

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7809

x

Roy G. Downs & wife

TO

H. Paul Downs

Filed for Record this 11 day of January

A. D. 19 41, at 2:10 o'clock P. M.

WARRANTY DEED.

#344 Pearl E. Shetterly

By Recorder.

Deputy.

Recording Fee, \$ .50 ✓

KNOW ALL MEN BY THESE PRESENTS: That Roy G. Downs and Evelene Downs, husband and wife, of the County of Madison and State of Iowa in consideration of the sum of Six Hundred and no/100 DOLLARS, in hand paid by H. Paul Downs of Madison County, State of Iowa do hereby sell and convey unto the said H. Paul Downs the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 24, Township 75 North, Range 26 West of the 5th P.M., described as commencing at a point 33 feet West of the Northwest corner of Block 2 of Souders' Addition to the town of St. Charles, and running thence West 170½ feet, thence South 132 feet, thence East 44½ feet, thence North 12 feet, thence East 126 feet, thence North 120 feet to the point of beginning,

And we hereby covenant with the said H. Paul Downs 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.

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

Signed this 7th day of October A. D. 1940

IN PRESENCE OF

-- Roy G. Downs

-- Evelene Downs

STATE OF IOWA, Madison COUNTY, ss.

On this 7th day of October A. D. 1940, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Roy G. Downs and Evelene Downs, husband and wife, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors, 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.

(DISTRICT COURT SEAL)

CLERK DISTRICT COURT

DEPUTY

P. E. Rose

Said County,