

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

George Lawton and wife,
Luella Lawton,
TO
L. D. Stevens and Clyde
E. Stevens.

Filed for Record this 10 day of January
A. D. 1941, at 1:29 o'clock P. M.
WARRANTY DEED.
#309 Pearl E. Shetterly Recorder.
By Deputy.
Recording Fee, \$.50

KNOW ALL MEN BY THESE PRESENTS; That George Lawton and wife, Luella Lawton,
of the County of Wayne and State of Iowa in consideration of the sum of
One Hundred forty and 00/100 DOLLARS,
heretofore
/in hand paid by L. D. Stevens and Clyde E. Stevens
of Madison County, State of Iowa do hereby sell and convey unto the said

L. D. Stevens and Clyde E. Stevens
beginning at a point located as follows: Commencing at the Southwest corner of Section
the following described premises, situated in the County of Madison, and State of Iowa, to-wit: ~~Two (2), in Township Seventy-~~
~~four (74) North, of Range Twenty-seven (27)~~
West of the 5th P.M., running thence North 580 feet, thence East 166.3 feet, thence South, 52° 47'
East, 522 feet to said point (which is the Northwest corner of the tract), running thence South,
48° 33' West, 99 feet, thence South, 21° 23' West, 289 feet, thence South, 50° East, 198 feet, thence
South, 33° 20' East, 23 rods and 16 links, (which last mentioned point is hereafter designated as
Point "A"), thence on a line running South, 48° 5' East, (which line is hereafter called Line
"A"), 16 rods and 6 links, thence on a line running South, 48° 35' West, 18 rods and 5 links, thence
East on a line running parallel with the South line of the Northwest Quarter (1/4) of the North-
west Quarter (1/4) of Section Eleven (11), (which line is hereinafter called Line "B"), to a point
9 rods West of the East line of said forty-acre tract, thence North, parallel with the East line
of said forty-acre tract, 30 rods, thence North, 43° 15' West, to the intersection of the North
line of Section Eleven (11), 19 rods and 19 links, thence in a Northwesterly direction along the
County or public highway to the point of beginning, excepting therefrom a tract described as
follows: Commencing at a point on Line "A" 17 rods and 6 links East from Point "A", running
thence South, 48° 35' West, to the intersection of Line "B", running thence East on Line "B" to
a point 9 rods West of the East line of said forty-acre tract, running thence North to the
intersection of Line "A", running thence in a Northwesterly direction on Line "A" to a point
17 rods and 6 links East from Point "A"; all in Township Seventy-four (74) North, of Range
Twenty-seven (27) West of the 5th P.M.

And we hereby covenant with the said L. D. Stevens and Clyde E. 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, on and prior to
Nov. 29, 1940.
This deed is made to correct the description contained in the warranty deed executed by
these grantors to the said L. D. Stevens and Clyde E. Stevens on Nov. 29, 1940, which
is recorded in Deed Rec. 75, at page 255, of Madison County, Iowa, records, wherein
the above described real estate was intended to be conveyed, and for no other purpose.

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

Signed this 21 day of December A. D. 1940

IN PRESENCE OF

-- George Lawton
-- Luella Lawton

STATE OF IOWA, Wayne County, ss.

On this 7th day of January A. D. 1941, before me, the undersigned, a Notary Public within and for
Wayne County, State of Iowa, personally came George Lawton and wife, Luella Lawton,

personally to me known to be the identical person s. whose name s. are affixed to the above instrument as
grantors, and acknowledged the execution of the same to be their 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.

H. J. Richards
Notary Public within and for Said County,
of Wayne, State of Iowa.

