

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

Susan R. Sage & husb. _____

 TO _____
 Ross Rhoads _____

Filed for Record this 6 day of January
 A. D. 1941, at 8:45 o'clock A. M.
 WARRANTY DEED.
 #141 Pearl E. Shetterly
 Recorder.
 By _____ Deputy.
 Recording Fee, \$.50 ✓

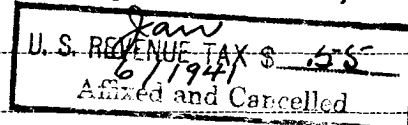
KNOW ALL MEN BY THESE PRESENTS: That Susan R. Sage and Harry Sage, wife and husband,

 of the County of Madison and State of Iowa in consideration of the sum of
 One Dollar and other valuable consideration ~~ONE DOLLAR~~
 in hand paid by Ross Rhoads
 of Madison County, State of Iowa do hereby sell and convey unto the said

Ross Rhoads
 all the undivided right, title and interest of the grantor, Susan R. Sage, as an heir-at-law of Eliza and S. S. Rhoads, both deceased, in and to the following described real estate, to-wit:

All that part of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) lying South of Middle River; the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); The east eight (8) acres of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); also the following described tract; Commencing at a point 50 rods East of the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence South, 1° West, 5.58 chains, thence South, $50\frac{1}{2}^{\circ}$ West, 9.90 chains, thence South, 30° West, 9.70 chains to the Southwest corner of said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence North 80 rods, thence East to place of beginning; also the following described tract; Commencing at a point where the center of the public road crosses the North line of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence West to a point 30 rods West of the Northeast corner of said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South 1 degree West, 5.58 chains, more or less, to a stone in the center of the highway, thence in a Northeasterly direction to place of beginning; all in Section Fourteen (14), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M.,

And We hereby covenant with the said Ross Rhoads
 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, except unpaid taxes and the right of N.E. Hollen, Administrator of the Estate of S. S. Rhoads, Deceased, to sell said real estate for the purpose of paying debts and claims against the Estate of S. S. Rhoads, Deceased.
 And we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as hereinbefore stated.



And the said Harry Sage
 hereby relinquishes ~~his~~ right of dower in and to the above described premises.

Signed this 13th day of September A. D. 1940.

IN PRESENCE OF

-- Susan R. Sage
 -- Harry Sage

STATE OF IOWA, Madison County, ss.

On this 13th day of September A. D. 1940, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Susan R. Sage and Harry Sage, wife and husband

personally to me known to be the identical persons 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.

Shirley A. Webster
 Notary Public within and for Said County,