

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

Fred S. Cook & Wife

TO
Verna V. Cook

Filed for Record this 31 day of May
A. D. 1940, at 10:50 o'clock A. M.
WARRANTY DEED.
#3142 Pearl E. Shetterly
Recorder.
By
Recording Fee, \$.50 Deputy.

KNOW ALL MEN BY THESE PRESENTS, That Fred S. Cook, a surviving son and heir at law of C. L. Cook, deceased, and his wife, Helen Cook, of the County of Guthrie County and State of Iowa in consideration of the sum of One and no/100 - - - - - DOLLARS, in hand paid by Verna V. Cook and of Madison County/State of Iowa do hereby sell and convey unto the said Verna V. Cook the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

An undivided one-third interest in and to the West 65.37 Acres of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Seventy-seven (77), Range Twenty-seven (27).
(Subject to liens and incumbrances of record)

And We hereby covenant with the said Verna V. Cook 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 all liens and incumbrances whatsoever, except as above stated.

And We covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as above stated

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

Signed this 18 day of May A. D. 1940
IN PRESENCE OF
Fred S. Cook
Helen Cook

STATE OF IOWA, Guthrie County, ss.
On this 18 day of May A. D. 1940, before me, the undersigned, a Notary Public within and for Guthrie County, State of Iowa, personally appeared Fred S. Cook and Helen Cook, his wife, 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.
I, R. E. Duffield, Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me on the day and date therein expressed.
R. E. Duffield
Notary Public within and for Guthrie County, Iowa.