

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

Berniece Cox Phearman et al

TO

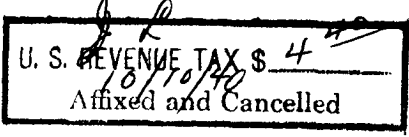
Gladys Cox

Filed for Record this 12 day of October
A. D. 1940, at 9:45 o'clock A. M.
WARRANTY DEED.
#5549 Pearl E. Shetterly
By
Recording Fee, \$.50

Recorder.
Deputy.

KNOW ALL MEN BY THESE PRESENTS, That we, Bernice Cox Phearman and her husband, Carl J. Phearman, and Hazel Cox Little and her husband, John A. Little of the County of Madison and State of Iowa in consideration of the sum of Four Thousand & no/100ths - - - - - DOLLARS, in hand paid by Gladys Cox of Madison County, State of Iowa do hereby sell and convey unto the said Gladys Cox our undivided two-thirds (2/3rds) interest in the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

The West Sixty (60) acres of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-four (34) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,



And we hereby covenant with the said Gladys Cox that we hold our undivided two thirds interest in 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 Carl J. Phearman and John A. Little hereby relinquish their right of dower in and to the above described premises.

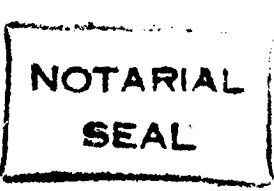
Signed this 10 day of October A. D. 1940.

XXXXXXXXXX

Carl J. Phearman
John A. Little

Berniece Cox Phearman
Hazel Cox Little

STATE OF IOWA, Madison County, ss.
On this 10 day of October A. D. 1940, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Bernice Cox Phearman and her husband, Carl J. Phearman, and Hazel Cox Little and her husband, John A. Little,



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.

H. Claude Peer
Notary Public within and for Said County,