

## Deed Record No. 72, Madison County, Iowa

Hazel M. Smith, et al

#1531

Filed for record the 1st day of May  
A.D. 1935 at 3:50 o'clock P.M.To  
Hattie B. Archer

Fee \$.90



Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Hazel M. Smith and George D. Smith, husband and wife, Oliver Franklin Archer and Mary Archer, husband and wife, Ruth Gwendolyn Boren and Fred Boren, and Blanche Marguerite Frey and Lester G. Frey, husband and wife, of the Counties of Madison, Cass, Polk, and Salt Lake, States of Iowa and Utah, in consideration of the sum or One Dollar (\$1.00) and other valuable consideration in hand paid by Hattie B. Archer, do hereby SELL AND CONVEY unto the said Hattie B. Archer the following described premises situated in the County of Madison and State of Iowa, to-wit:

1. Our undivided  $\frac{2}{3}$  interest in the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) and the North Half ( $N\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), all in Section 27, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing in all 60 acres.

2. Our undivided  $\frac{2}{3}$  interest in the East Half ( $E\frac{1}{2}$ ) of the West Half ( $W\frac{1}{2}$ ) of Lot Three (3), Southwest Section of the Original Plat of St. Charles, Iowa.

3. Our undivided  $\frac{2}{3}$  interest in an undivided  $\frac{1}{5}$  interest to the West 44 feet of Lot Four (4) of the Southwest Section of the Original Plat of St. Charles, including the unsold portion of the East wall on the East side of the above described Lot.

4. Our undivided  $\frac{2}{3}$  interest in the following described Tract of land, to-wit: Commencing at a point 16 rods South of the South Line of Clanton Street in St. Charles, Madison County, Iowa, and on the West line of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 24, Township 75 North, Range 26, and running thence East parallel with the South line of said Clanton Street about 14 rods and 10 feet, thence South about 23 rods to land now owned by J.M. Brown, thence West 14 rods and 10 feet, thence North 24 rods to place of beginning, containing 2 acres more or less; AND a tract of land described as commencing 14 rods and 10 feet East of the Southwest corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 24, Township 75 North, Range 26, West of the 5th P.M., thence East 32 rods 6 and  $\frac{1}{2}$  feet to McLaughlin's land, thence North about 20 rods, thence West parallel with Clanton Street 32 rods 6 and  $\frac{1}{2}$  feet, thence South about 23 rods to place of beginning, also commencing at a point on the South line of Clanton Street, 20 rods East of the West line of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 24, Township 75 North, Range 26, thence South 16 rods, thence East 20 feet, thence North 16 rods, thence West 20 feet, to point of beginning, excepting therefrom about 5 acres in the Southwest corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 24, Township 75 North, Range 26, west of the 5th P.M. Madison County, Iowa.

The grantors, Hazel M. Smith, Oliver Franklin Archer, Ruth Gwendolyn Boren and Blanche Marguerite Frey, being the sole and only heirs-at-law of Gabriell L. Archer, who was sometimes known as G.L. Archer, and who is now deceased, owning an undivided two-thirds interest in said property above described with Hattie B. Archer, surviving widow, who is the owner of the other undivided one-third interest in said properties.

And we hereby covenant with the said Hattie B. Archer that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey same; that they are free and clear of all liens and incumbrances whatsoever, except a mortgage of \$250.00 held by J.F. Johnston on the property described in Paragraph 1

Re-recorded in Book 84 Page 597 to show corrections

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Acres-Blackmar Co. Burlington 2080

hereof, and except a mortgage of \$150.00 to J.F. Johnston's Bank on the property described in Paragraphs 2 and 4 hereof.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except a mortgage of \$250.00 held by J.F. Johnston on the property described in Paragraph One hereof, and except a mortgage of \$150.00 to J.F. Johnston's Bank on the properties described in Paragraphs Two and Four hereof.

And the said George D. Smith, Mary Archer, Fred. Boren and Lester G. Frey hereby relinquish their right of dower in and to the above described premises.

Signed this 29 day of April A.D. 1935.

Lester G. Frey  
Blanche Marguerite Frey

Geo D. Smith  
Hazel M. Smith

Ruth Gwendolyn Boren  
Fred Boren

Mary Archer      Oliver Franklin Archer

STATE OF IOWA :  
MADISON COUNTY : SS:

On this 19 day of April A.D. 1935, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Hazel M. Smith and George D. Smith, husband and wife, personally to me known to be the identical persons whose names are affixed to the foregoing 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.  
(NOTARIAL SEAL) H.A. Mueller, Notary Public in and for Madison County, Iowa.

STATE OF IOWA :  
CASS COUNTY : SS:

On this 23 day of April A.D. 1935, before me, the undersigned, a Notary Public within and for Cass County, State of Iowa, personally came Ruth Gwendolyn Boren and Fred Boren 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  
(NOTARIAL SEAL) R.W. Forshay.  
Notary Public in and for Cass County, Iowa.

STATE OF IOWA :  
MADISON COUNTY : SS:

On this 19 day of April A.D. 1935, before me, the undersigned, a Notary Public within and for Polk County, State of Iowa, personally came Blanche Marguerite Frey and Lester G. Frey, 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.  
(NOTARIAL SEAL) C.C. Guiliams  
Notary Public in and for Madison County, Iowa.

STATE OF UTAH :  
SALT LAKE COUNTY : SS:

On this 26th day of April A.D. 1935, before me, the undersigned, a Notary Public within and for Salt Lake County, Utah, personally came Oliver Franklin Archer and Mary Archer, husband and wife, personally to me known to be the identical persons whose names are subscribed to the foregoing 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  
Utah  
Wm J. Fitzpatrick Notary Public in and for Salt Lake County,

