

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7509

C. H. Taylor & wife
TO
L. D. & Clyde Stevens

Filed for Record this 16 day of March
A. D. 1940, at 2:45 o'clock P. M.
WARRANTY DEED.
#1687 Pearl E. Shetterly
By Recorder.
Recording Fee, \$.50 Deputy.

KNOW ALL MEN BY THESE PRESENTS, That We, C. H. Taylor and his wife, Sarah M. Taylor

of the County of Madison and State of Iowa in consideration of the sum of Fifteen Hundred & no/100----- DOLLARS,
100
in hand paid by L. D. Stevens and Clyde Stevens

of Madison County, State of Iowa do hereby sell and convey unto the said L. D. Stevens and Clyde Stevens

the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

Out Lots Forty-seven (47), Forty-Eight (48) and Fifty-six (56), of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11), except the East Fourteen (14) feet of Out Lot Forty-seven (47); also Out Lots Three (3), Four (4) and Six (6) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); and also a part of Out Lot Nine (9) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) commencing in the center of Clanton Creek on the line between Out Lots Six (6) and Nine (9), Two Hundred-Twenty (220) feet East of the Northwest corner of said Out Lot Nine (9) and running thence West along the North line of Out Lot Nine (9) Two Hundred Twenty (220) feet to the North West corner thereof, thence South along the West line of Out Lot Nine (9) Four Hundred Eighty-five (485) feet, thence in a Northeasterly direction following Clanton Creek to the place of beginning, all in Section Eleven (11) in Township Seventy-four (74) North of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

U. S. REVENUE TAX \$ 50
2-28-40 and Cancelled

This conveyance is made subject to a mortgage indebtedness of \$1014.75 which the said Grantees hereby assume and agree to pay as a part of the purchase price hereof.

And we hereby covenant with the said L. D. Stevens and Clyde Stevens

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, except the above mentioned mortgage indebtedness.

And the said Sarah M. Taylor hereby relinquishes her right of dower in and to the above described premises.

Signed this 20th day of February A. D. 1940.

IN PRESENCE OF

-- C. H. Taylor

-- Sarah M. Taylor

STATE OF IOWA, Madison County, ss.

On this 20th day of February A. D. 1940, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came C. H. Taylor and his wife, Sarah M. Taylor

personally to me known to be the identical person S whose names are affixed to the above instrument as grantor S, 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.

P. F. Beeler
Notary Public within and for Said County,

