

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

X

L. M. Briggs and Daisy Briggs

TO

Daisy Briggs & Hubert Briggs

Filed for Record this 16 day of July

A. D. 1942, at 2:35 o'clock P. M.

WARRANTY DEED.

#2954

✓

Pearl E. Shetterly

Recorder.

By

Deputy.

Recording Fee, \$.60

KNOW ALL MEN BY THESE PRESENTS, That I, L. M. Briggs, --

of the County of - and State of California in consideration of the sum of One Dollar and other good and valuable consideration ~~XXXXXX~~ in hand paid by Daisy Briggs and Hubert Briggs

of Madison County, State of Iowa do hereby sell and convey unto the said

Daisy Briggs and Hubert Briggs, all my right, title and interest in and to an undivided one-half interest in the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Thirty-two (32) acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and Lot Two (2) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), (being all of that part of said 40 acre tract lying South of Middle River, containing 18 acres, as shown by plat recorded in Deed Record 8 at Page 288) and Right of way across the East Twelve (12) Acres of Lot One (1) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) to Lot Two (2) thereof, as the same is now travelled, through West gate, in Section Fourteen (14), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., containing 180 acres, more or less, being the undivided one-half interest owned by said L.M.Briggs in said real estate; the other undivided one-half interest being owned by said Daisy Briggs.

State of Iowa Madison County)ss.

On this 23rd day of April, A.D. 1942, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Daisy Briggs, personally to me known to be the identical person whose name is affixed to the above instrument as grantor and acknowledged the execution of the same to be her 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. Daniel J. Gallery Notary Public in and for Madison County, Iowa. (Notarial Seal) And I hereby covenant with the said Daisy Briggs and Hubert Briggs

that I hold said premises by good and perfect title; that I 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 mortgage encumbrances of record and taxes

And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever claiming by, through or under me., except mortgage encumbrances of record and taxes. And said Daisy Briggs, who is the wife of said L. M. Briggs, also joins in this conveyance as a maker, for the purpose of relinquishing her right of dower in the undivided one-half interest of said L.M.Briggs in said real estate.

And the said Daisy Briggs hereby relinquishes her right of dower in and to the above described premises undivided one-half interest of L.M.Briggs in said real estate.

Signed this 16th day of April A. D. 1942.

IN PRESENCE OF

L. M. Briggs
Daisy Briggs

STATE OF ~~Iowa~~ California County of Butte ~~County~~, ss.

On this 16th day of April A. D. 1942, before me, the undersigned, a Notary Public within and for California County, State of ~~Iowa~~, personally came L. M. Briggs

personally to me known to be the identical person whose name is affixed to the above instrument as grantor, and acknowledged the execution of the same to be his 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. Ruth Grinnell

Notary Public within and for Butte County, California
My commission Expires Apr. 10, 1943

