

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

F.O.Richards & wife

TO

The Winterset Cemetery Improvement Ass'n

Filed for Record this 16 day of September

A. D. 1941, at 3:15 o'clock P. M.

Special WARRANTY DEED.

#5113

Pearl E. Shetterly

Recorder.

By

Recording Fee, \$ .50 ✓

Deputy.

KNOW ALL MEN BY THESE PRESENTS, That F.O.Richards and Myrtle Richards, husband and wife,  
of the County of Madison and State of Iowa in consideration of the sum of  
One & 00/100 - - - - - (\$1.00)- - - - - DOLLARS,  
in hand paid by THE WINTERSET CEMETERY IMPROVEMENT ASSOCIATION  
of Madison County, State of Iowa do hereby sell and convey unto the said  
WINTERSET CEMETERY IMPROVEMENT ASSOCIATION  
the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

A strip of land 100 feet wide, of which the center line of the route and line  
of the Chicago, Rock Island and Pacific Railroad Company as the same is now surveyed, staked  
and located, is the center being fifty feet each side of the center line of said route, over,  
across and through the following described tracts of land as said route and line of said  
railroad passes through the same, to-wit:-

The West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M. Also two additional strips  
of land each twenty-five feet wide, lying one on each side of the above described 100-foot  
strip joining on and paralleling the same and beginning at the East line of the West Half (W $\frac{1}{2}$ )  
of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-five (75) North, of  
Range Twenty-eight (28) West of the 5th P.M., and running in a Northwesternly direction to a  
stake or station No. 407 of the survey of said road being on or near the North line of the  
Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Seven (7), and con-  
taining 5.42 acres, more or less.

The intention being to convey all the rights acquired under the Deed to the grantors  
herein, and no more, from J.J.Ketman and wife, recorded in Record 67, page 193.

~~And ----- hereby covenant -- with the said~~  
~~that -- hold -- said premises by good and perfect title, that ha 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  
claiming by, through or under us.

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

Signed this 16th day of September A. D. 19 41.

IN PRESENCE OF

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F.O.Richards

Myrtle Richards

STATE OF IOWA, Madison COUNTY, ss.  
On this 16th day of September A. D. 1941, before me, the undersigned, a Notary Public within and for  
Madison County, State of Iowa, personally came F.O.Richards and Myrtle Richards,  
husband and wife,

personally to me known to be the identical person S whose name s are affixed to the above instrument as  
grantor---, 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, at Winterset, Iowa,  
Phil R Wilkinson

Notary Public within and for Said County,