

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7609

John W. Garst

TO

P. F. Beeler

Filed for Record this 18 day of April

A. D. 19 40, at 4:00 o'clock P. M.

WARRANTY DEED.

#2441 Pearl E. Shetterly

By

Recording Fee, \$.50

Recorder.

Deputy.

KNOW ALL MEN BY THESE PRESENTS, That John W Garst - Widower

of the County of Madison and State of Iowa in consideration of the sum of
Thirteen Hundred and No/100 - - - - - DOLLARS,
in hand paid by P. F. Beeler
of Madison County, State of Iowa do hereby sell and convey unto the said
P. F. Beeler

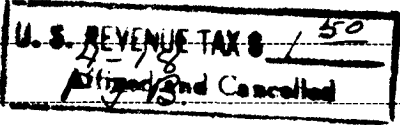
the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

Commencing Four Hundred Thirty (430) Feet South of the South East corner of the
Northeast Quarter (1/4) of the Southeast Quarter (1/4) of section two (2) Township
seventy four (74) North Range Twenty seven (27) West 5th P.M. Thence north one
hundred thirty three (133) feet, thence west one hundred eighty two (182) feet,
thence south three hundred forty five (345) feet, thence North-easterly along
Rail roan right of way to place of beginning; also, commencing at a point 297
feet south, var 7"E, and 182 feet west, var 7"E, of the N E Corner of the S E
1/4 of Sec 2 Twp 74. R 27 W of the 5 P.M. Thence W var 7"E, 109.5 feet thence
S var 7"E, 458.5 feet to N boundry, C C W Right of way, thence north easterly
along said boundry, 159.5 feet to west line of land deeded by Henry Smith to
John W. Garst, thence N Var 7"E 338 feet to place of beginning, also, beginning
at 403 3/4 feet north and 607 1/10 feet East of South East, Corner of South
Wets 1/4 of South East 1/4 Section 2 Township Seventy Four (74) North Range Twenty
seven (27) West 5th P.M., running thence East 285 9/10 feet to Chicago Great
Western R R Right of Way thence along the West side of Said Right of Way in
a North easterly direction one Hundred fifty five (155) feet thence North Four
hundred fifty nine (459) feet thence West four hundred twenty nine 9/10 feet,
thence South five hundred sixteen, seven tenths (516.7/10) feet to place of
Beginning, containing in all seven (7) acres.

And I hereby covenant with the said P F Beeler

that I hold said premises by good and perfect title; that I 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 I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. Except the last
Half of taxes due Sept 1940



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

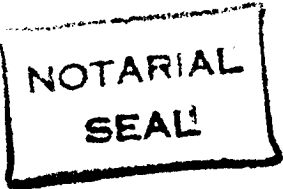
Signed this 6th day of April A. D. 1940

IN PRESENCE OF

John W Garst

STATE OF IOWA, Madison County, ss.

On this 6th day of April A. D. 1940, before me, the undersigned, a Notary Public within and for
Madison County, State of Iowa, personally came John W. Garst



personally to me known to be the identical person whose 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 pur-
poses 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,