRESENCE OF

E. R. Nichols
Sadie M. Nichols

STATE OF IOWA, Madison County, ss.
BE IT REMEMBERED, That C. A. Robbins
On this 4th day of March A. D. 1940, before me, ~~the undersigned~~, a Notary Public within and for
Madison County, ~~State of~~ Iowa, personally appeared E. R. Nichols and wife, Sadie M.
Nichols

~~personally~~ to me known to be the ~~persons~~ named in and who executed the foregoing
instrument and acknowledged that they executed the same as their voluntary
act and deed.

In Testimony whereof, I have hereunto subscribed my name and affixed my seal
on the date last above written.



C. A. Robbins
Notary Public within and for Madison County, Iowa